

Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: BK055		Site Name: Westfield Mill, Carr Road		Settlement: Barnoldswick
Ward: Coates Ward		SHLAA Typology: RCB		Co-ordinates: 387309, 447348
Planning App No.: 13/04/0590P				
Development: Erect 53 dwellings on site of mill.				
Site Area (gross): 1.2430 ha		Indicative No. Dwellings: 53		Indicative Density: 43 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 11
Comments:	The Council's viability model indicates that this type of site is viable to develop. Development at the site has been started and a large proportion of the site is complete. However, work has been delayed for a significant period of time. The developer has indicated in recent discussions to Development Management officers that work is likely to recommence on five of the outstanding dwellings within the next year. The developer has not yet indicated a commitment to completing the remainder of the site within the five year period and these are therefore identified for completion in the 6-10 year period.		

Constraints to overcome: Financial position of the developer.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	5	0	0	0	12	0

Pendle Strategic Housing Land Availability Assessment

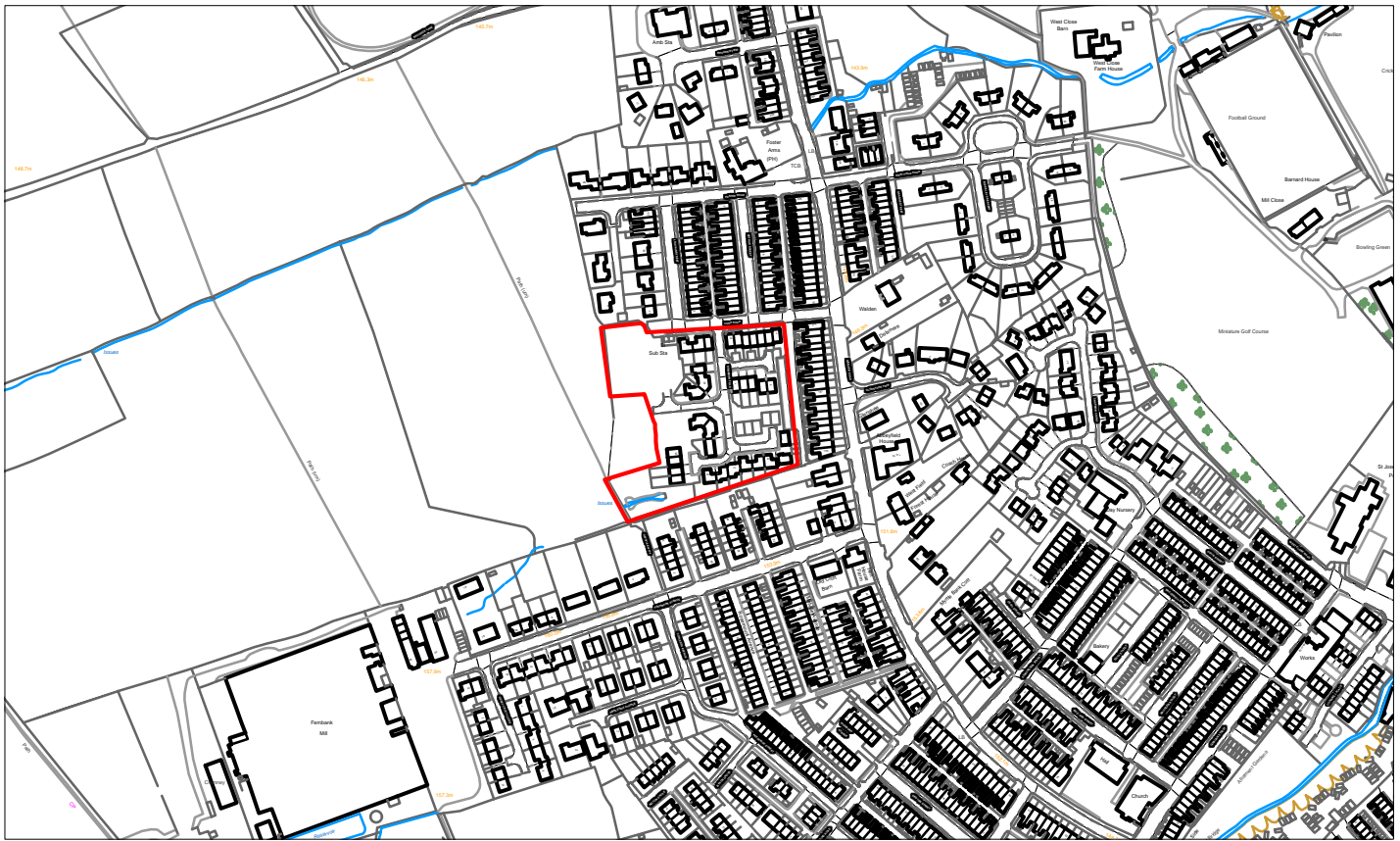
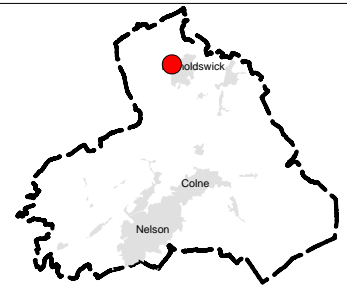
Site Name: Westfield Mill, Carr Road

Location: Barnoldswick

Site Ref: BK055

Site Area: 1.2430 ha

Grid Ref: SD 387 447



bing

© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK094/1064 Site Name: Land off Valley Road Settlement: Barnoldswick

Ward: Coates Ward SHLAA Typology: VLNPD Co-ordinates: 388215, 446895

Planning App No.: 13/13/0364P

Development: Full: Major: Erection of forty six terrace and semi-detached dwellinghouses (8.8m high to pitch) with new access off Valley Road and associated internal road layout and landscaping.

Site Area (gross): 0.9380 ha Indicative No. Dwellings: 46 Indicative Density: 48 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable (V3) Viability Model Ref: Scheme 15

Comments: The Council's viability model suggests that this type of site is viable to develop. Work has started on the clearance of the site and development is due to commence soon. The Council has no site specific evidence to suggest that the development will not occur within the five year period.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
15	15	16	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

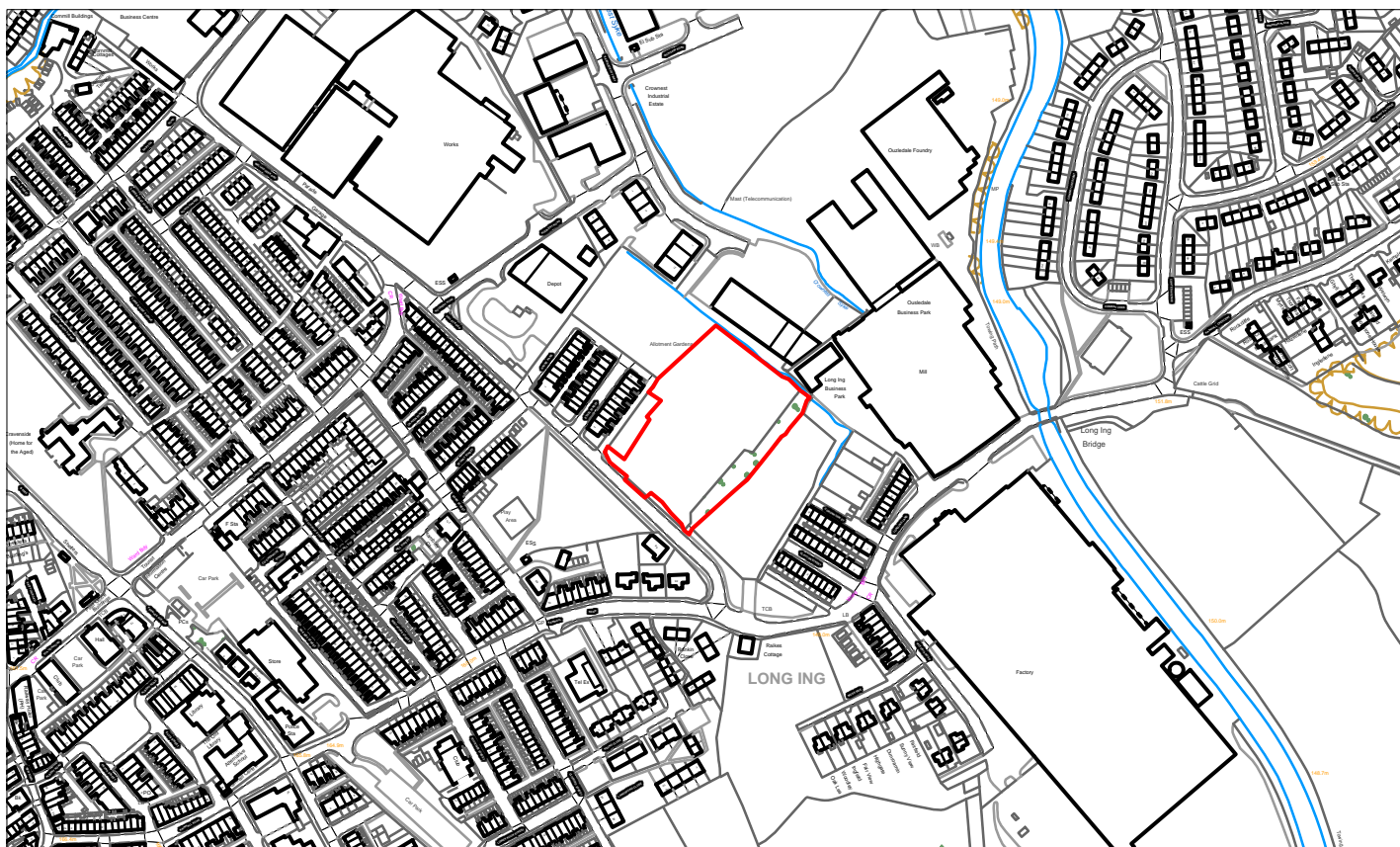
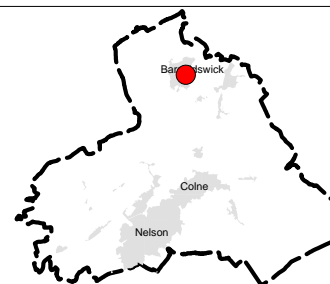
Site Name: Land off Valley Road

Location: Barnoldswick

Site Ref: BK094 / 1064

Site Area: 0.938 ha

Grid Ref: SD 388 446



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: S243/927	Site Name: Land at Applegarth	Settlement: Barnoldswick
Ward: Coates Ward	SHLAA Typology: VLNPD	Co-ordinates: 388305, 447635
Planning App No.: 13/13/0600P		
Development:	Outline: Major (Access only): Erection of eight dwellings with access from Applegarth; Full: formation of nine allotments and woodland school, change of use to residential curtilage and formation of car park and play space.	

Site Area (gross):	0.7200 ha	Indicative No. Dwellings:	8	Indicative Density:	11 dph
---------------------------	-----------	----------------------------------	---	----------------------------	--------

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. The planning permission is outline only and a reserved matters application has not yet been submitted. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	8	0	0	0

