

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: BD032	Site Name: Vale Weavers Ltd, Caldervale	Settlement: Barrowford
Ward: Barrowford Ward	SHLAA Typology: PDVDLB	Co-ordinates: 385533, 438859
Planning App No.: 13/07/0816P 13/13/0123P		
Development:	Reserved Matters: Major: Erect twelve town houses and one duplex apartment. Full: Erection of 9 No. dwellings with access of Lower Clough Street.	

Site Area (gross):	0.1853 ha	Indicative No. Dwellings:	14	Indicative Density:	70 dph
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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 10
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. A revised scheme has been approved and work has recently recommenced.		
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
9	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

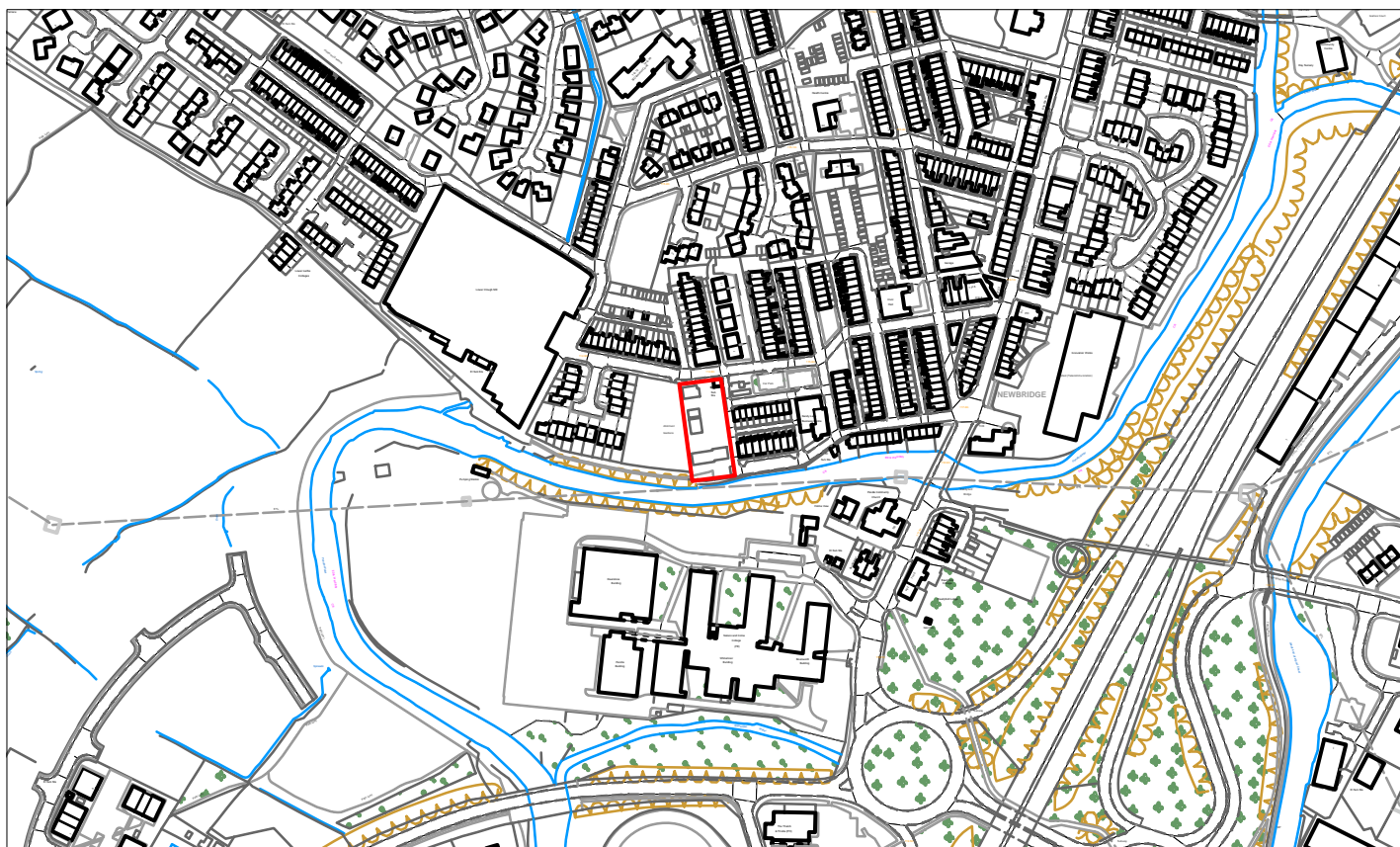
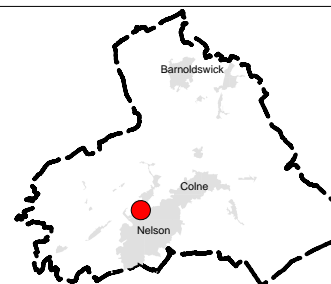
Site Name: Vale Weavers Ltd, Caldervale

Location: Barrowford

Site Ref: BD032

Site Area: 0.19 ha

Grid Ref: SD 385 438



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Site Details					
Site Ref:	BD056/1051	Site Name:	Civic Hall Car Park	Settlement:	Barrowford
Ward:	Barrowford Ward	SHLAA Typology:	I (Car Park)	Co-ordinates:	385578, 438891
Planning App No.:	13/13/0071P				
Development:	Full: Erection of 6 No. terraced dwelling houses (Height to ridge 8m).				
Site Area (gross):	0.071 ha	Indicative No. Dwellings:	6	Indicative Density:	85 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) Marginal
(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model suggests that this type of site is marginally viable to develop. The site has been sold to a private developer and work has now started with the clearance of the site. 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
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Pendle Strategic Housing Land Availability Assessment

