

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: BR039	Site Name: Land between Veevers Street and Canal Side	Settlement: Brierfield
Ward: Brierfield Ward	SHLAA Typology: RRA	Co-ordinates: 384273, 436497
Planning App No.: 13/07/0910P		
Development: Erect 10 linked detached houses, 45 townhouses and an apartment block of 6 units.		
Site Area (gross): 1.2870 ha	Indicative No. Dwellings: 85	Indicative Density: 66 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 17
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is in Council ownership and has been identified as a site to bring forward for housing development. Working with its development partner the Council will look to bring part of this site forward 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	15	15	15	40	0

Pendle Strategic Housing Land Availability Assessment

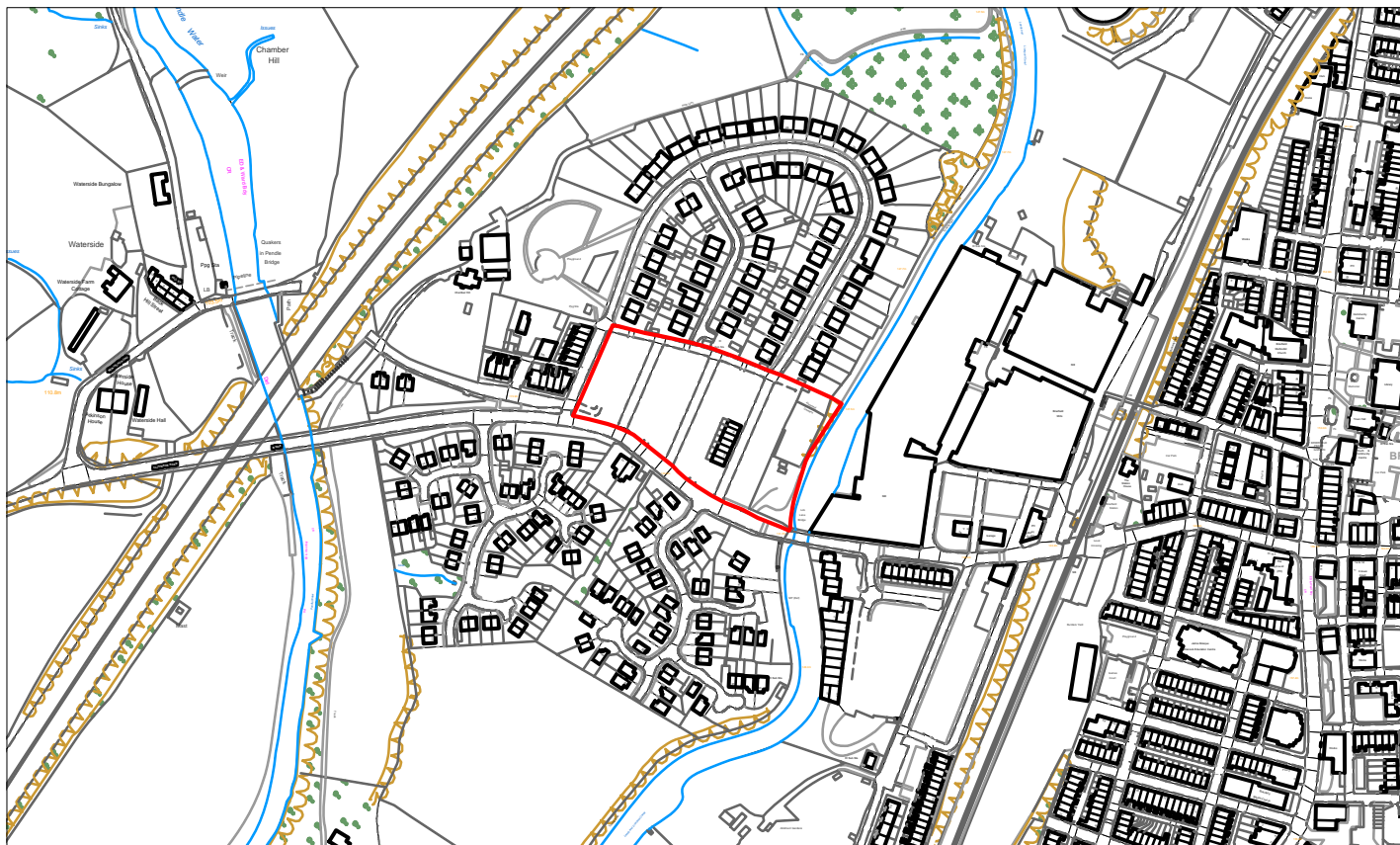
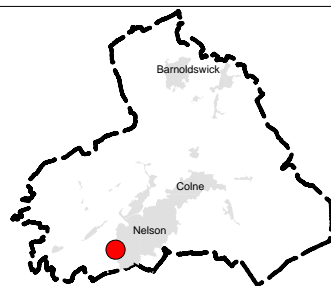
Site Name: Land between Veevers Street and Canal Side