Pendle Strategic Housing Land Availability Assessment

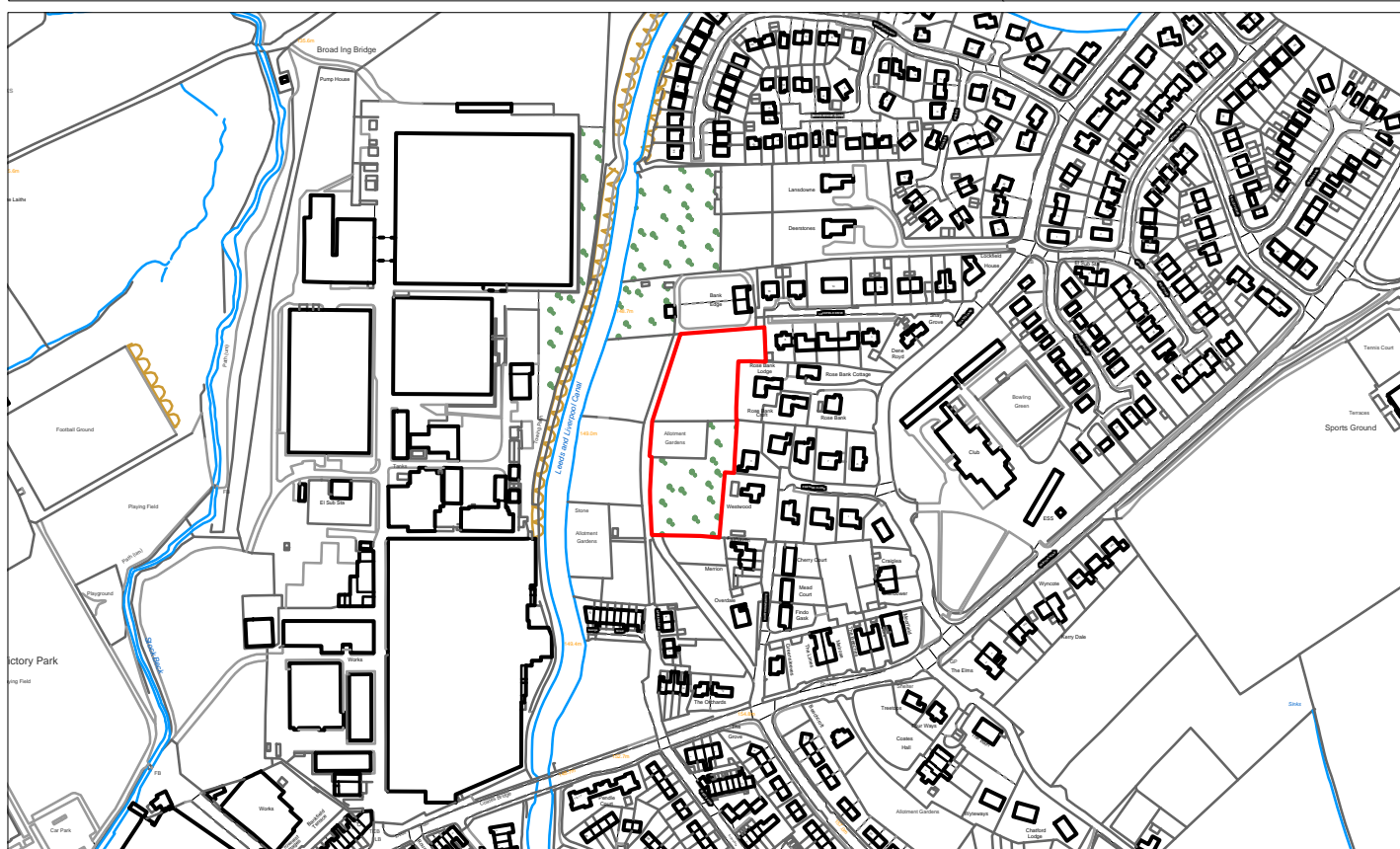
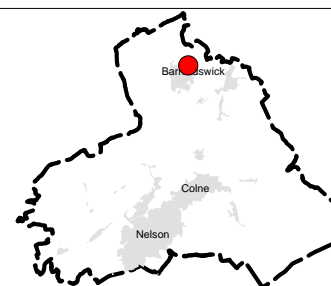
Site Name: Land at Applegarth

Location: Barnoldswick

Site Ref: S243 / 927

Site Area: 0.720 ha

Grid Ref: SD 388 447



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2014



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref:	BK069	Site Name:	B Preston Joinery Works, Bank Street	
Settlement:	Barnoldswick		Ward:	Craven Ward
SHLAA Typology:	RCB		Co-ordinates:	388016, 446863
Planning App No.:	13/11/0622P			
Development:	Full: Demolish existing building and erection of 5 No. x 2 No. bedroom houses.			
Site Area (gross):	0.0340 ha	Indicative No. Dwellings:	5	Indicative Density:
				147 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started and the planning permission is over one year old. The demolition of the existing workshop building has now been carried out. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	5	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

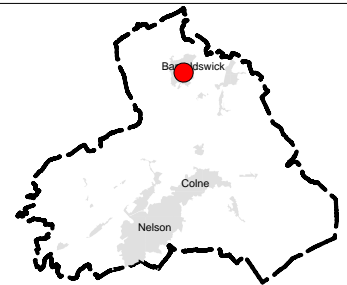
Site Name: B Preston Joinery Works, Bank Street

Location: Barnoldswick

Site Ref: BK069

Site Area: 0.034 ha

Grid Ref: SD 388 446



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK079	Site Name: Fosters Arms Hotel, Gisburn Road	Settlement: Barnoldswick
Ward: Coates Ward	SHLAA Typology: RCB	Co-ordinates: 387348, 447529
Planning App No.: 13/10/0457P		
Development: Full: Convert public house and annexe to two dwellings and erection of three dwellings .		
Site Area (gross): 0.2290 ha	Indicative No. Dwellings: 5	Indicative Density: 22 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is progressing. Building Control records indicate that the developer is progressing with the development of the site.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	3	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

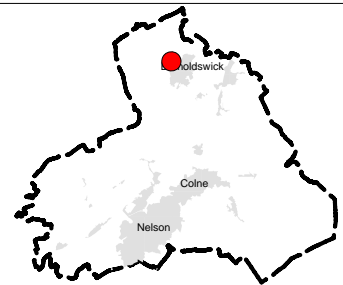
Site Name: Fosters Arms Hotel, Gisburn Road

Location: Barnoldswick

Site Ref: BK079

Site Area: 0.23 ha

Grid Ref: SD 387 447



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK085 Site Name: Railway Hotel, Newtown Settlement: Barnoldswick

Ward: Craven Ward SHLAA Typology: RCB Co-ordinates: 387766, 446711

Planning App No.: 13/11/0393P

Development: Full: External alterations to front elevation to create shop frontages; replacement windows to front, side and rear elevations; form new window and door openings to rear and sub-divide 1st floor to form 4, two bedroom flats.

Site Area (gross): 0.0670 ha Indicative No. Dwellings: 4 Indicative Density: 60 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable (V3) Viability Model Ref: Scheme 7

Comments: The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is now progressing again. Building Control records indicate that development has commenced at this site and is ongoing.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
4	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

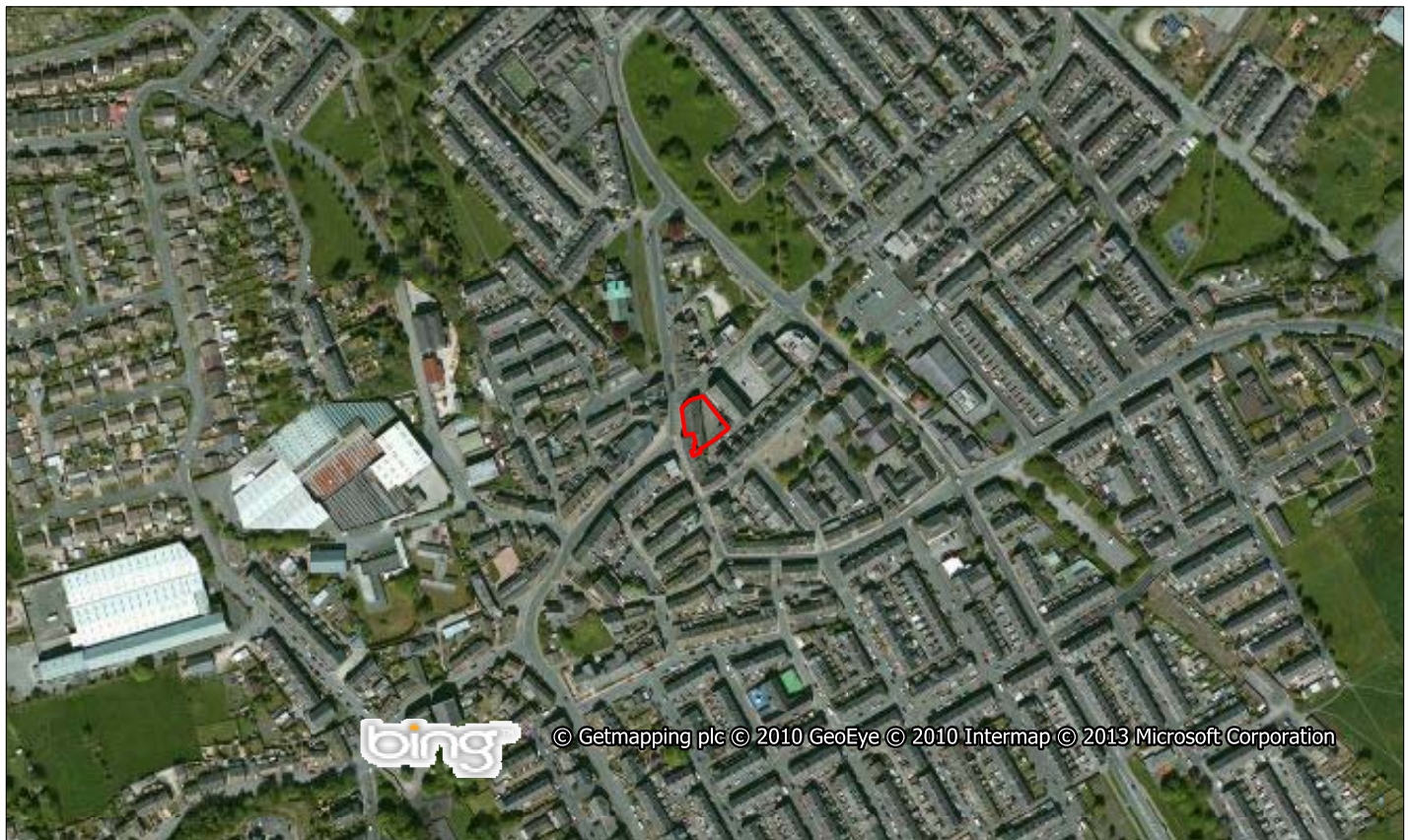
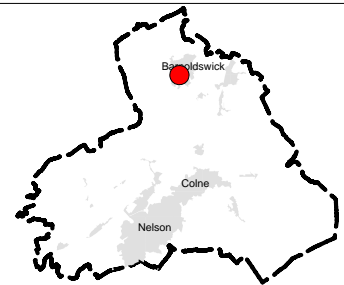
Site Name: Railway Hotel, Newtown

Location: Barnoldswick

Site Ref: BK085

Site Area: 0.067 ha

Grid Ref: SD 387 446



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK090	Site Name: Land to the rear of the Greyhound Pub, Manchester Road	Settlement: Barnoldswick
Ward: Craven Ward	SHLAA Typology: PDVDLB	Co-ordinates: 387737, 446287
Planning App No.: 13/12/0263P		
Development: Full: Erection of 4 detached dwellings.		
Site Area (gross): 0.2150 ha	Indicative No. Dwellings: 4	Indicative Density: 19 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	4	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

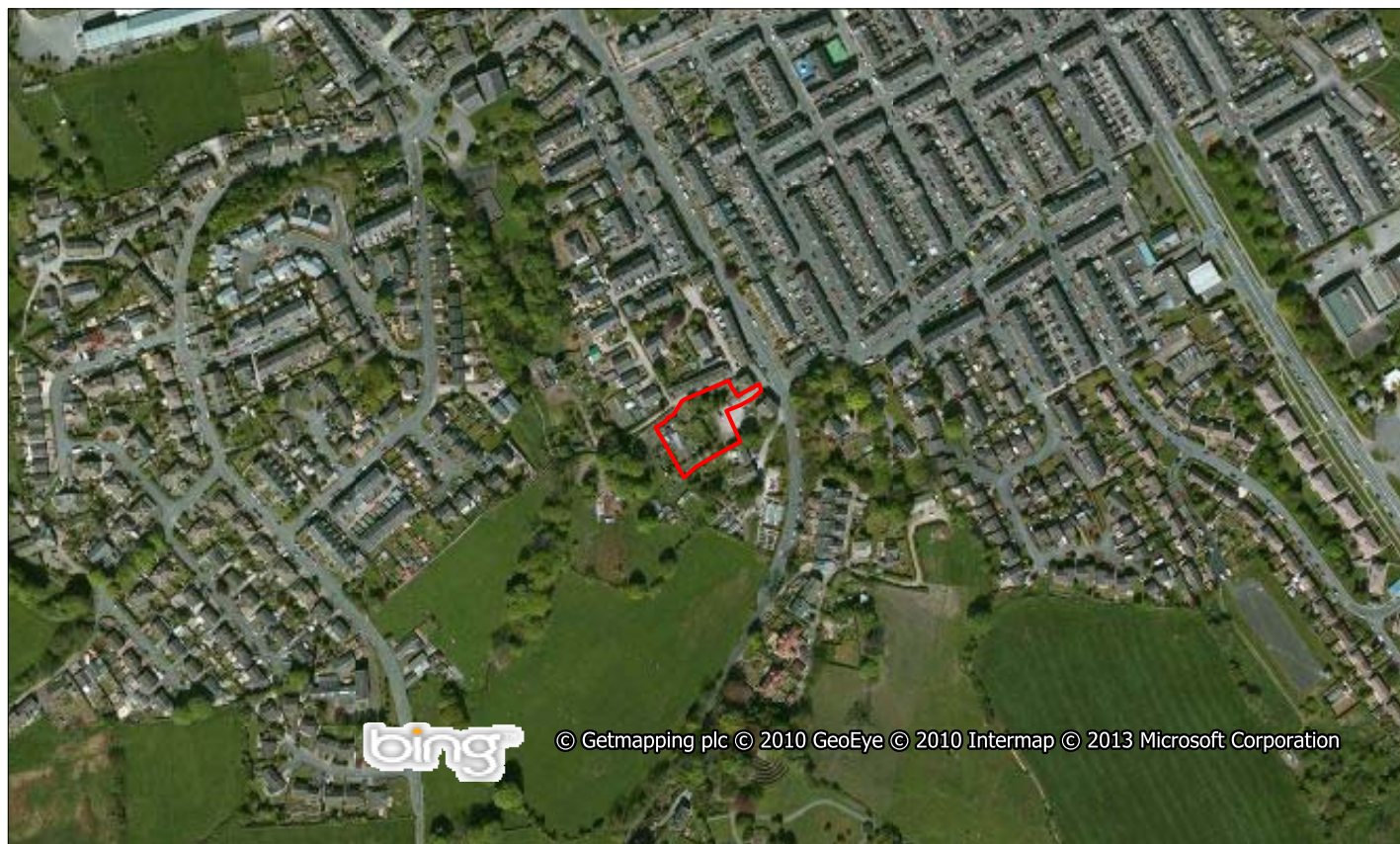
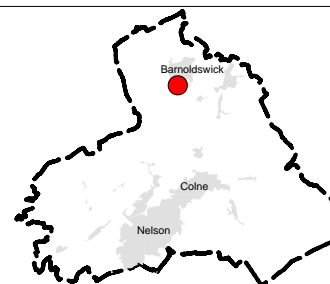
Site Name: Land to rear of the Greyhound Pub, Manchester Road