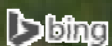
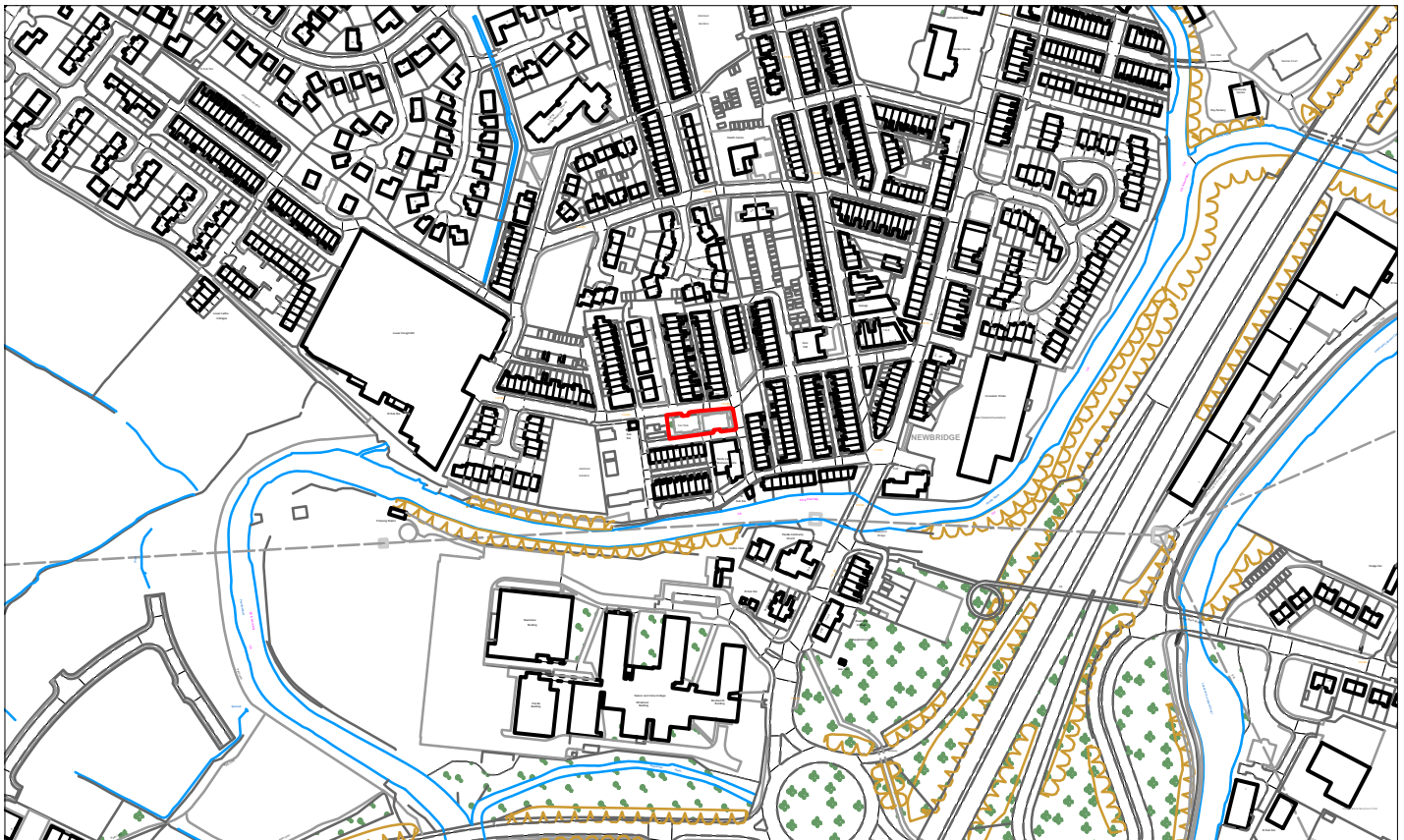
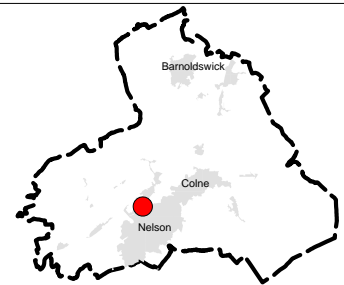
Site Name: Civic Hall Car Park

Location: Barrowford

Site Ref: BD056/1051

Site Area: 0.071 ha

Grid Ref: SD 385 438



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Pendle Strategic Housing Land Availability Assessment

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Site Details

Site Ref: BD047	Site Name: Land adjacent to 32 Garnett Street	Settlement: Barrowford
Ward: Barrowford Ward	SHLAA Typology: PDVDLB	Co-ordinates: 385615, 438929
Planning App No.: 13/13/0211P		
Development:	Extension of Time: Extend time limit for Planning Permission 13/10/0424P - Erect 4 No. dwellings with ridge height of 8m and eaves height of 5.7m.	
Site Area (gross):	0.0240 ha	Indicative No. Dwellings: 4
		Indicative Density: 167 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) Marginal	(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model indicates that this type of site is marginally viable to develop. Previous information provided by the owner indicated an intention to develop, however, the financial situation has delayed the commencement of the development. An extension of time application has been approved indicating the owners intention to develop 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	0	4	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

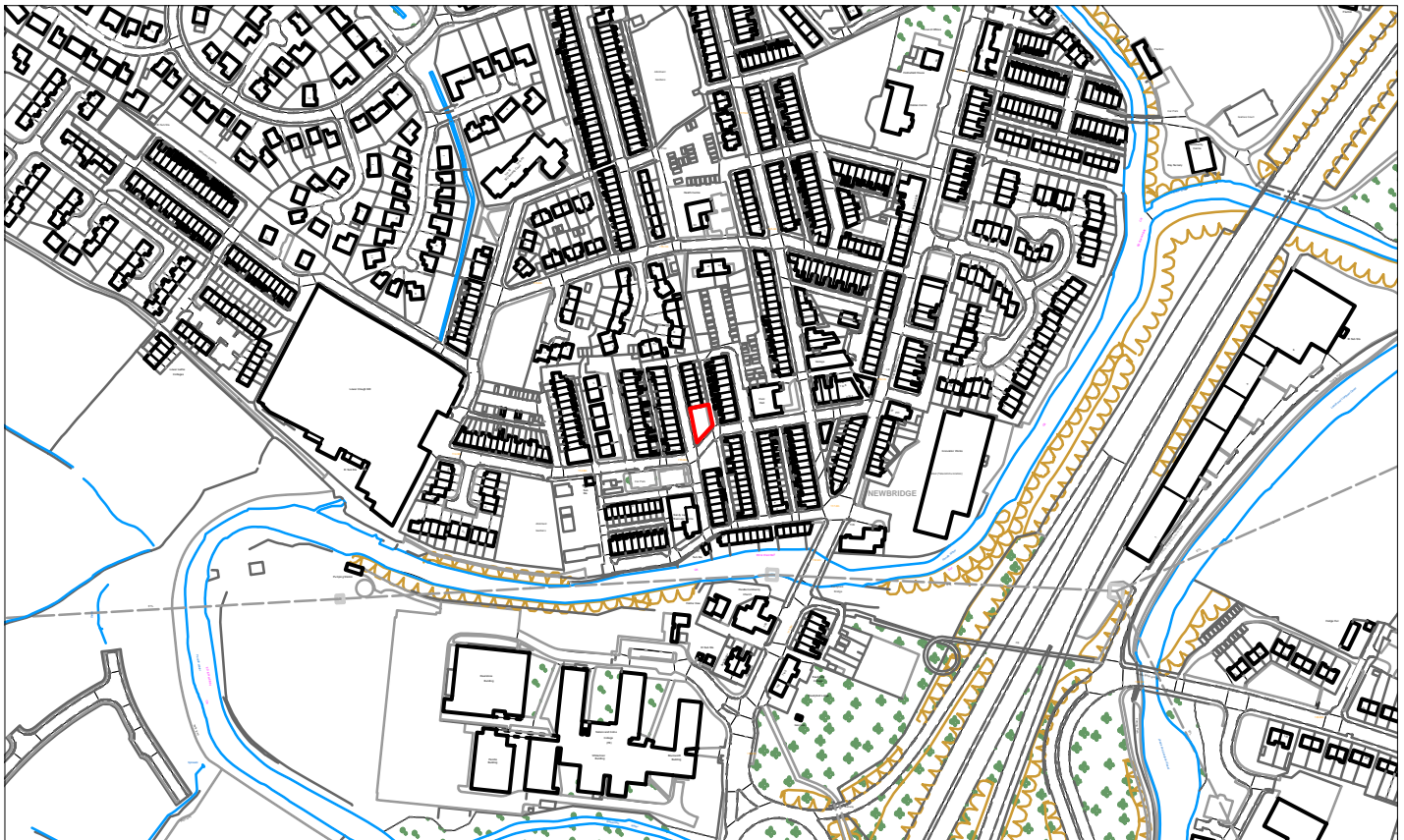
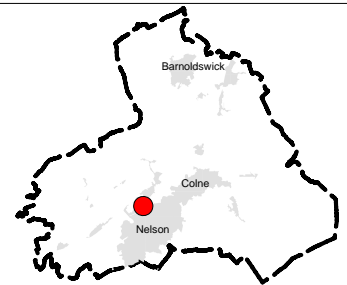
Site Name: Land adjacent to 32 Garnett Street