Location: Brierfield

Site Ref: BR039

Site Area: 1.287 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

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Site Details

Site Ref: RY012	Site Name: Lucas Sports Ground	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: EHA	Co-ordinates: 384755, 435803
Planning App No.: 13/08/0558P, 13/10/0296P		
Development:	Full: Major: Erect 49 houses, 6 apartments, 8 live/work units, G.P surgery (267m2), childrens nursery (278m2), office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with associated landscaping and parking. Note new application for additional 20 units and minus the 8 live work units.	

Site Area (gross):	2.5440 ha	Indicative No. Dwellings:	75	Indicative Density:	25 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:	Site Specific Viability Work
Comments:	This site is a major development and a site specific viability appraisal was carried out as part of the planning application process. This appraisal indicated that the development of the site is viable. 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
12	13	13	13	0	0	0

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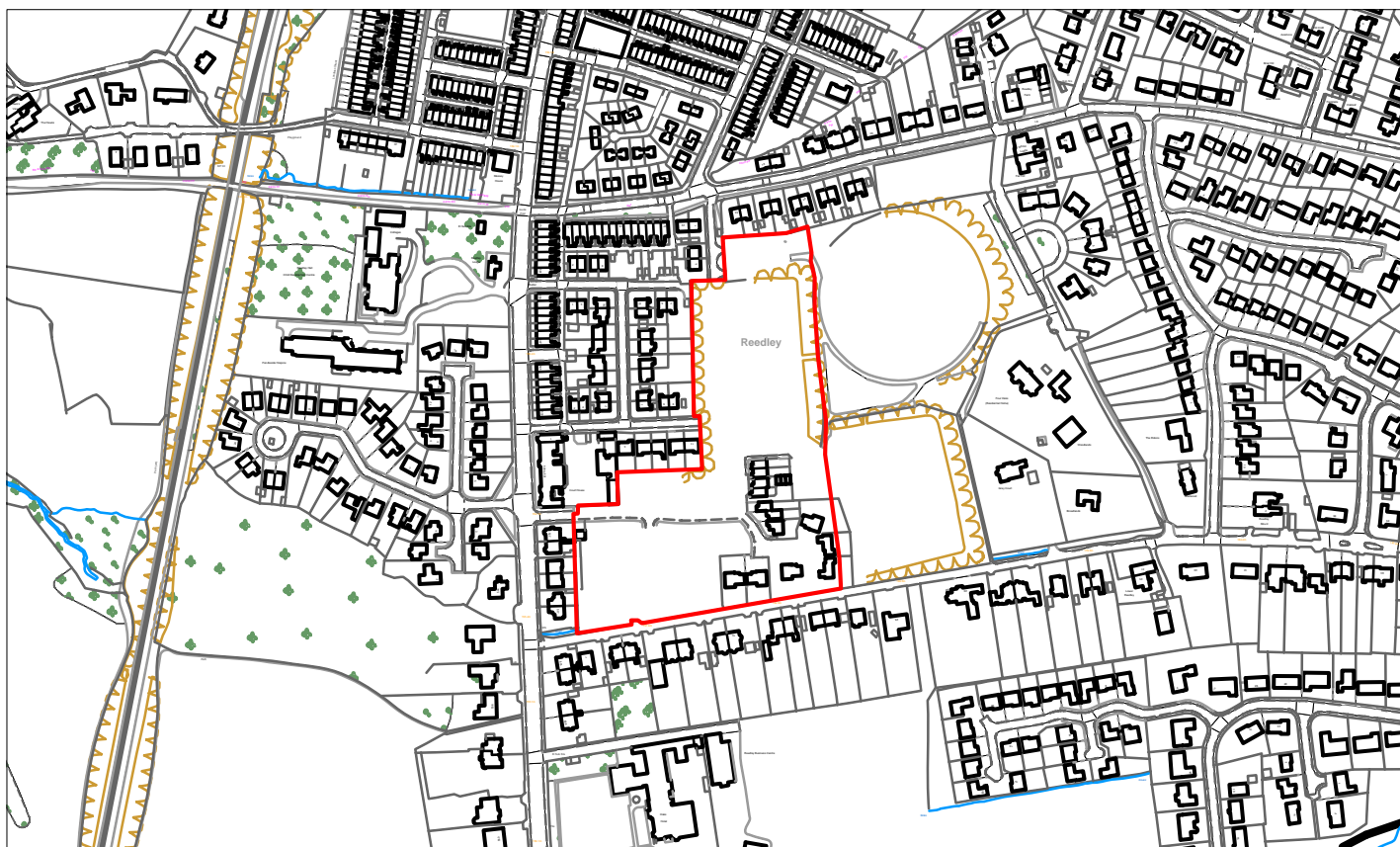
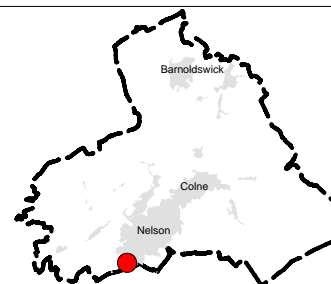
Site Name: Lucas Sports Ground