Location: Barnoldswick

Site Ref: BK090

Site Area: 0.215 ha

Grid Ref: SD 387 446



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: BK093		Site Name: 11 Rainhall Road and 2 York Street		Settlement: Barnoldswick
Ward: Craven Ward		SHLAA Typology: PDVDLB		Co-ordinates: 387821, 446607
Planning App No.: 13/13/0134P				
Development:		Full: Subdivision of exising first floor flat and retail storage area to form a flat and two storey dwelling and erection of 2 two story dwellings.		
Site Area (gross):		0.0130 ha	Indicative No. Dwellings:	3
			Indicative Density:	230 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Work has started on site and is well underway.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
3	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

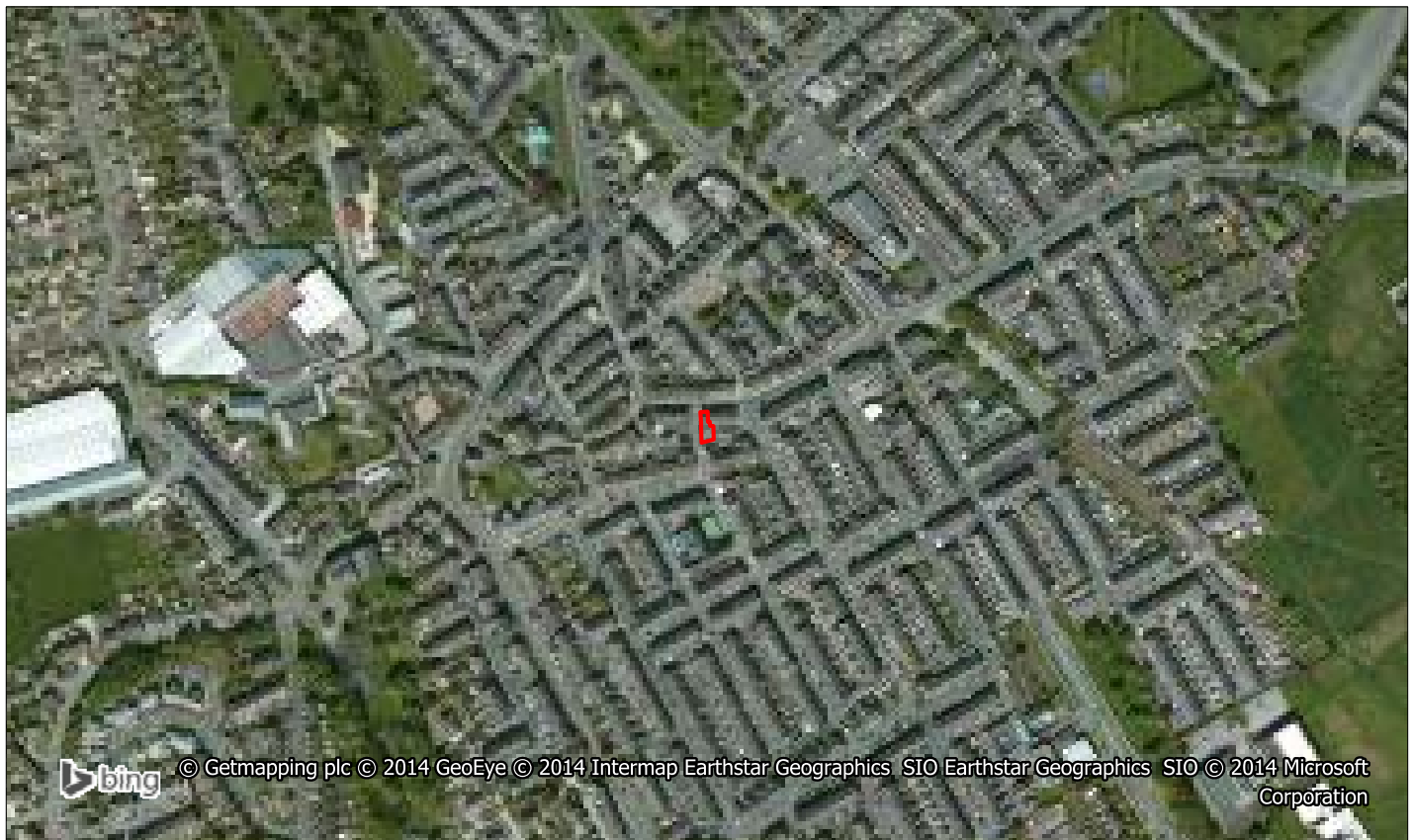
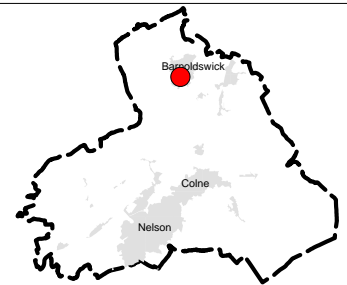
Site Name: 11 Rainhall Road and 2 York Street

Location: Barnoldswick

Site Ref: BK093

Site Area: 0.013 ha

Grid Ref: SD 387 446



© Getmapping plc © 2014 GeoEye © 2014 Intermap Earthstar Geographics SIO Earthstar Geographics SIO © 2014 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2014



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK076 / 862	Site Name: Land at corner of Sussex Street / back Essex Street	Settlement: Barnoldswick
Ward: Craven Ward	SHLAA Typology: PDVDLB	Co-ordinates: 387999, 446631
Planning App No.: 13/12/0518P		
Development: Erection of a detached three bedroom dwelling house. (Extension of time)		
Site Area (gross): 0.0190 ha	Indicative No. Dwellings: 1	Indicative Density: 53 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans."*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	Although the Council's viability model suggests that this type of site is unlikely to be viable to develop, the Council has no site specific evidence to suggest that the development will not occur within the five year period. An extension of time application has been approved which indicates that the owner of the site still has the intention to carry out the development. Development at the site has not yet started, however, a boundary fence has now been erected and some initial preparation works seems to have been started.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

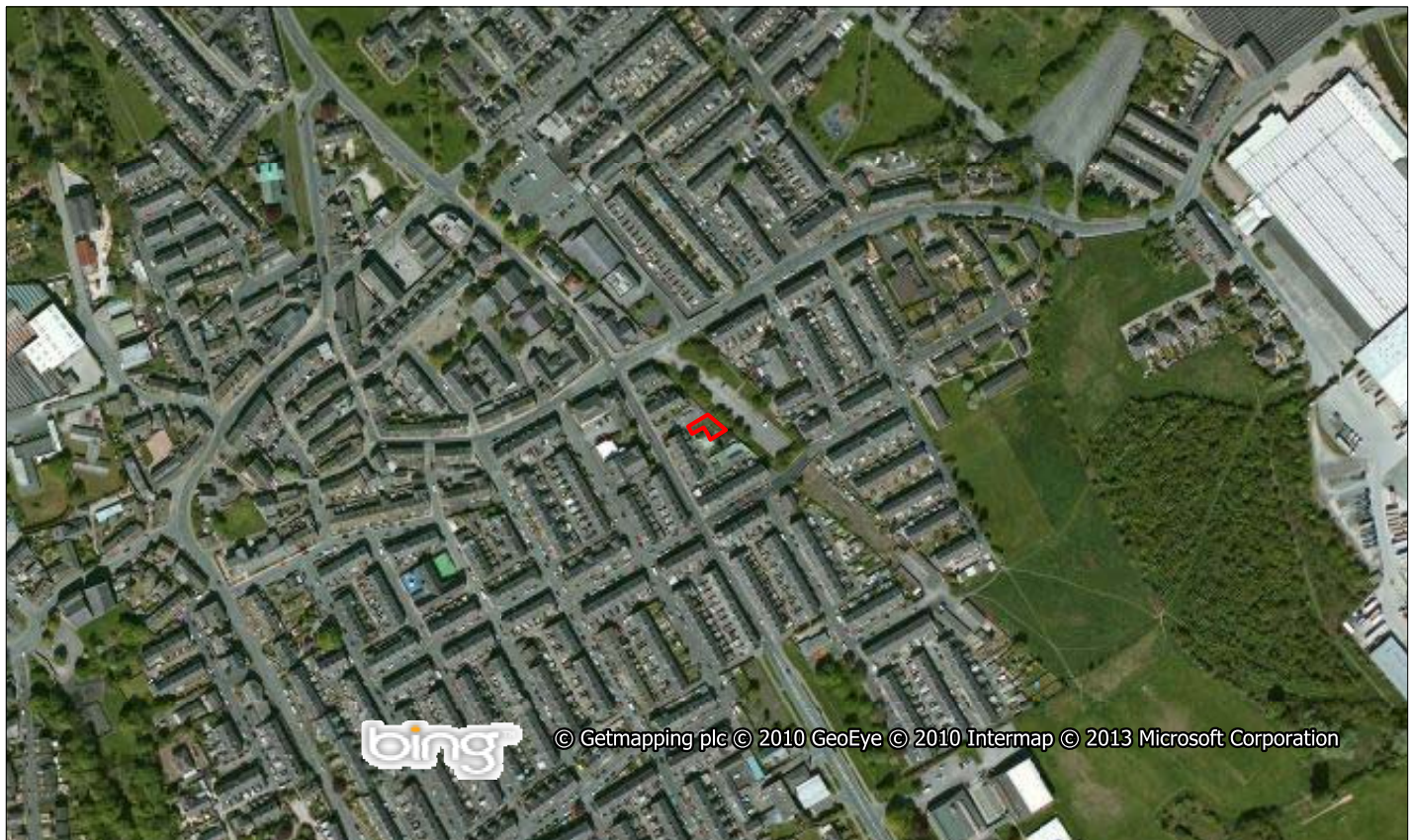
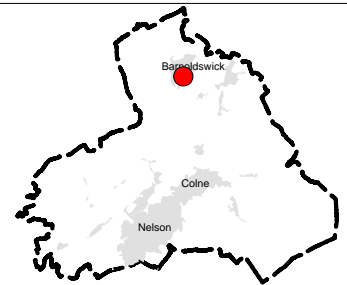
Site Name: Land at the corner of Sussex Street / back Essex Street

Location: Barnoldswick

Site Ref: BK076 / 862

Site Area: 0.019 ha

Grid Ref: SD 387 446



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK082 Site Name: New House, Brogden Lane Settlement: Barnoldswick

Ward: Craven Ward SHLAA Typology: I (Barn Conversion) Co-ordinates: 386694, 447287

Planning App No.: 13/10/0593P

Development: Full: Conversion of barn to form a single dwelling house and alterations.