Location: Barrowford

Site Ref: BD047

Site Area: 0.0240 ha

Grid Ref: SD 385 438



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Site Details					
Site Ref:	BD050	Site Name:	Plots 7, 9, 10, 317 Gisburn Road		
		Settlement:	Barrowford		
Ward:	Blacko and Higherford Ward	SHLAA Typology:	I (Garden Land)	Co-ordinates:	386262, 440584
Planning App No.:	13/10/0021P				
Development:	Full: Erect three detached dwellinghouses with garages.				
Site Area (gross):	0.3000 ha	Indicative No. Dwellings:	3	Indicative Density:	10 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) Marginal
(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model suggests that this type of site is marginally viable to develop. The Council has no site specific evidence to suggest that the development will not occur within the five year period. A technical start at the site has been made, but no further work has been carried out.
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	2	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

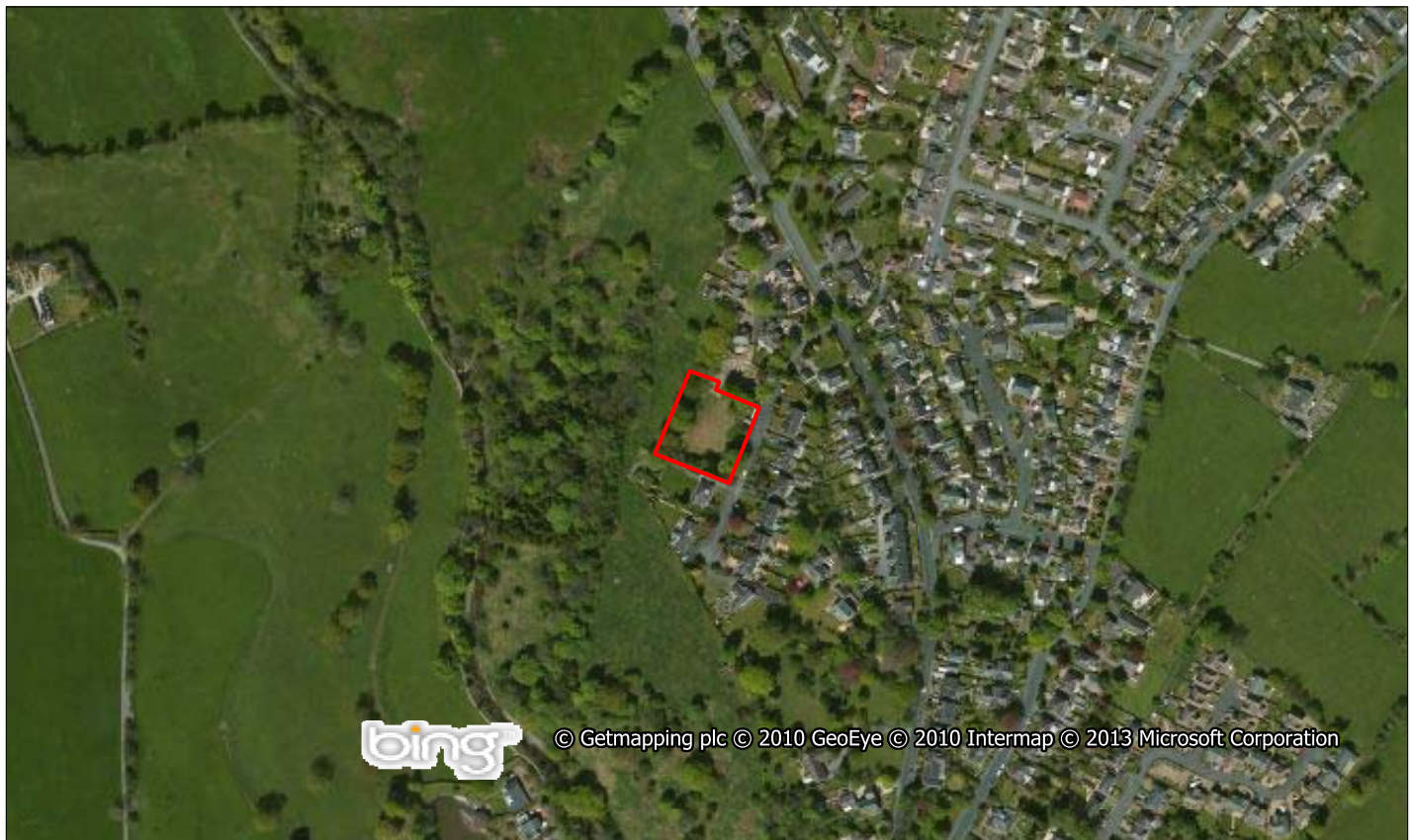
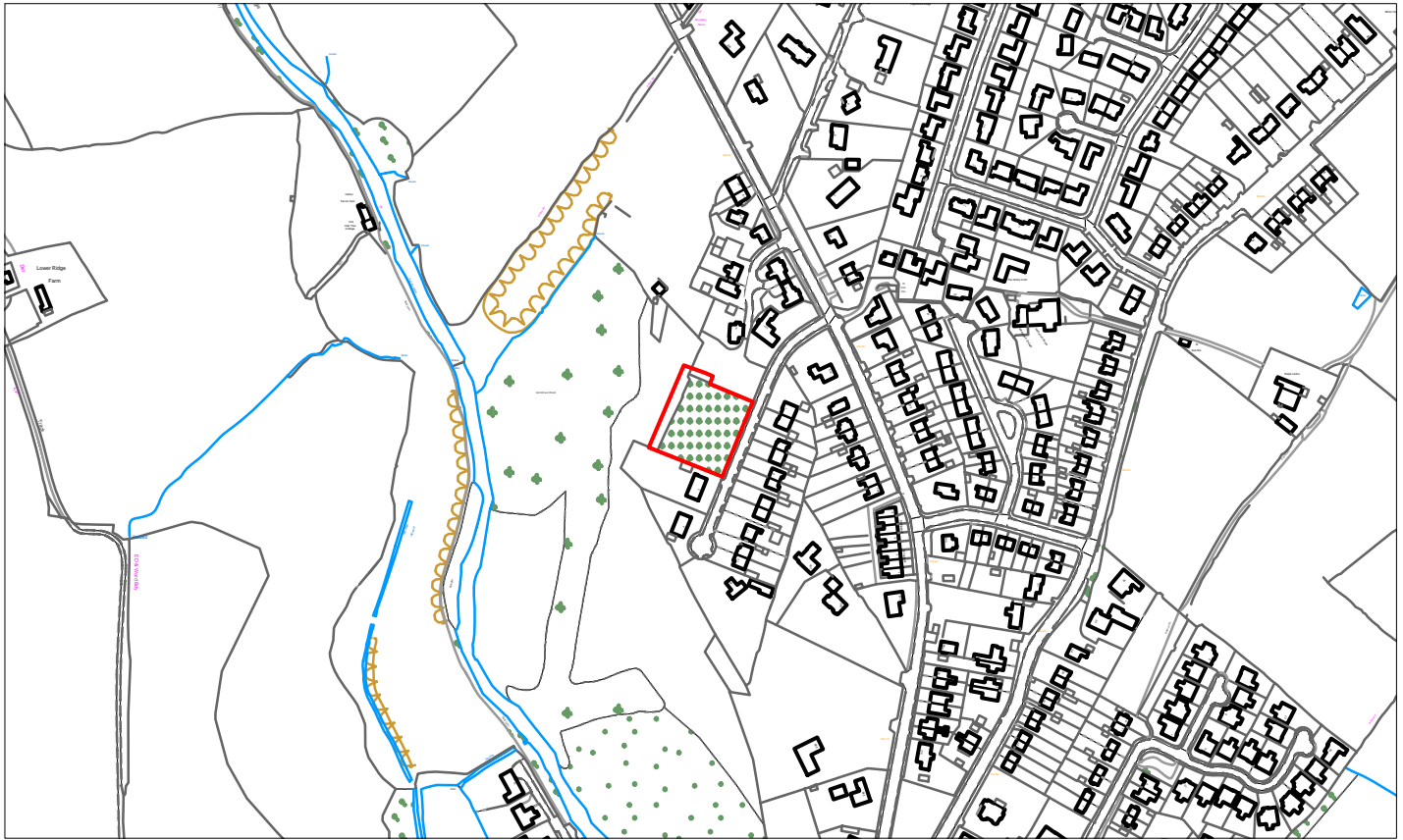
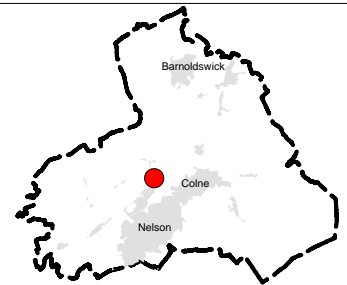
Site Name: Plots 7, 9, 10 at 317 Gisburn Road