Location: Reedley

Site Ref: RY012

Site Area: 2.54 ha

Grid Ref: SD 384 435



Scale: 1 : 5,000

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Site Details					
Site Ref: BR029		Site Name: Lob Lane Mill			Settlement: Brierfield
Ward: Brierfield Ward			SHLAA Typology: RCB		Co-ordinates: 384383, 436344
Planning App No.: 13/10/0294P					
Development: Conversion of warehouse and engine house to 12 houses, erection of 31 houses and 12 apartments					
Site Area (gross): 0.9930 ha		Indicative No. Dwellings: 55		Indicative Density: 55 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:	Site Specific Viability Work
Comments:	This site is a major development and a site specific viability appraisal was carried out as part of the planning application process. This appraisal indicated that the development of the site is viable. Phase 1 of the development is now complete. It is unclear when work will start on phase 2.
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	8	0	0

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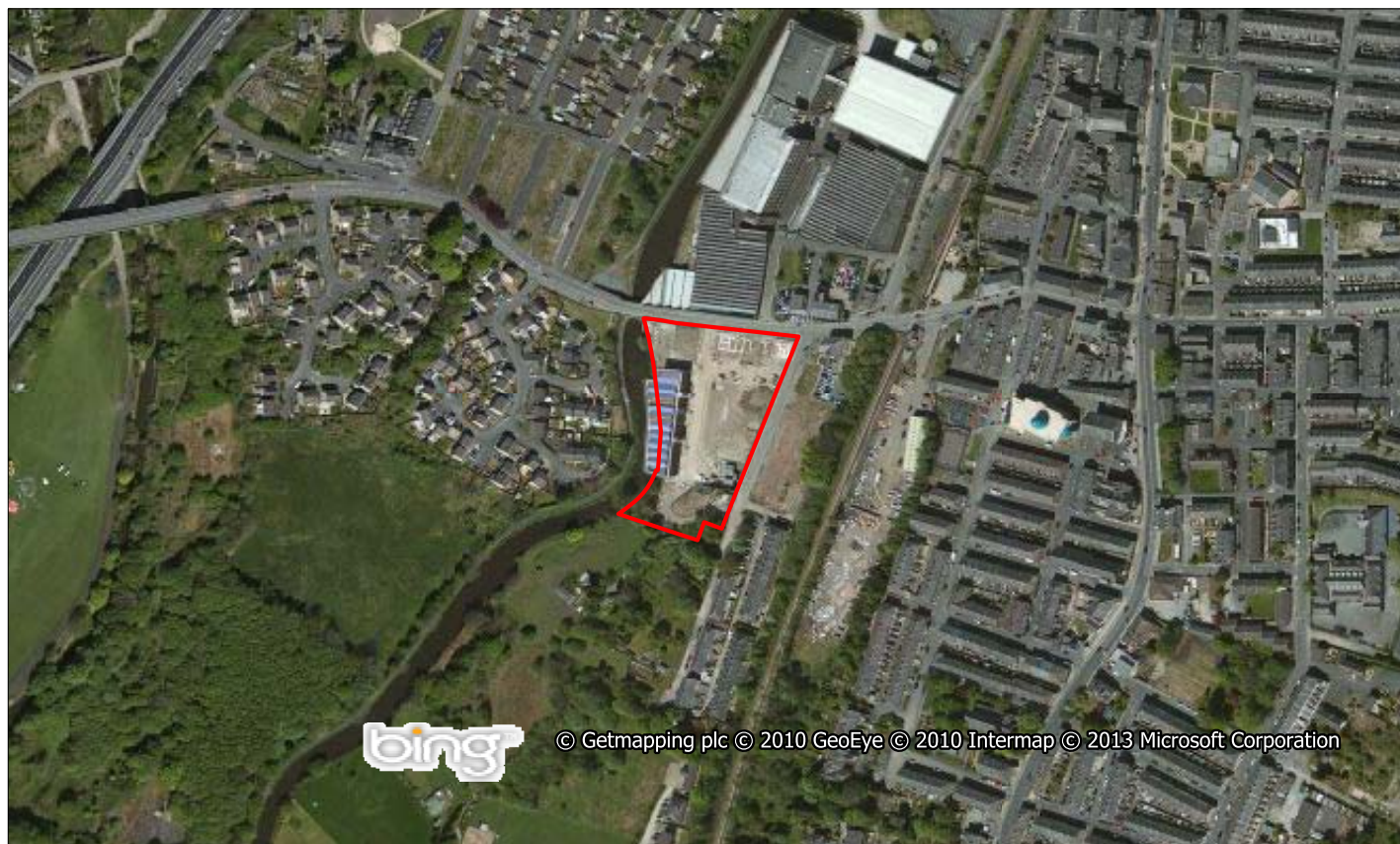
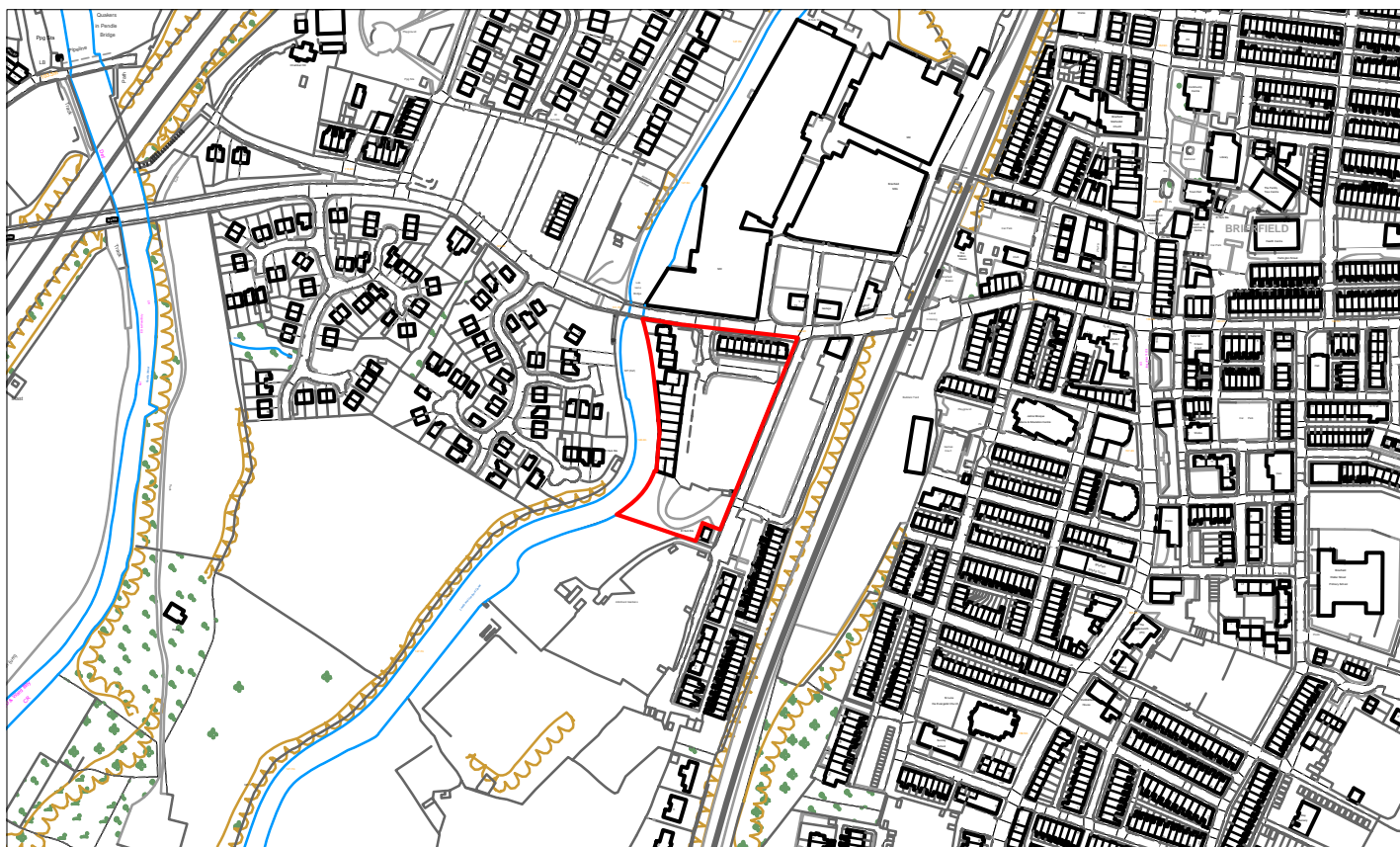
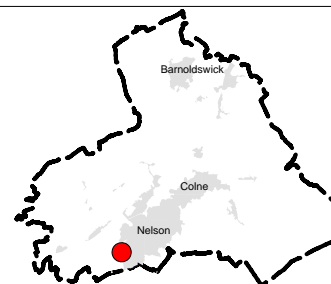
Site Name: Lob Lane Mill