Site Area (gross): 0.1130 ha Indicative No. Dwellings: 1 Indicative Density: 8.8 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable (V3) Viability Model Ref: Scheme 4

Comments: The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is progressing. The site is likely to be completed within the next year.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

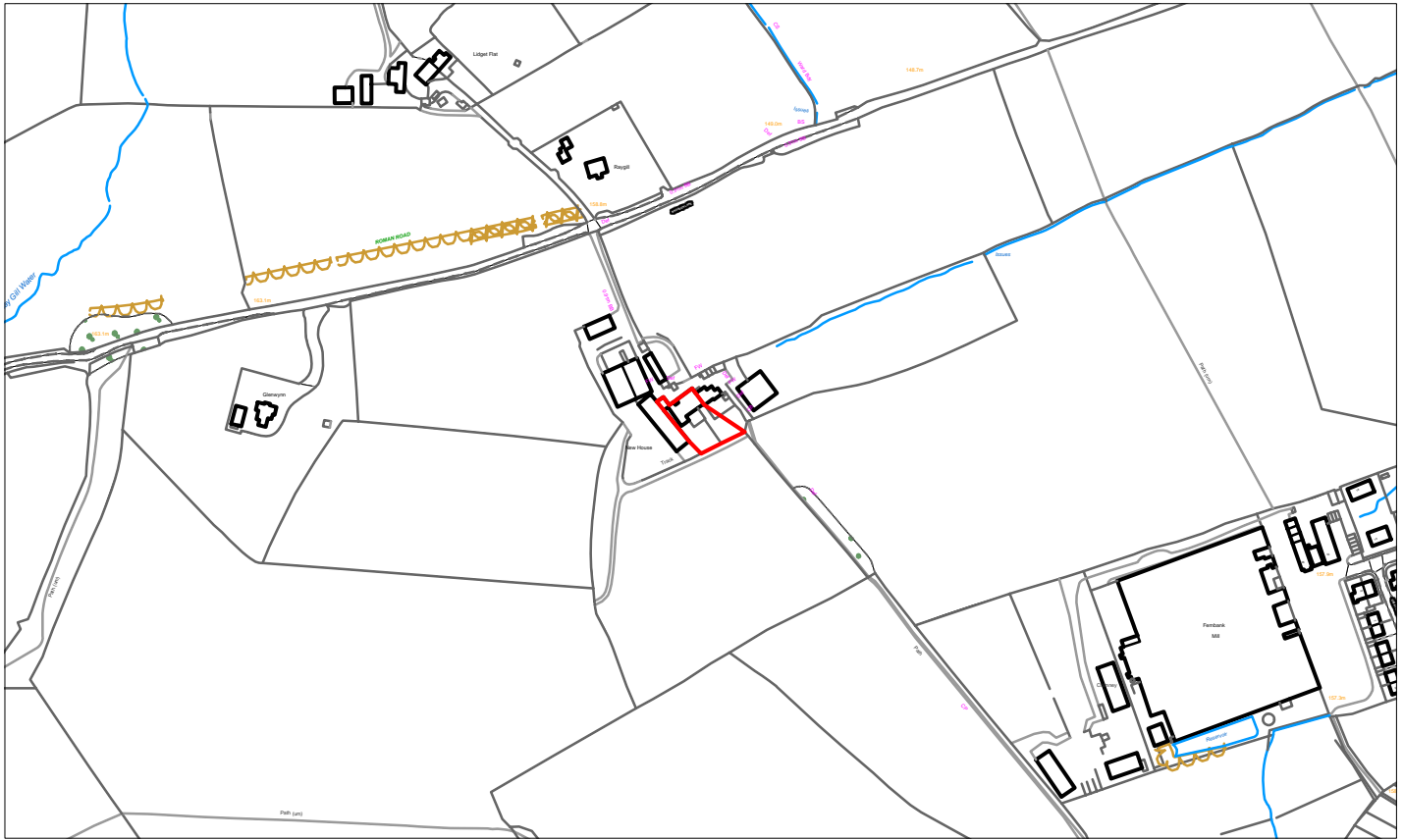
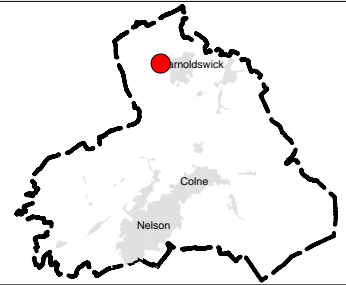
Site Name: New House, Brogden Lane

Location: Barnoldswick

Site Ref: BK082

Site Area: 0.11 ha

Grid Ref: SD 386 447



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: BK084		Site Name: Westwood, Hawthorne Drive		Settlement: Barnoldswick
Ward: Coates Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 388331, 447572
Planning App No.: 13/11/0294P				
Development: Full: Erection of single detached dwelling.				
Site Area (gross): 0.0660 ha		Indicative No. Dwellings: 1		Indicative Density: 15 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started and work is progressing. Building Control records indicate that the developer is progressing with the development of the site. The site is for sale.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

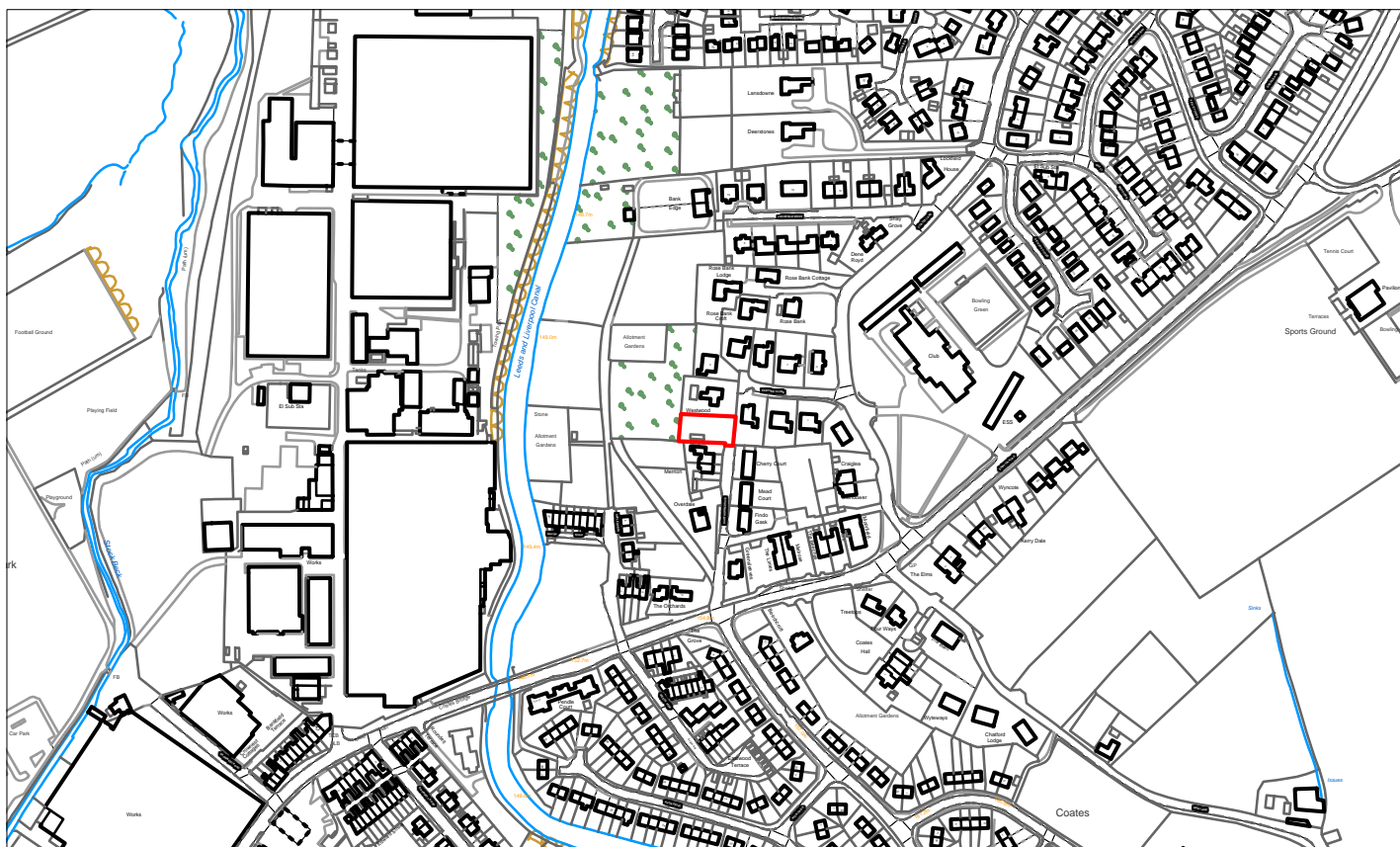
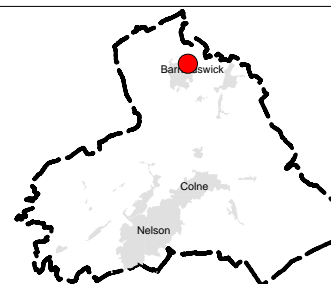
Site Name: Westwood, Hawthorne Drive

Location: Barnoldswick

Site Ref: BK084

Site Area: 0.066 ha

Grid Ref: SD 388 447



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: BK086		Site Name: Former Chapel to rear of 22-26 Walmsgate		Settlement: Barnoldswick
Ward: Craven Ward		SHLAA Typology: PDVDLB		Co-ordinates: 387558, 446542
Planning App No.: 13/12/0014P				
Development: Full: Change of use of former chapel to a dwelling and insertion of a window and door in rear elevation.				
Site Area (gross): 0.0470 ha		Indicative No. Dwellings: 1		Indicative Density: 21 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. It is unclear as to whether development has started at the site. The planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome:	No constraints identified.
--------------------------	----------------------------

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

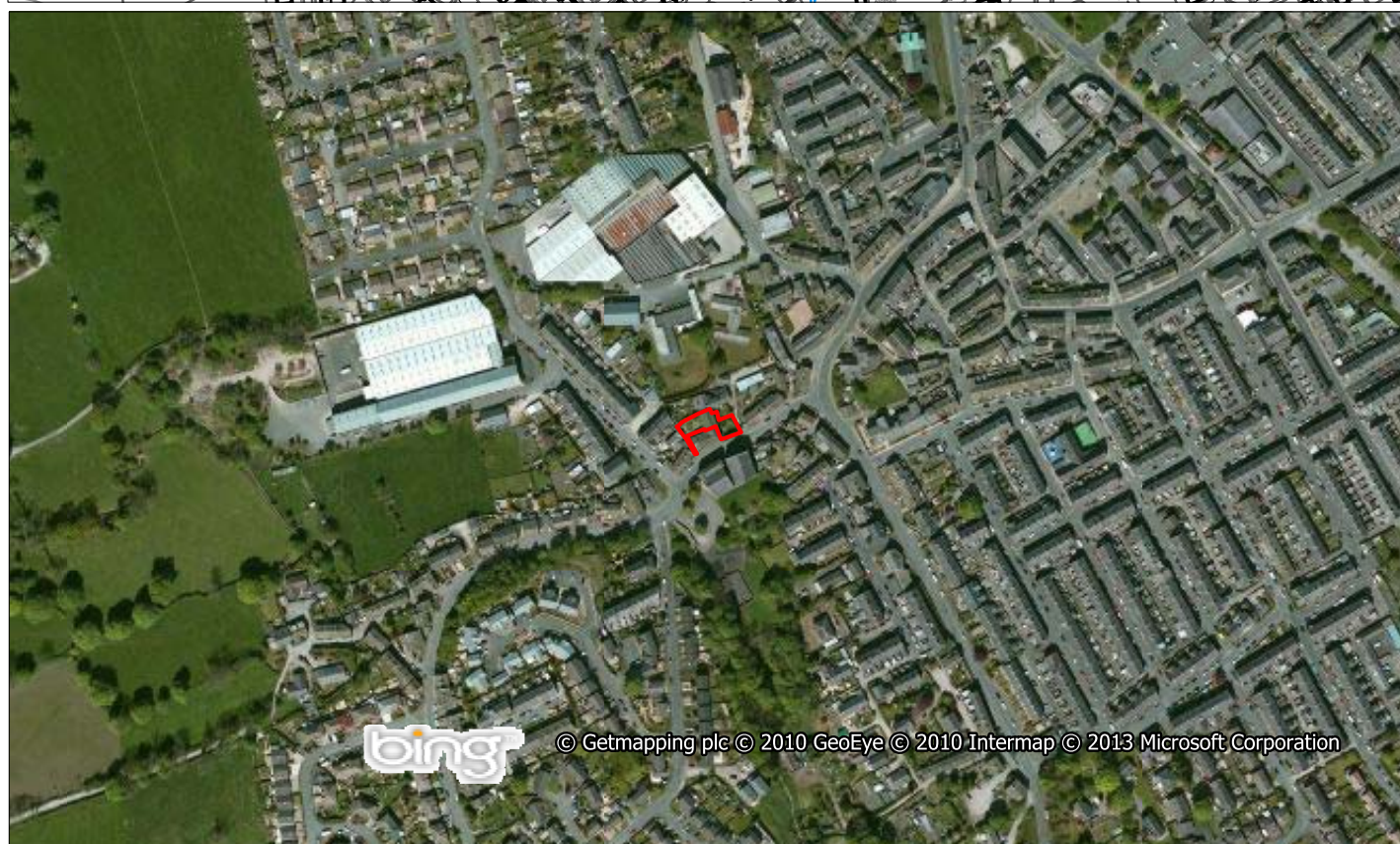
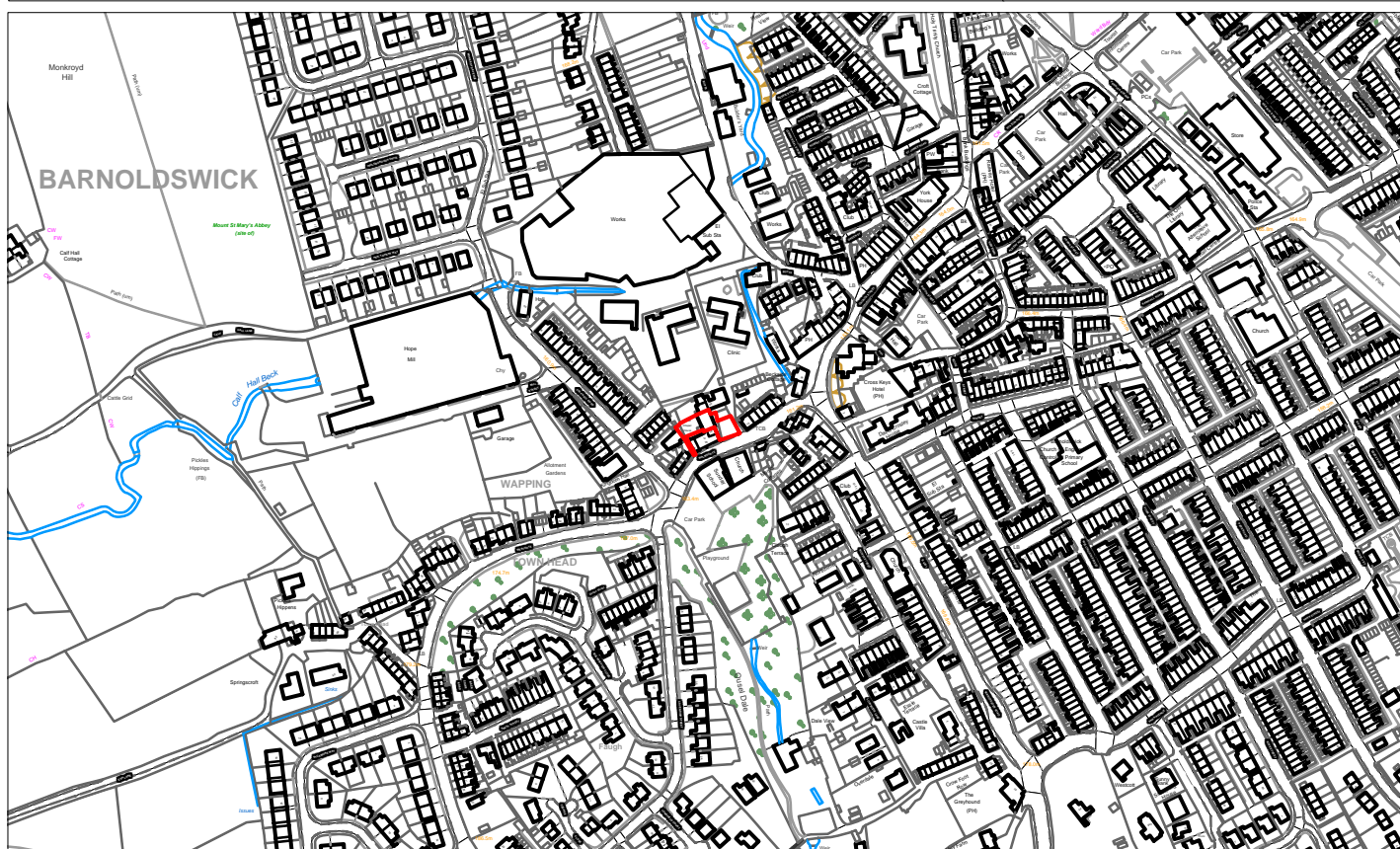
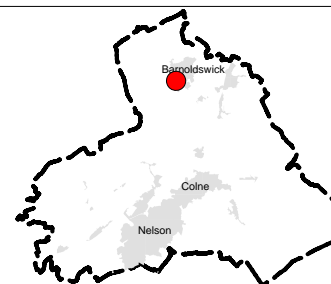
Site Name: Former Chapel to rear of 22-26 Walmsgate