Location: Barrowford

Site Ref: BD050

Site Area: 0.30 ha

Grid Ref: SD 386 440



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Site Details

Site Ref: BD053	Site Name: 19-21 Bankhouse Street	Settlement: Barrowford
Ward: Barrowford Ward	SHLAA Typology: I (Conversion)	Co-ordinates: 386074, 439780
Planning App No.: 13/11/0521P		
Development:	Full: Change of use from 2 apartments to 4 apartments, erection of attached dwelling and formation of 5 off street parking spaces.	
Site Area (gross):	0.0400 ha	Indicative No. Dwellings: 3 Indicative Density: 125 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) Marginal	(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model suggests that this type of site is marginally 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

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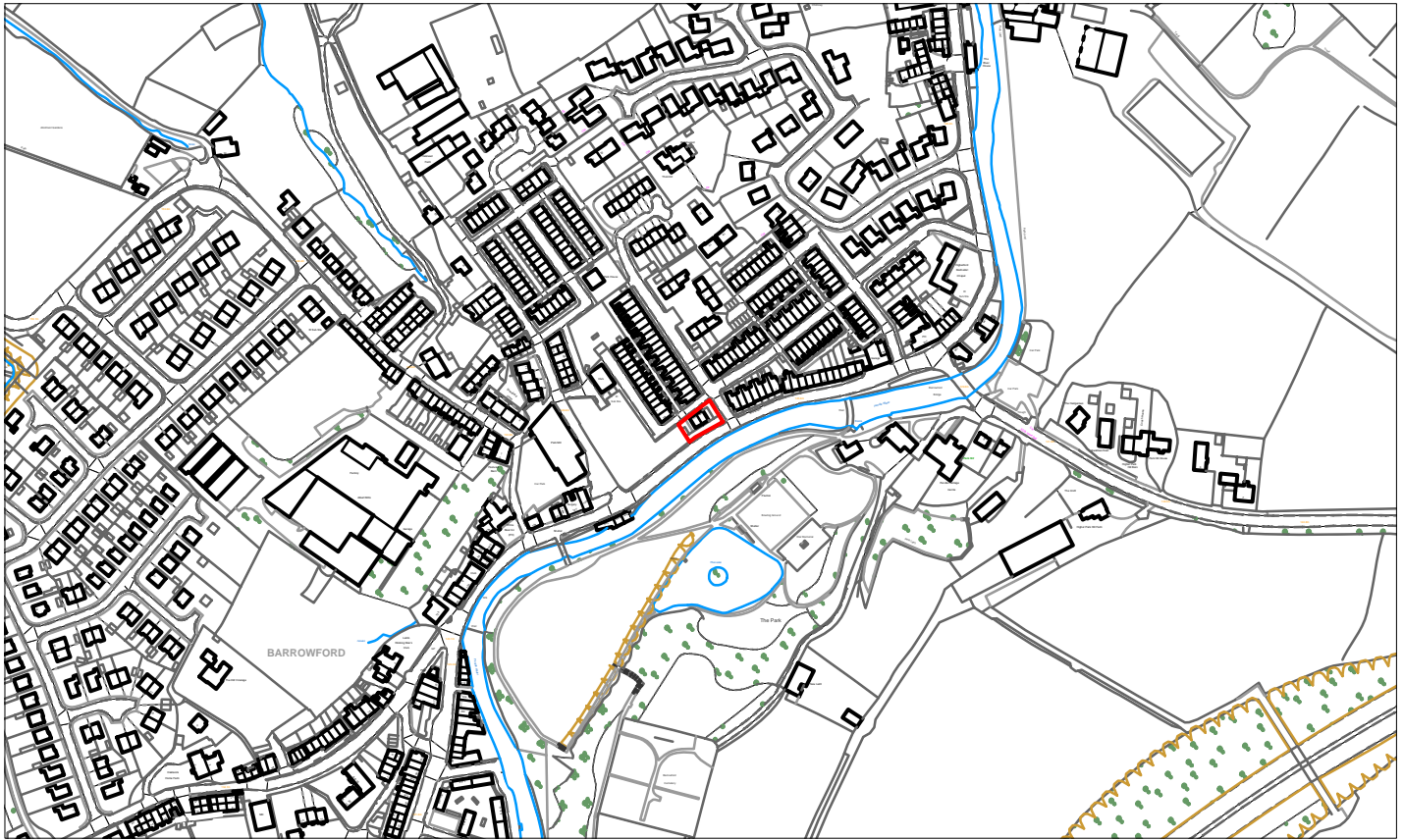
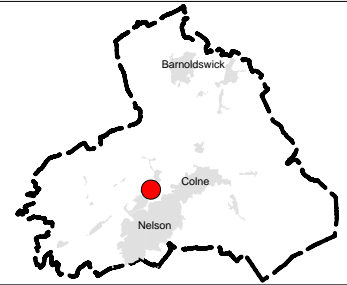
Site Name: 19-21 Bankhouse Street