Location: Barnoldswick

Site Ref: BK086

Site Area: 0.047 ha

Grid Ref: SD 387 446



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK088 Site Name: 14 Oak Terrace Settlement: Barnoldswick

Ward: Coates Ward SHLAA Typology: I (Garden Land) Co-ordinates: 388082, 447330

Planning App No.: 13/12/0091P

Development: Full: Erection of dwelling to side (Re-Submission).

Site Area (gross): 0.0390 ha Indicative No. Dwellings: 1 Indicative Density: 26 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Not Viable (V3) Viability Model Ref: Scheme 3

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started and work is progressing.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

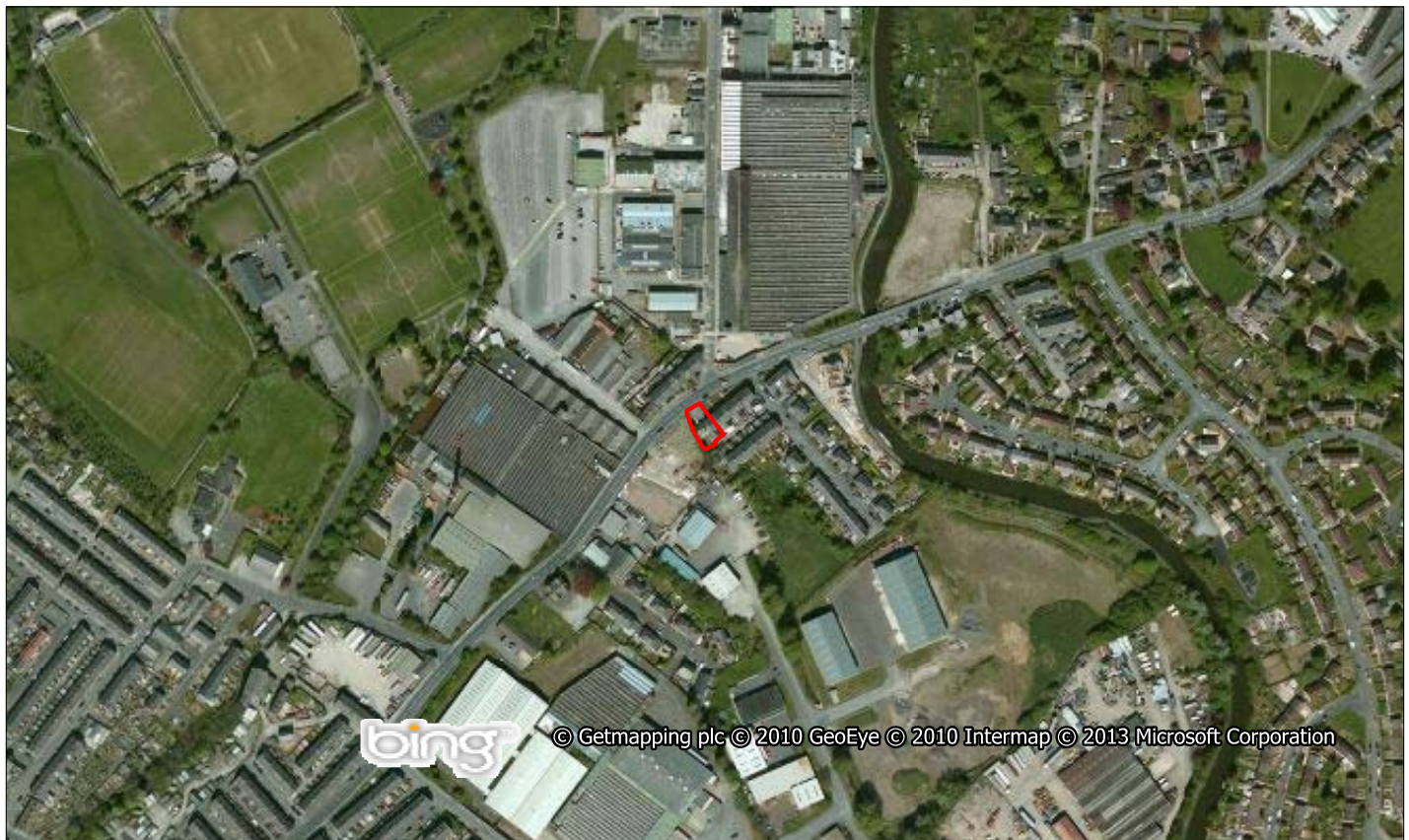
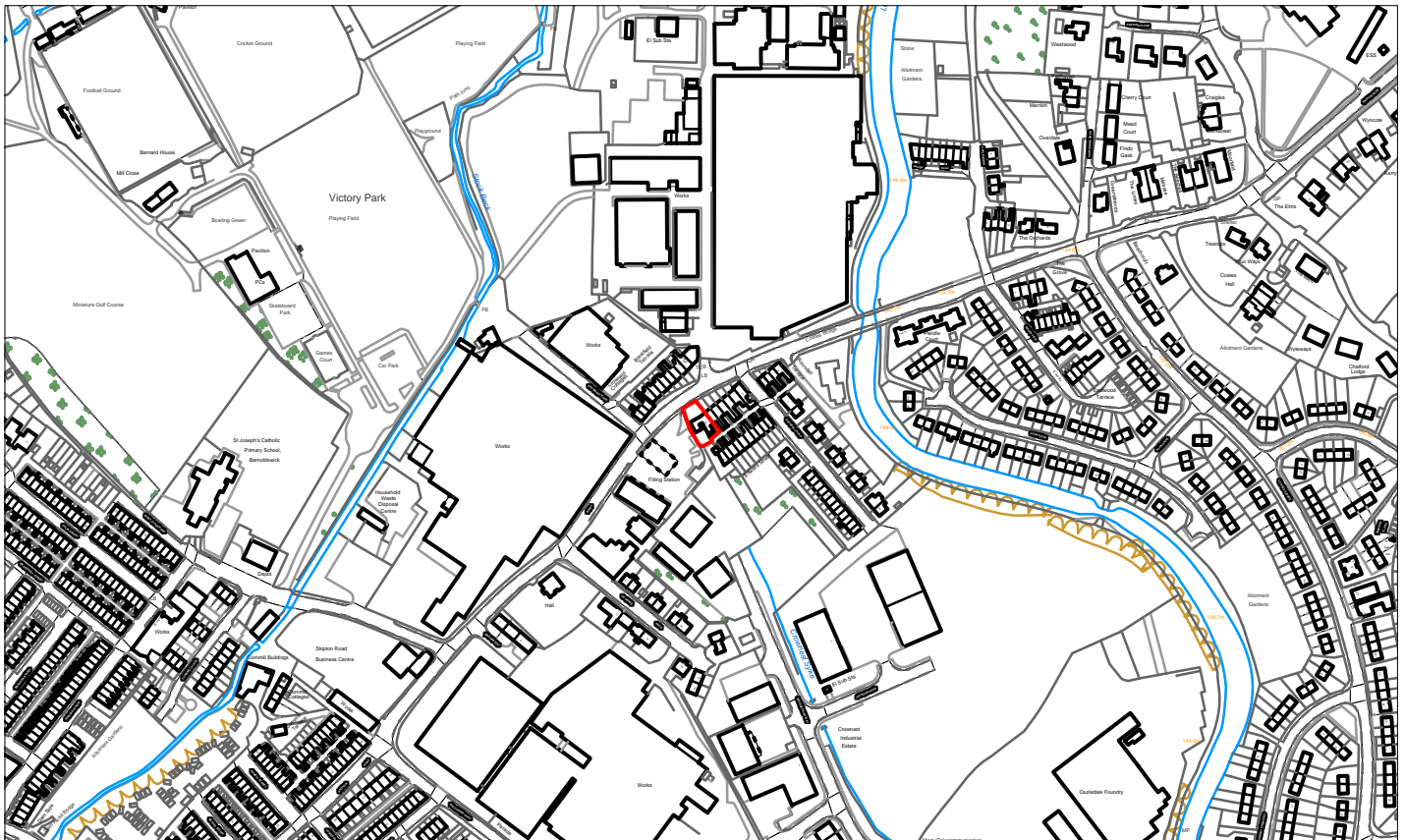
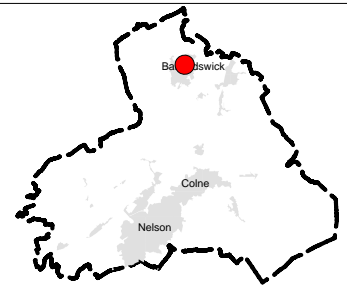
Site Name: 14 Oak Terrace

Location: Barnoldswick

Site Ref: BK088

Site Area: 0.039 ha

Grid Ref: SD 388 447



bing

© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK089 / 910 | Site Name: Land between 4 and 6 Banks Hill | Settlement: Barnoldswick

Ward: Coates Ward | SHLAA Typology: VLNPD | Co-ordinates: 387410, 447834

Planning App No.: 13/12/0246P

Development: Full: Erection of detached bungalow with integral garage.