Location: Barrowford

Site Ref: BD053

Site Area: 0.024 ha

Grid Ref: SD 386 439



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Site Details					
Site Ref:	BD057/S235	Site Name:	Civic Hall, Maud Street	Settlement:	Barrowford
Ward:	Barrowford Ward	SHLAA Typology:	PDVDLB	Co-ordinates:	385665, 438946
Planning App No.:	13/13/0072P				
Development:	Full: Demolition of Civic Hall and erection of 3 dwelling houses (height to ridge 8m).				
Site Area (gross):	0.0600 ha	Indicative No. Dwellings:	3	Indicative Density:	50 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) Marginal
(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model suggests that this type of site is marginally viable to develop. The site has been sold to a private developer. Development at the site has not yet started, however, a building control application has been received for the demolition of the existing building. It is likely work will start in the near future. 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	3	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

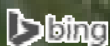
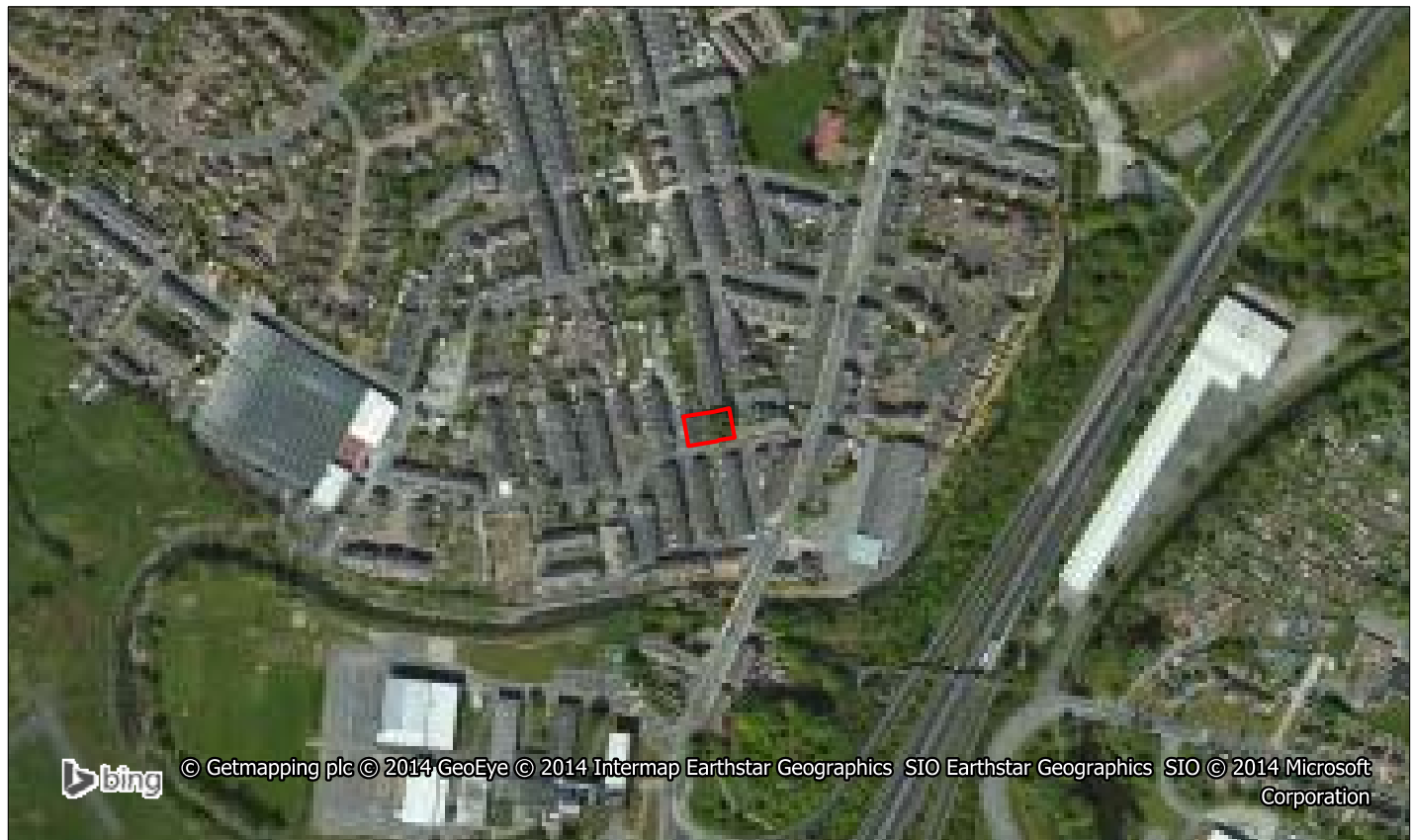
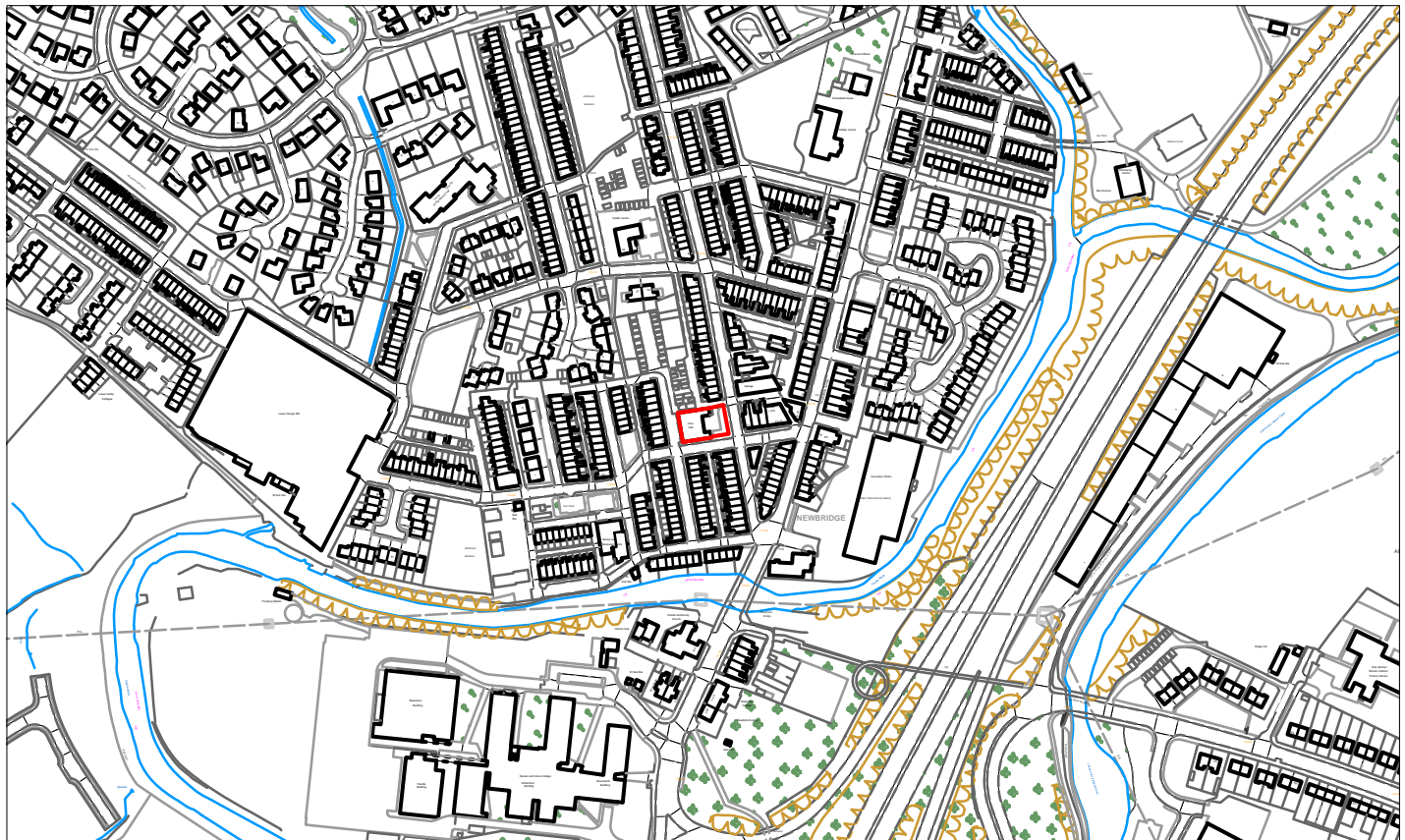
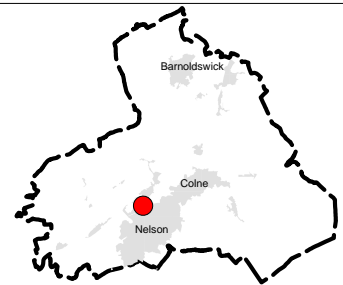
Site Name: Civic Hall, Maud Street

Location: Barrowford

Site Ref: BD057 / S235

Site Area: 0.06 ha

Grid Ref: SD 385 439



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Pendle Strategic Housing Land Availability Assessment

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Site Details					
Site Ref:	BD046	Site Name:	Plot 8, 317 Gisburn Road	Settlement:	Barrowford
Ward:	Blacko and Higherford Ward	SHLAA Typology:	I (Garden Land)	Co-ordinates:	386284, 440615
Planning App No.:	13/09/0397P				
Development:	Erection of a detached dwelling house.				
Site Area (gross):	0.1140 ha	Indicative No. Dwellings:	1	Indicative Density:	9 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 2
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. Development at the site has been started but work has stopped. Building Control records indicate that development work has commenced and therefore the permission is still extant.		

Constraints to overcome:	No constraints identified.
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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