Site Area (gross): 0.0816 ha | Indicative No. Dwellings: 1 | Indicative Density: 12 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Not Viable | (V3) Viability Model Ref: Scheme 3

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started and work is well underway.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

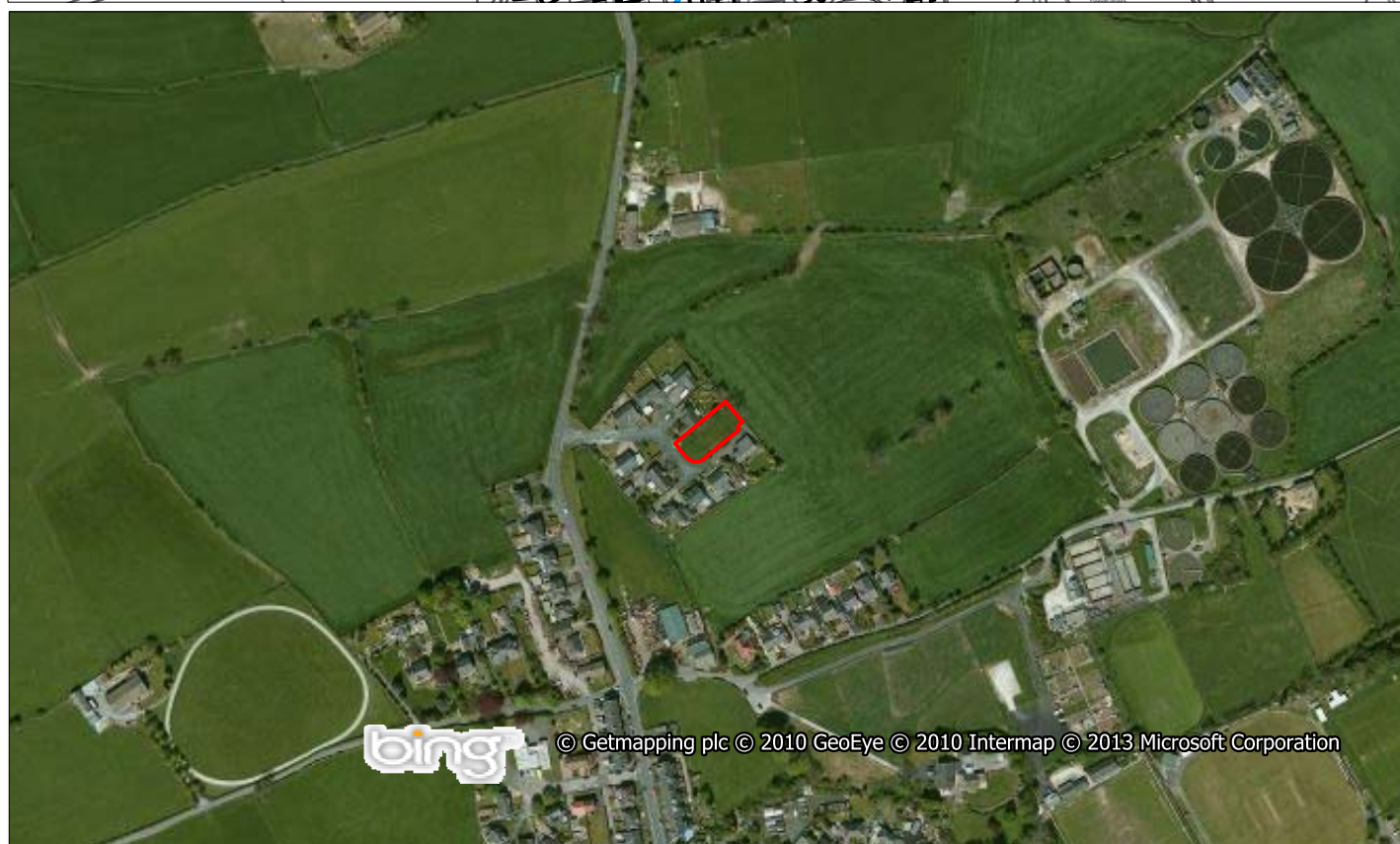
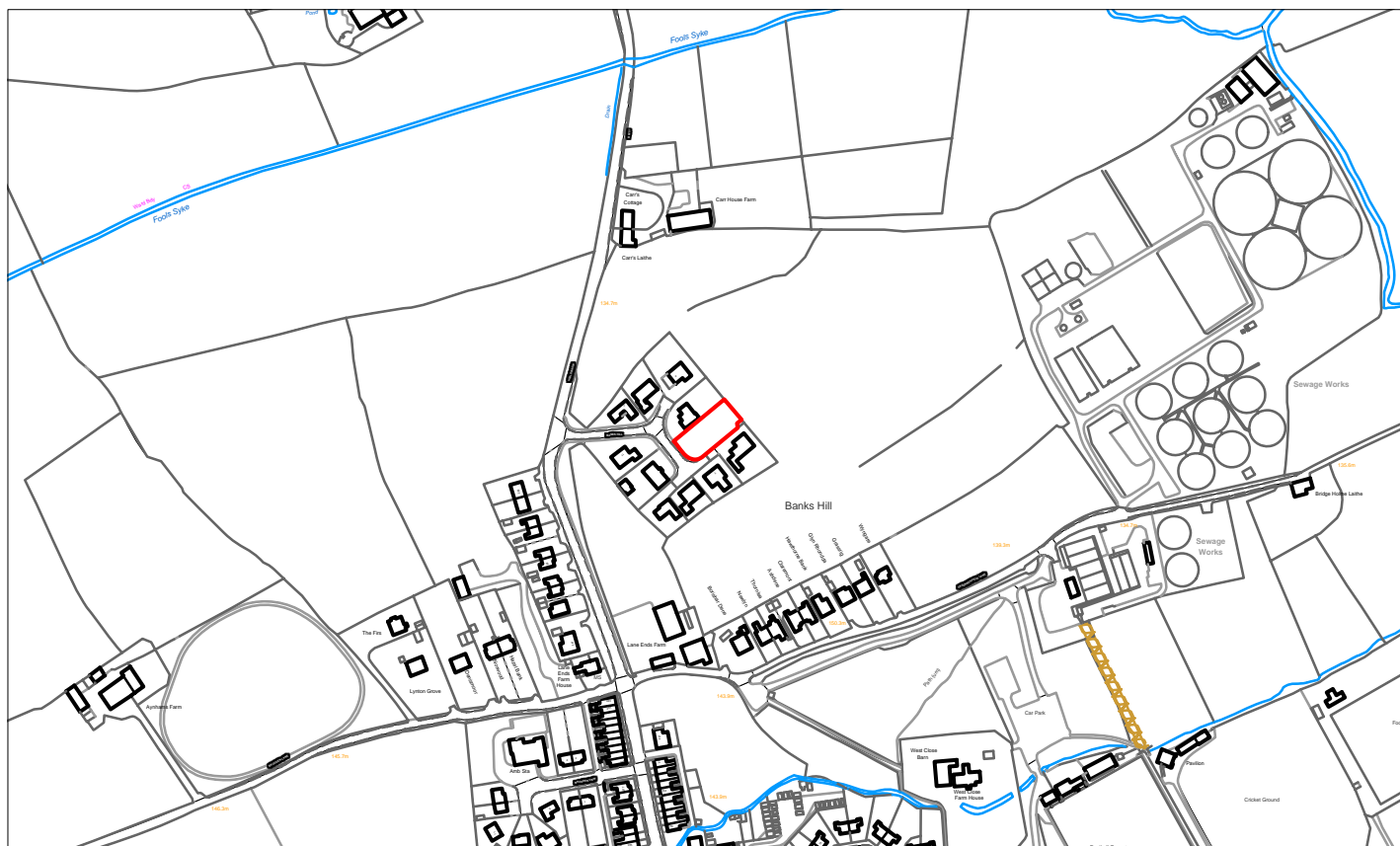
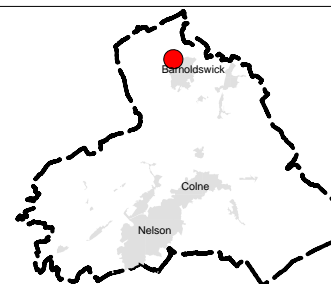
Site Name: Land between 4 and 6 Banks Hill

Location: Barnoldswick

Site Ref: BK089 / 910

Site Area: 0.082 ha

Grid Ref: SD 387 447



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK091	Site Name: Land to rear of 245-253 Gisburn Road	Settlement: Barnoldswick
Ward: Coates Ward	SHLAA Typology: PDVDLB	Co-ordinates: 387293, 447694
Planning App No.: 13/12/0403P		
Development:	Full: Erection of a detached dwelling house (eaves height 4.7m, ridge height 8.4m), two detached double garages and two storey side extension to existing house and formation of new vehicular access.	
Site Area (gross):	0.2500 ha	Indicative No. Dwellings: 1 Indicative Density: 4 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development has not yet started on the site and planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

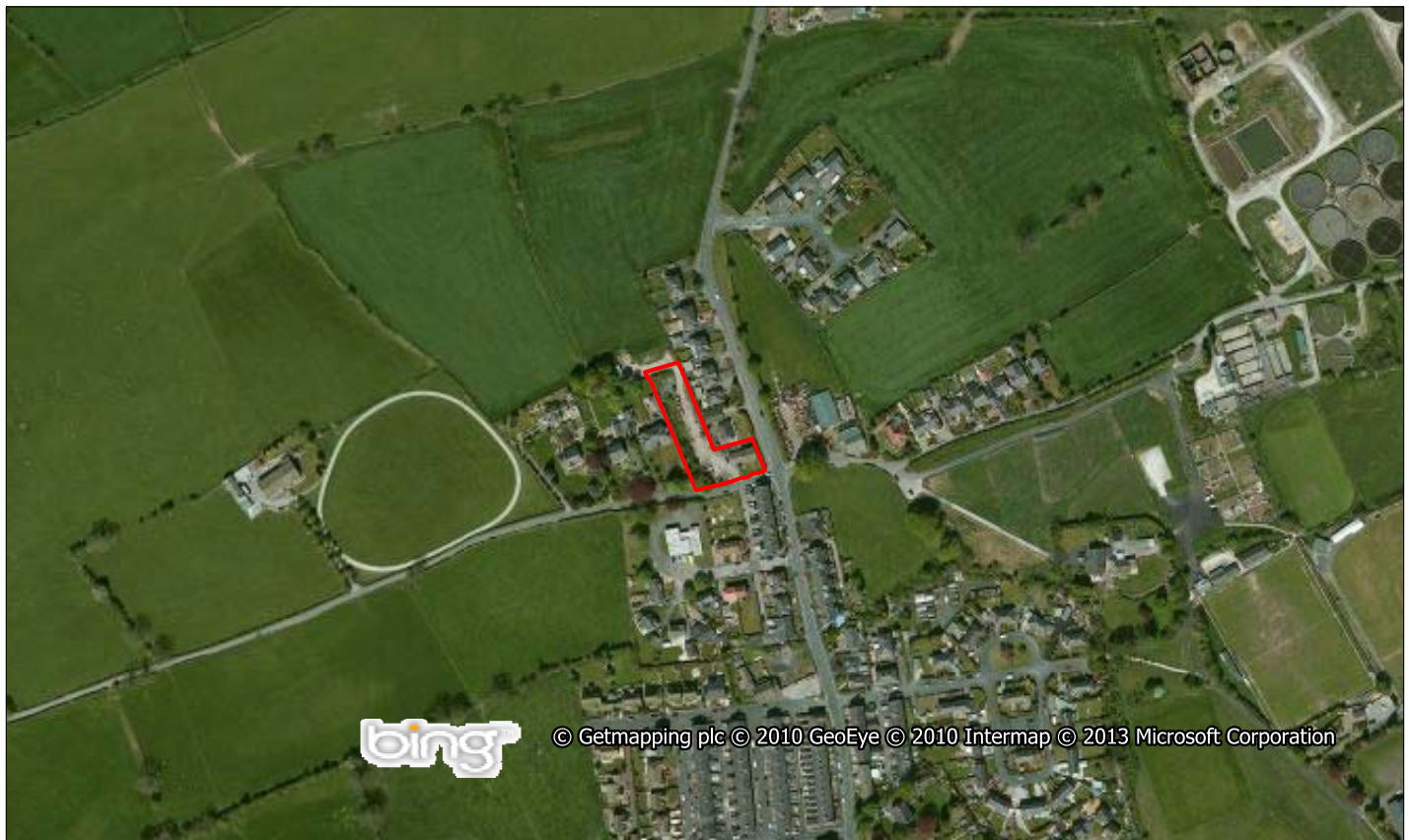
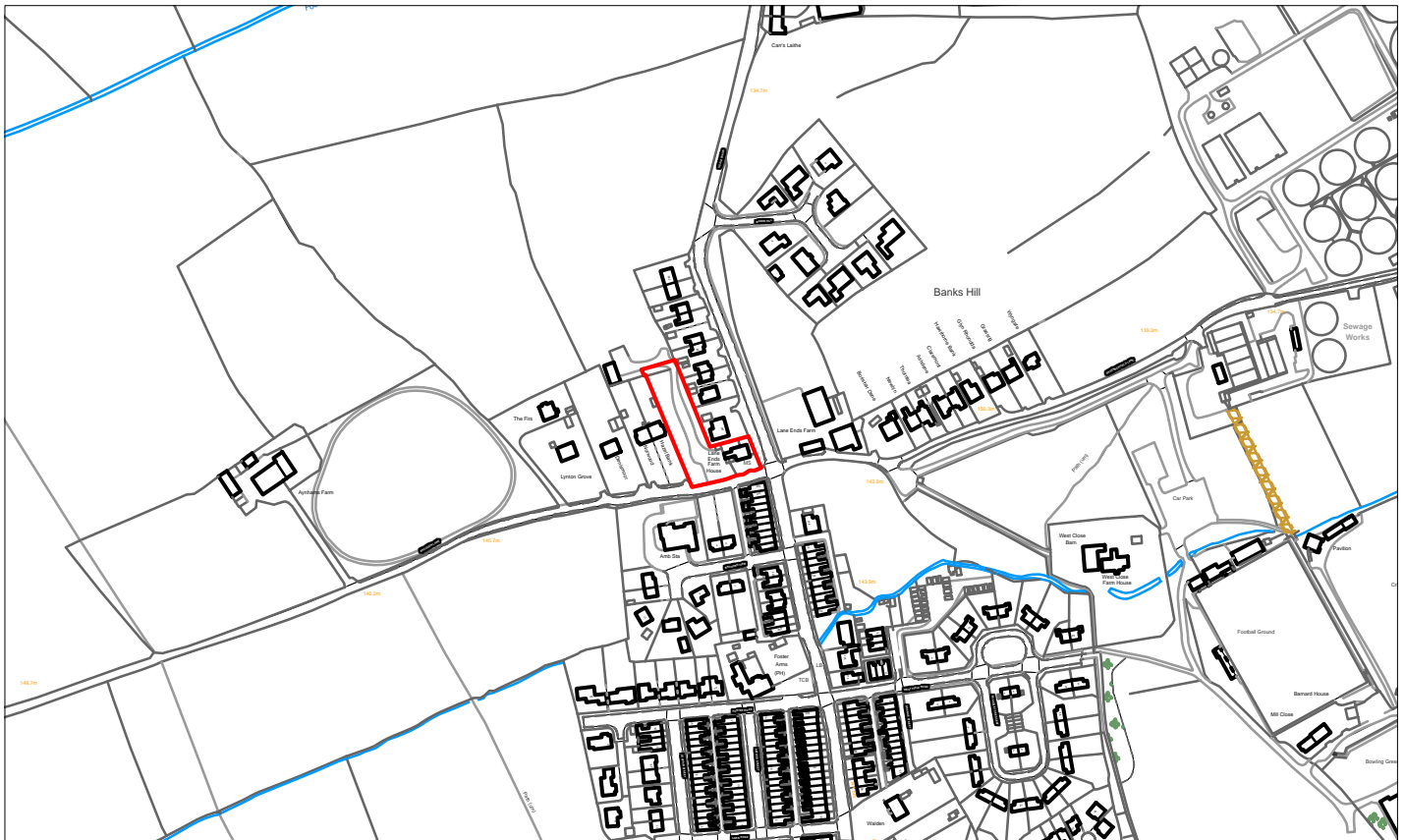
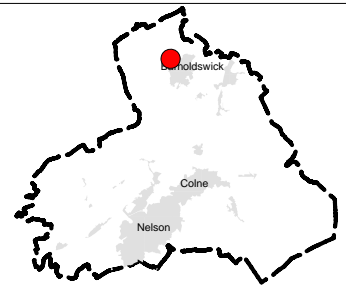
Site Name: Land to rear of 245-253 Gisburn Road