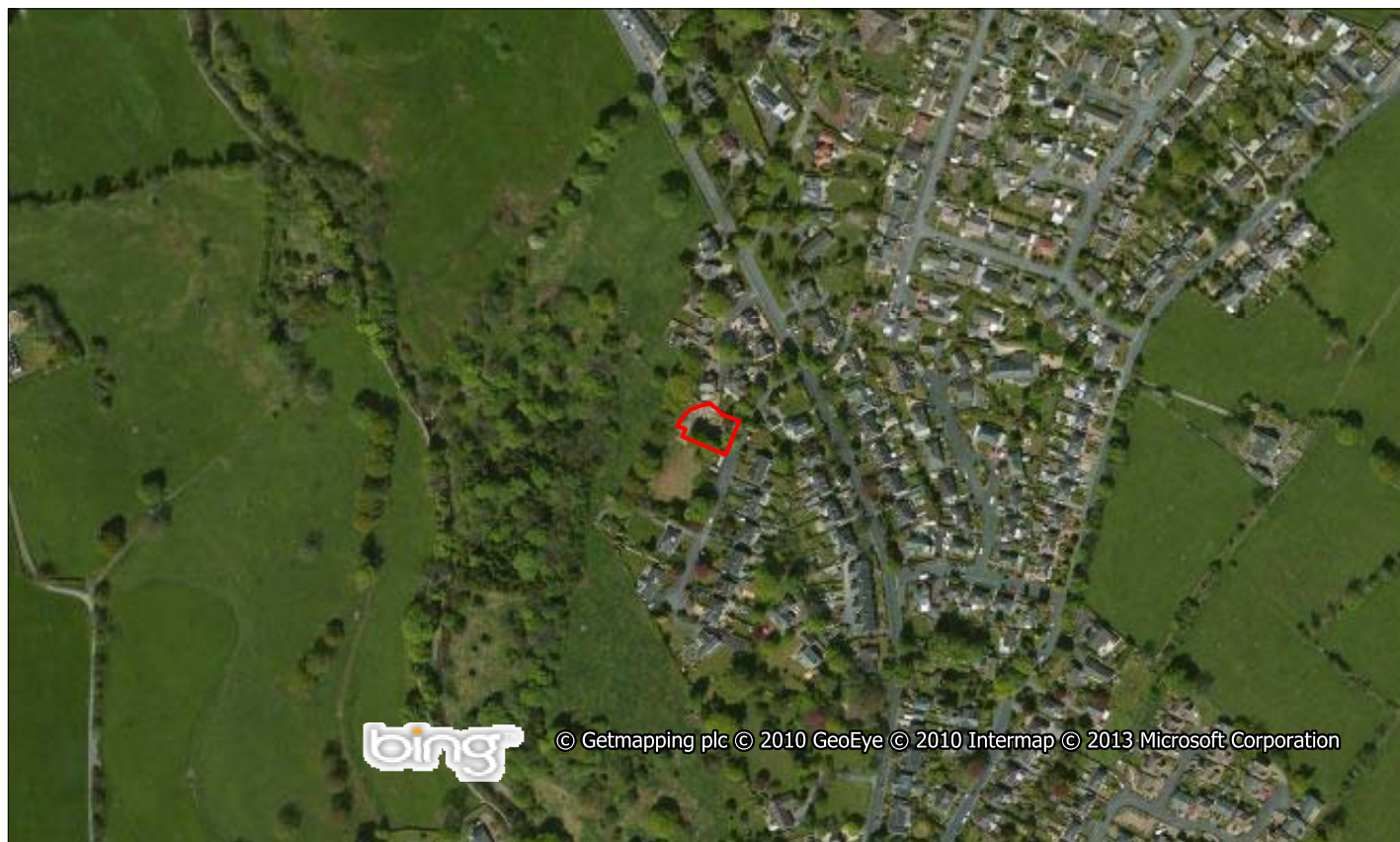
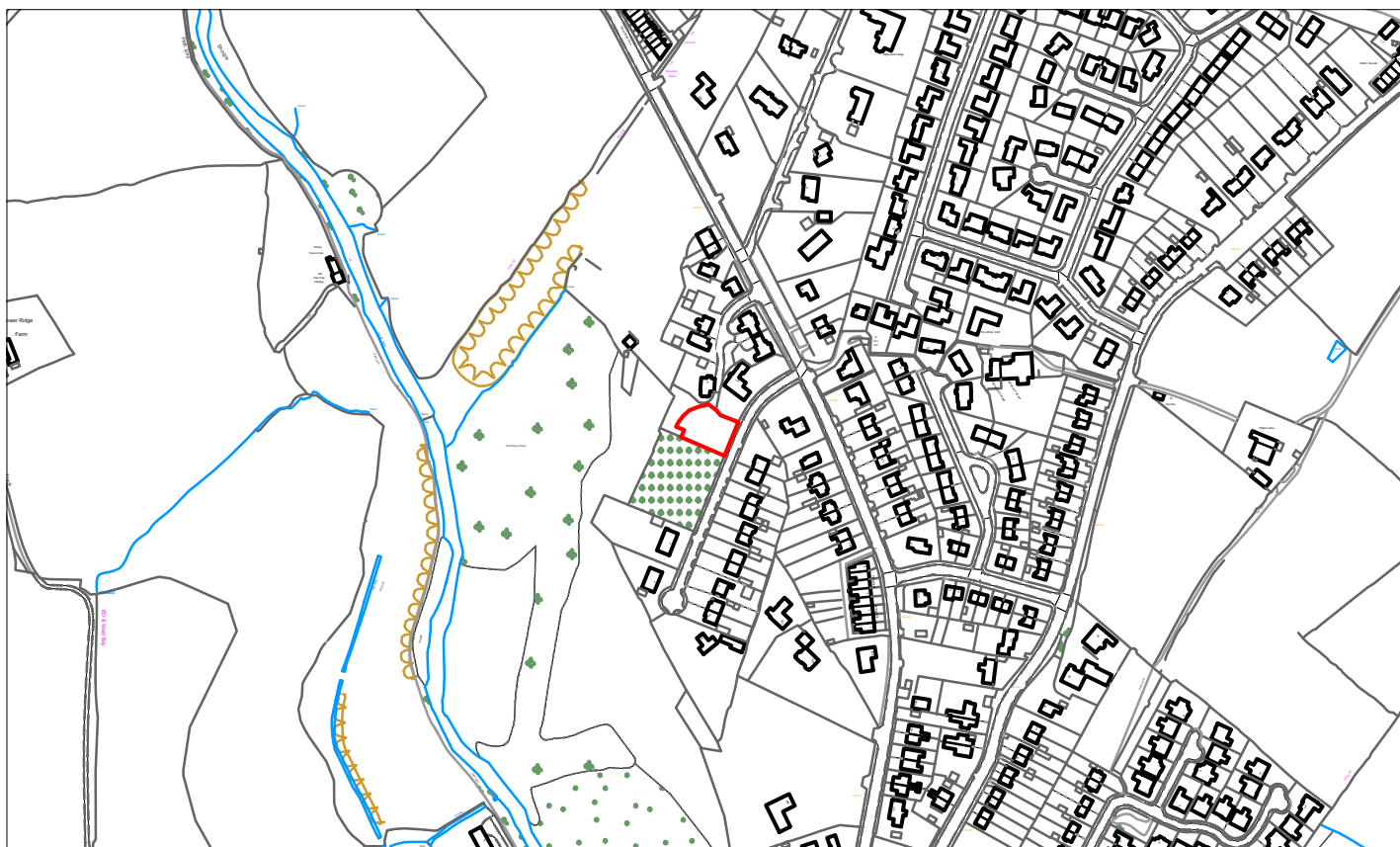
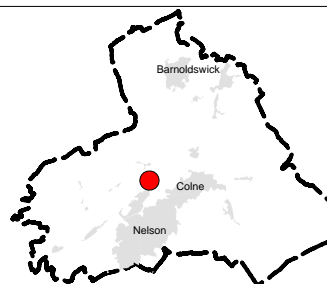
Site Name: Plot 8, 317 Gisburn Road

Location: Barrowford

Site Ref: BD046

Site Area: 0.11 ha

Grid Ref: SD 386 440



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Site Details

Site Ref: BD048 | Site Name: Land to rear of 38 Church Street | Settlement: Barrowford

Ward: Barrowford Ward | SHLAA Typology: PDVDLB | Co-ordinates: 385779, 439559

Planning App No.: 13/10/0488P

Development: Full: Demolition of existing workshop and erection of a dwelling

Site Area (gross): 0.0060 ha | Indicative No. Dwellings: 1 | Indicative Density: 167 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 2