Location: Barnoldswick

Site Ref: BK091

Site Area: 0.25 ha

Grid Ref: SD 387 447



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK092	Site Name: Land bounded by Queen Street, Westgate and Malham View Close	Settlement: Barnoldswick
Ward: Craven Ward	SHLAA Typology: PDVDLB	Co-ordinates: 387483, 446446
Planning App No.: 13/11/0483P		
Development: Full: Erection of detached dwelling house (Re-submission).		
Site Area (gross): 0.0930 ha	Indicative No. Dwellings: 1	Indicative Density: 11 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development has not yet started on the site and planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

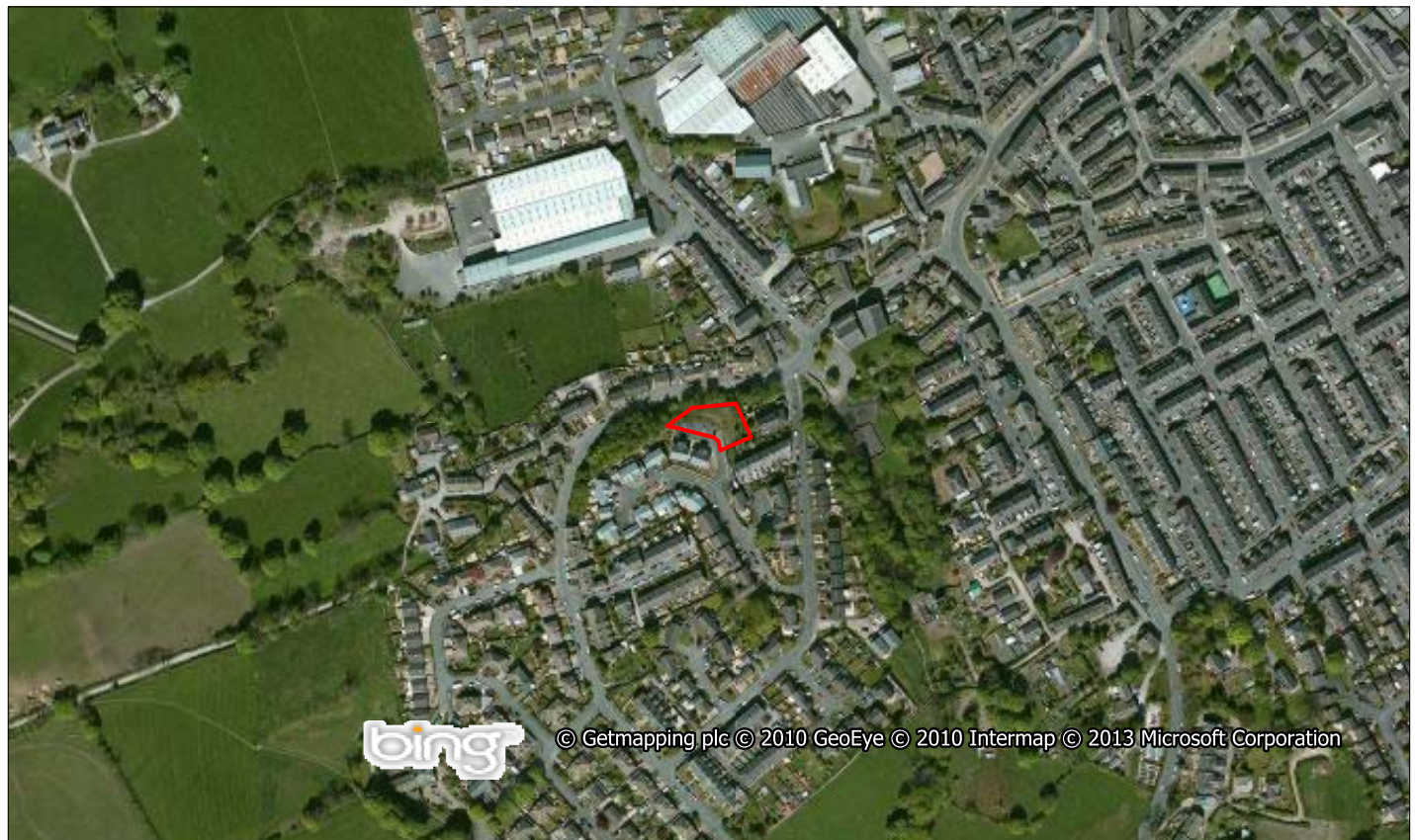
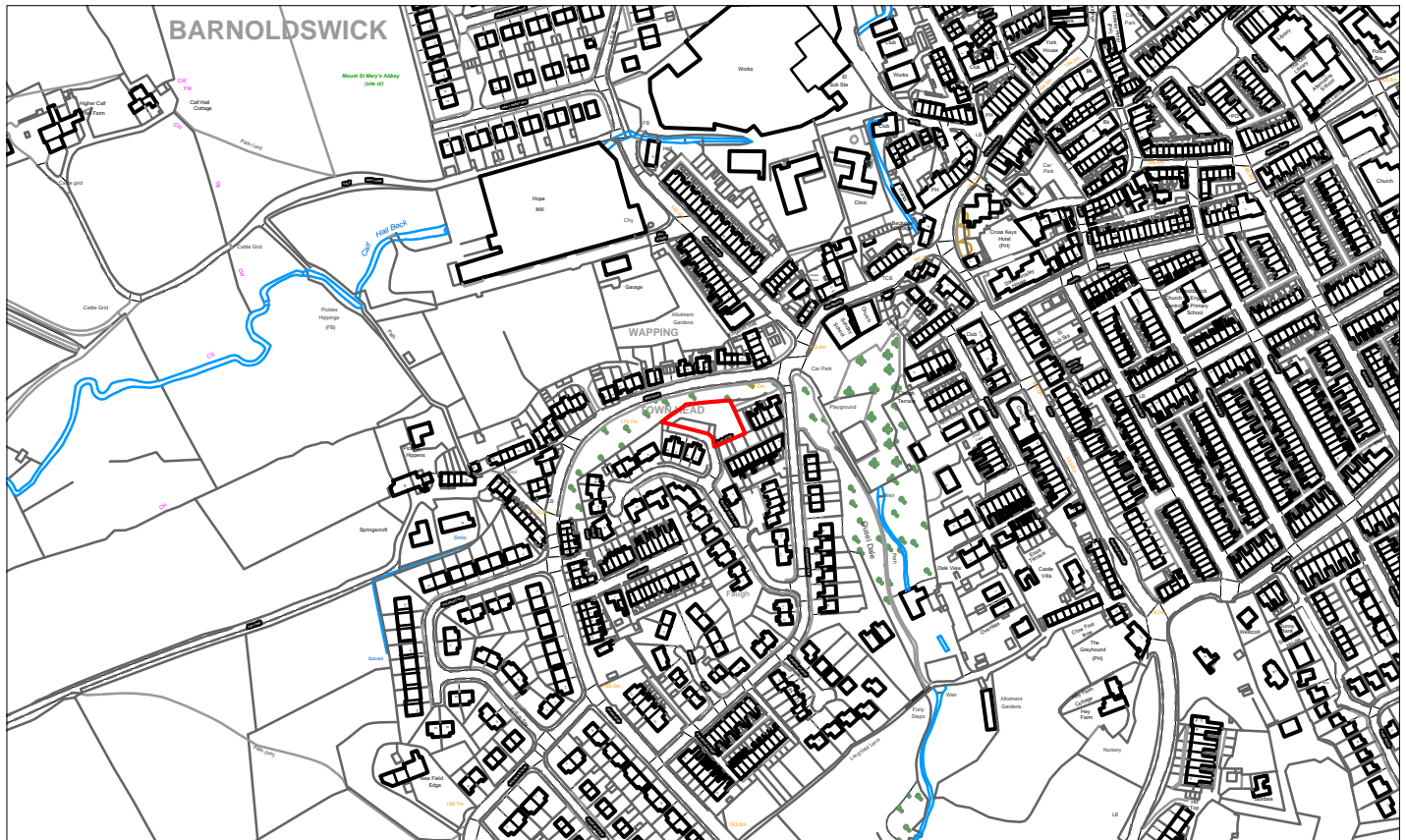
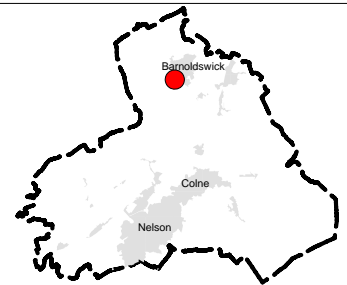
Site Name: Land bounded by Queen Street, Westgate & Malham View Close

Location: Barnoldswick

Site Ref: BK092

Site Area: 0.093 ha

Grid Ref: SD 387 446



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK095/925	Site Name: Land behind 1 to 4 Applegarth	Settlement: Barnoldswick
Ward: Coates Ward	SHLAA Typology: VLNPD	Co-ordinates: 388301, 447520
Planning App No.: 13/14/0008P		
Development: Reserved Matters: Access (Outline Application 13/13/0547P) for erection of one dwelling.		

Site Area (gross): 0.0638 ha	Indicative No. Dwellings: 1	Indicative Density: 16 dph
-------------------------------------	------------------------------------	-----------------------------------

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The planning permission is for outline consent. Reserved matters for the access have also been approved. However, an application for the remaining reserved matters has not yet been submitted. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	1	0	0	0

Pendle Strategic Housing Land Availability Assessment

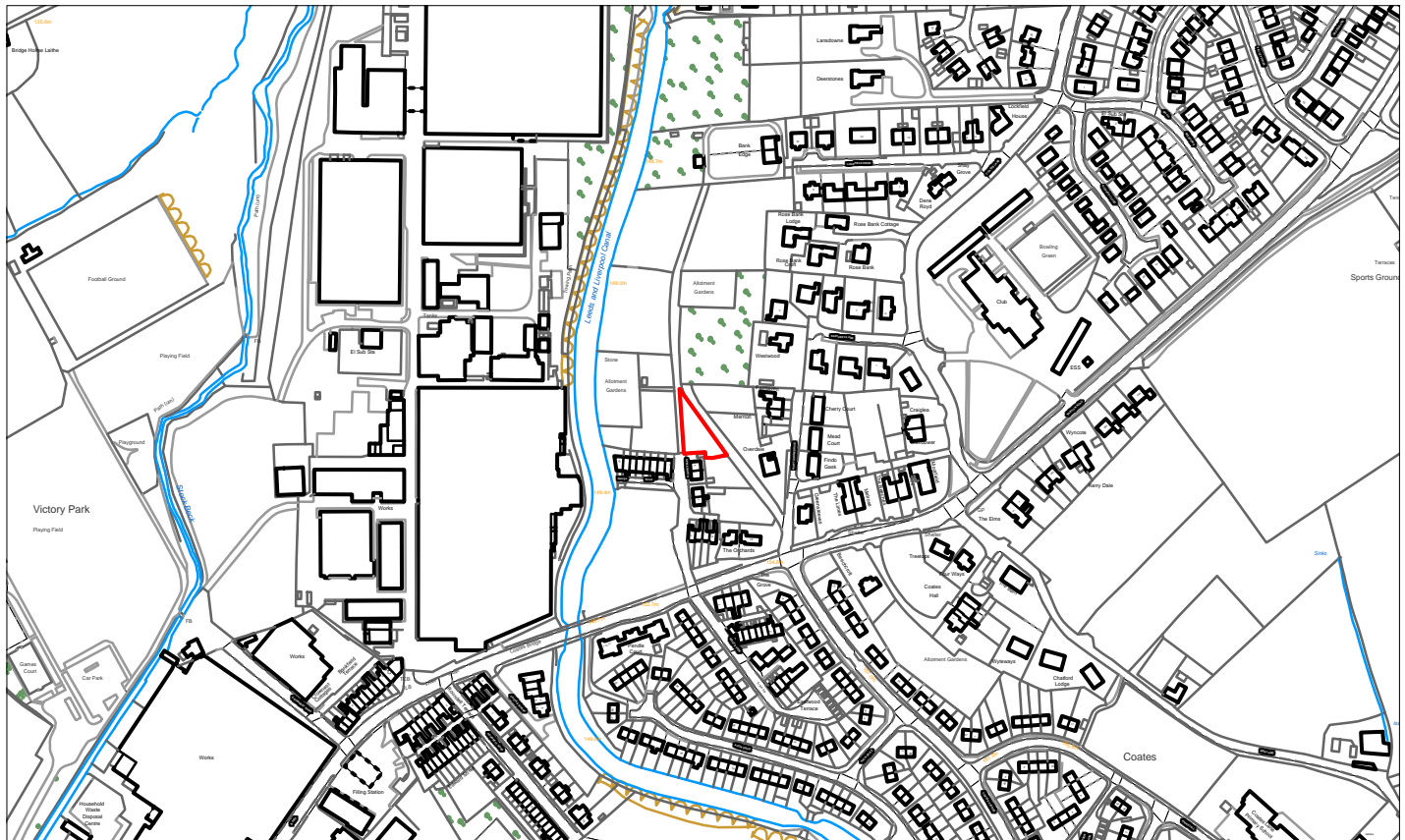
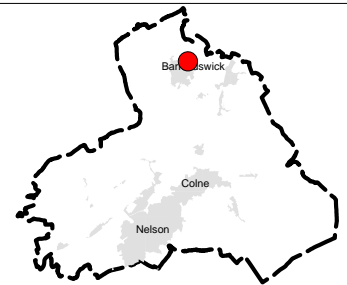
Site Name: Land behind 1-4 Applegarth

Location: Barnoldswick

Site Ref: BK095 / 925

Site Area: 0.0638 ha

Grid Ref: SD 388 447



© Getmapping plc © 2014 GeoEye © 2014 Intermap Earthstar Geographics SIO Earthstar Geographics SIO © 2014 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref:	BK096	Site Name:	Croft Gate Barn, Bracewell	
		Settlement:	Barnoldswick	
Ward:	Craven Ward		SHLAA Typology:	I (Barn Conversion)
		Co-ordinates:	387063, 449278	
Planning App No.:	13/13/0545P			
Development:	Full: Conversion of a barn to a single dwelling house with associated domestic curtilage and parking.			
Site Area (gross):	0.0610 ha	Indicative No. Dwellings:	1	Indicative Density:
				16 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) Viable
(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. The site is currently for sale. Development at the site has not yet started, however, the planning permission was only granted in the last year.
Constraints to overcome:	No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	1	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

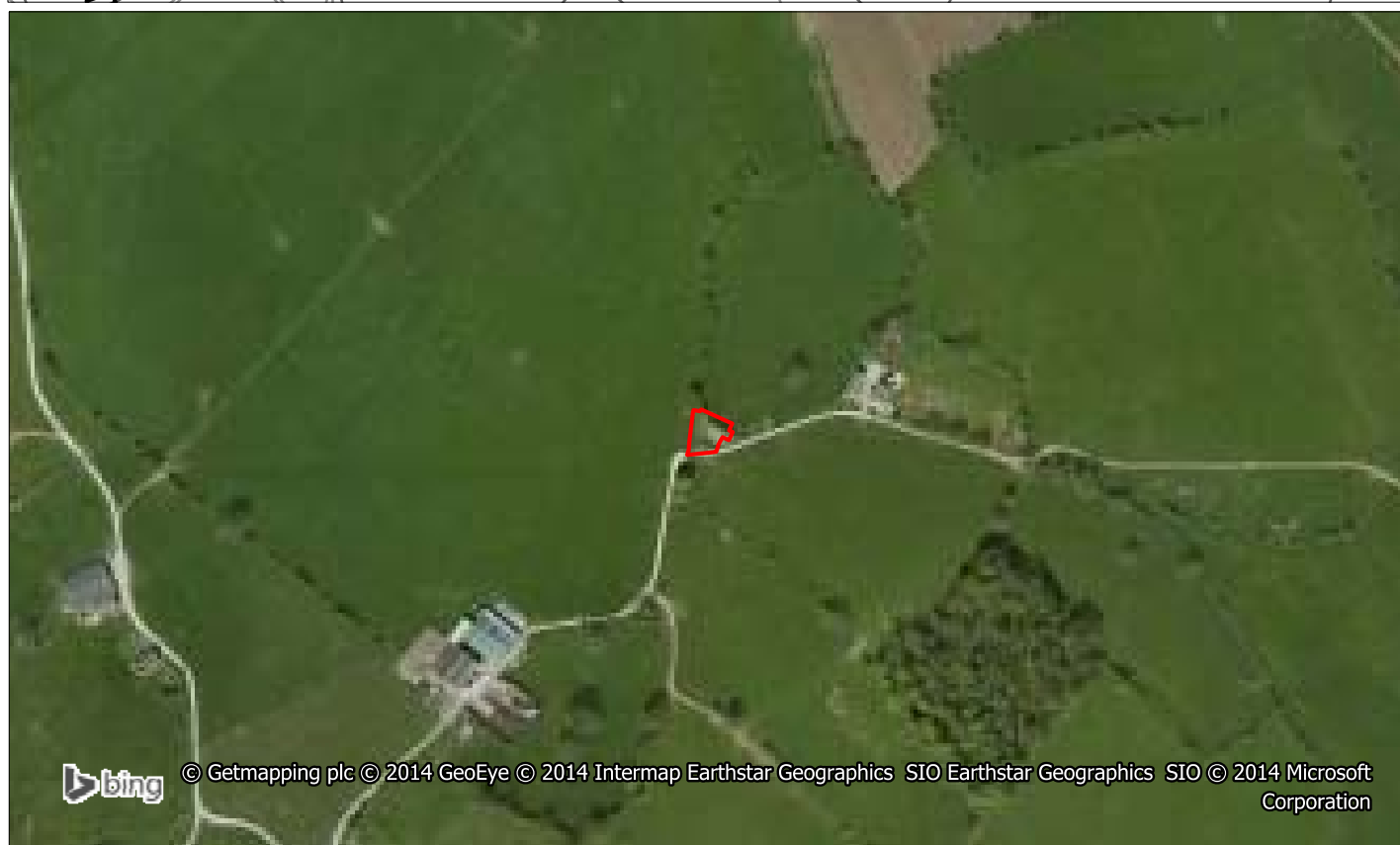
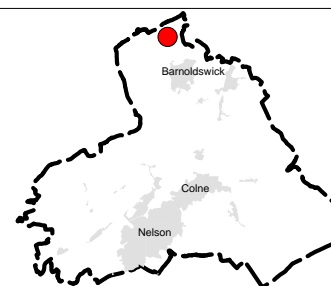
Site Name: Croft Gate Barn

Location: Barnoldswick

Site Ref: BK096

Site Area: 0.061 ha

Grid Ref: SD 387 449



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2014



Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: BK097 Site Name: Stock Cottage Barn, Bracewell Settlement: Barnoldswick

Ward: Craven Ward SHLAA Typology: I (Barn Conversion) Co-ordinates: 386658, 448993

Planning App No.: 13/13/0546P

Development: Full: Conversion of a barn to a single dwelling with associated domestic curtilage and parking.

Site Area (gross): 0.0240 ha Indicative No. Dwellings: 1 Indicative Density: 42 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable (V3) Viability Model Ref: Scheme 4

Comments: The Council's viability model suggests that this type of site is viable to develop. The site is currently for sale. Development at the site has not yet started, however, the planning permission was only granted in the last year.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	1	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

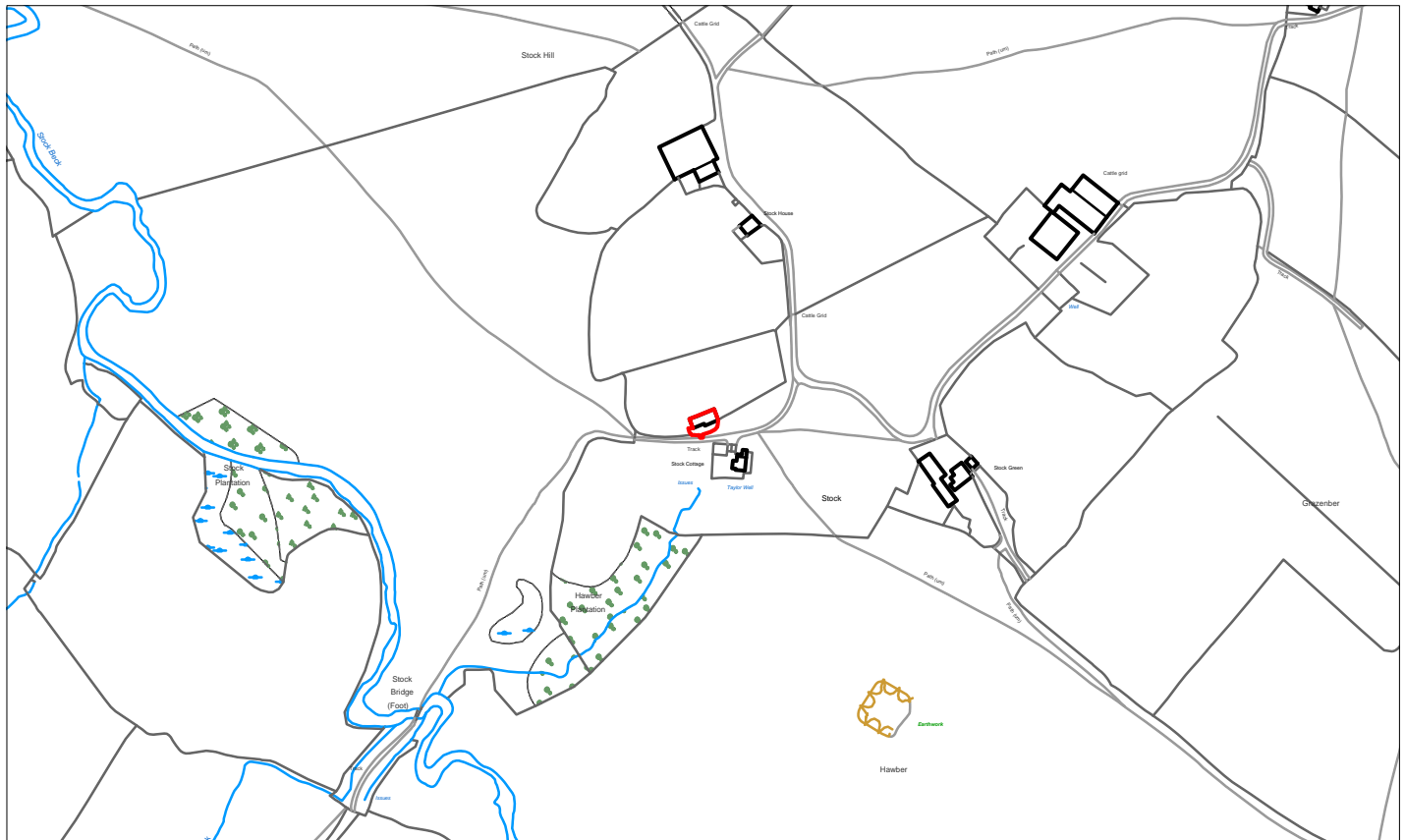
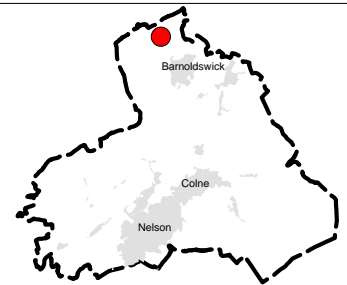
Site Name: Stock Cottage Barn

Location: Barnoldswick

Site Ref: BK097

Site Area: 0.024 ha

Grid Ref: SD 386 448



© Getmapping plc © 2014 GeoEye © 2014 Intermap Earthstar Geographics SIO Earthstar Geographics SIO © 2014 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2014