Comments: Although the Council's viability model suggests that this type of site is unlikely to be viable to develop, work at the site has started and is progressing. Building Control records indicate that development is progressing at this 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	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

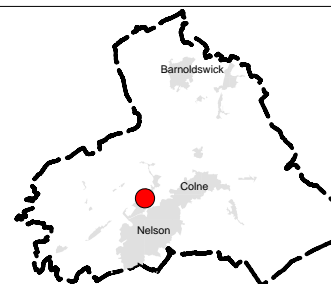
Site Name: Land to rear of 38 Church Street

Location: Barrowford

Site Ref: BD048

Site Area: 0.006 ha

Grid Ref: SD 385 439



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Site Details

Site Ref: BD054	Site Name: Barn to rear of 231 Gisburn Road	Settlement: Barrowford
Ward: Blacko and Higherford Ward	SHLAA Typology: I (Out building)	Co-ordinates: 386239, 439979
Planning App No.: 13/12/0313P		
Development:	Full: Conversion of former workshop to form a two bedroom dwellinghouse with associated residential garden and parking.	

Site Area (gross):	0.0300 ha	Indicative No. Dwellings:	1	Indicative Density:	33 dph
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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 2
Comments:	The Council's viability model suggests that this type of site is unlikely to be 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	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

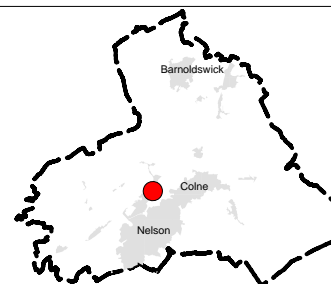
Site Name: Barn to rear of 231 Gisburn Road

Location: Barrowford

Site Ref: BD054

Site Area: 0.03 ha

Grid Ref: SD 386 439



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Scale: 1 : 5,000

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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: BD055	Site Name: Power Pipes Pendle	Settlement: Barrowford
Ward: Barrowford Ward	SHLAA Typology: PDVDLB	Co-ordinates: 385699, 438923
Planning App No.: 13/12/0587P		
Development: Full: demolition of existing building and erection of single dwelling.		

Site Area (gross): 0.0070 ha	Indicative No. Dwellings: 1	Indicative Density: 142 dph
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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 2
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. Development at the site has not yet started and the planning permission is over one year old. The site is currently 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
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

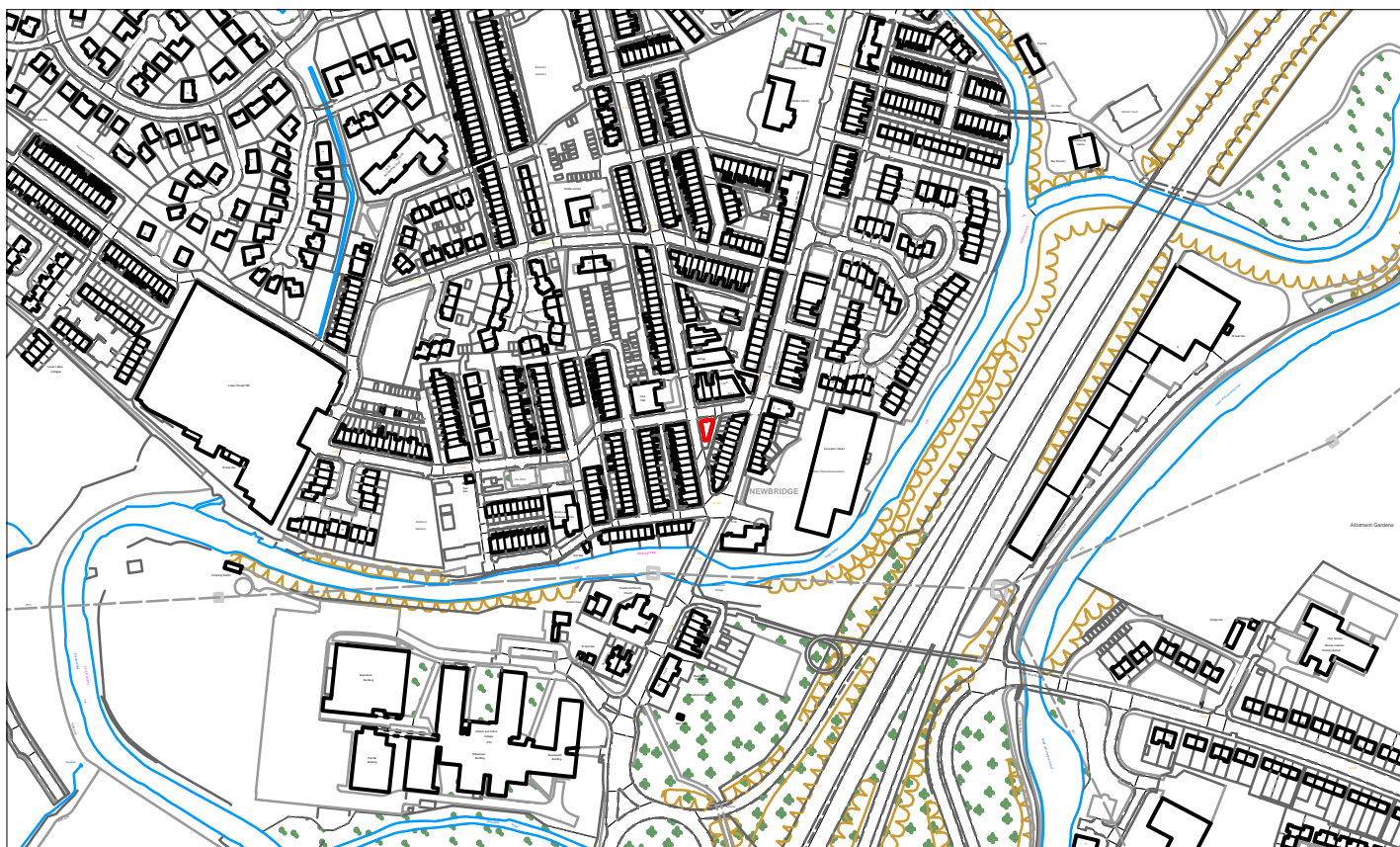
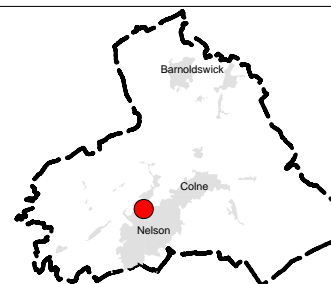
Site Name: Power Pipes Pendle

Location: Barrowford

Site Ref: BD055

Site Area: 0.007 ha

Grid Ref: SD 385 438



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