Location: Brierfield

Site Ref: BR029

Site Area: 0.993 ha

Grid Ref: SD 384 436



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Site Details				
Site Ref: BR037		Site Name: Four Oaks		Settlement: Brierfield
Ward: Reedley Ward		SHLAA Typology: PDVDLB		Co-ordinates: 384896, 435827
Planning App No.: 13/13/0216P				
Development: Erection of 9 dwellinghouses (Extension of time)				
Site Area (gross): 0.3933 ha		Indicative No. Dwellings: 9		Indicative Density: 23 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 9
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. 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, the extension of time permission was only granted in the last year. 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	9	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

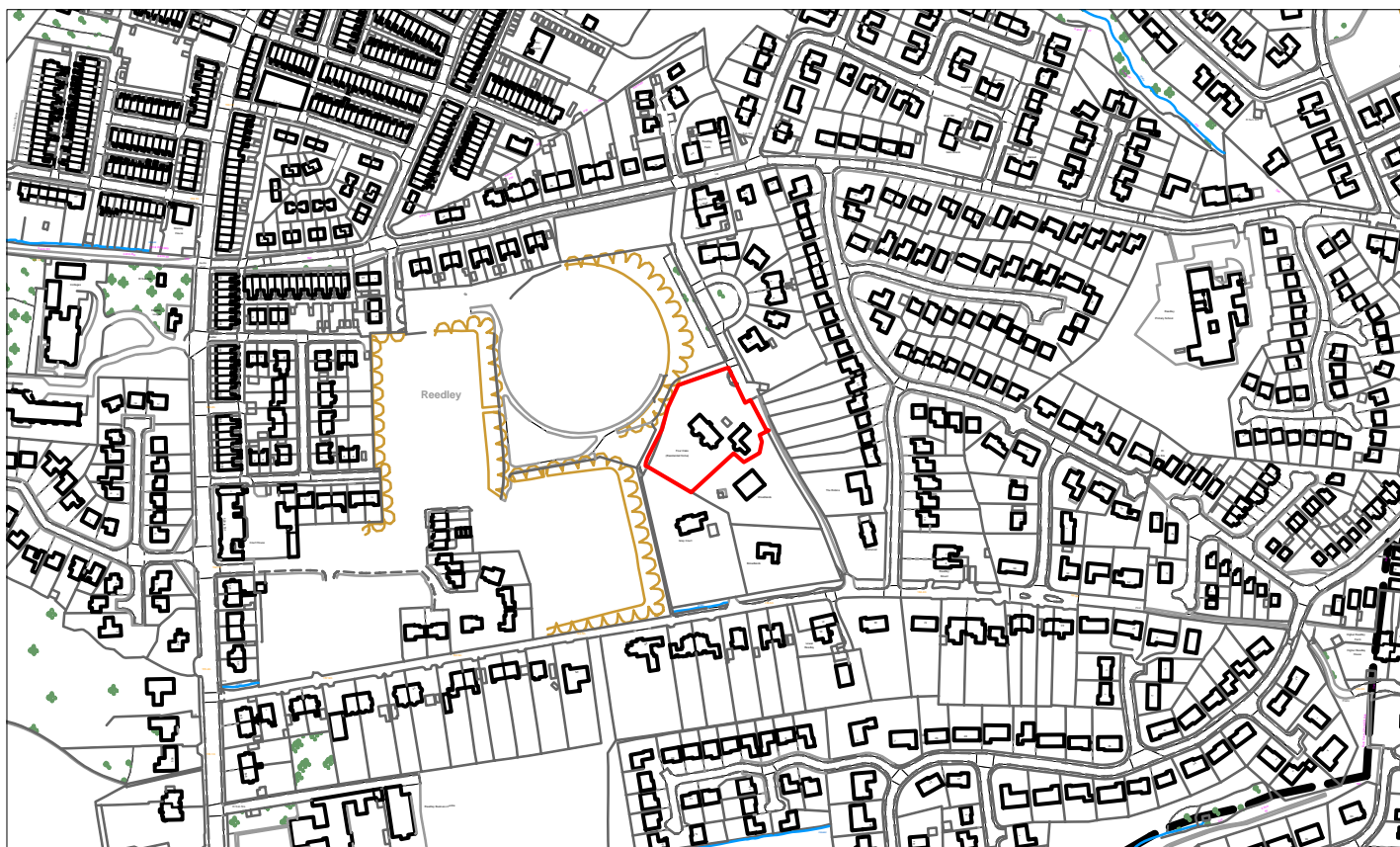
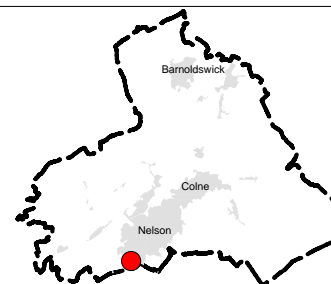
Site Name: Four Oaks

Location: Brierfield

Site Ref: BR037

Site Area: 0.393 ha

Grid Ref: SD 384 445



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Site Details					
Site Ref:	BR048 / 8	Site Name:	Land off May Tree Close	Settlement:	Briercliffe
Ward:	Reedley Ward	SHLAA Typology:	VLNPD	Co-ordinates:	386497, 435199
Planning App No.:	13/12/0539P				
Development:	Outline: Erection of twelve dwelling houses and six apartments (Access and Layout only).				
Site Area (gross):	0.3600 ha	Indicative No. Dwellings:	18	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) Not Viable
(V3) Viability Model Ref:	Scheme 9
Comments:	The Council's viability model suggests that this type of site is unlikely to be 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	6	6	6	0	0

Pendle Strategic Housing Land Availability Assessment

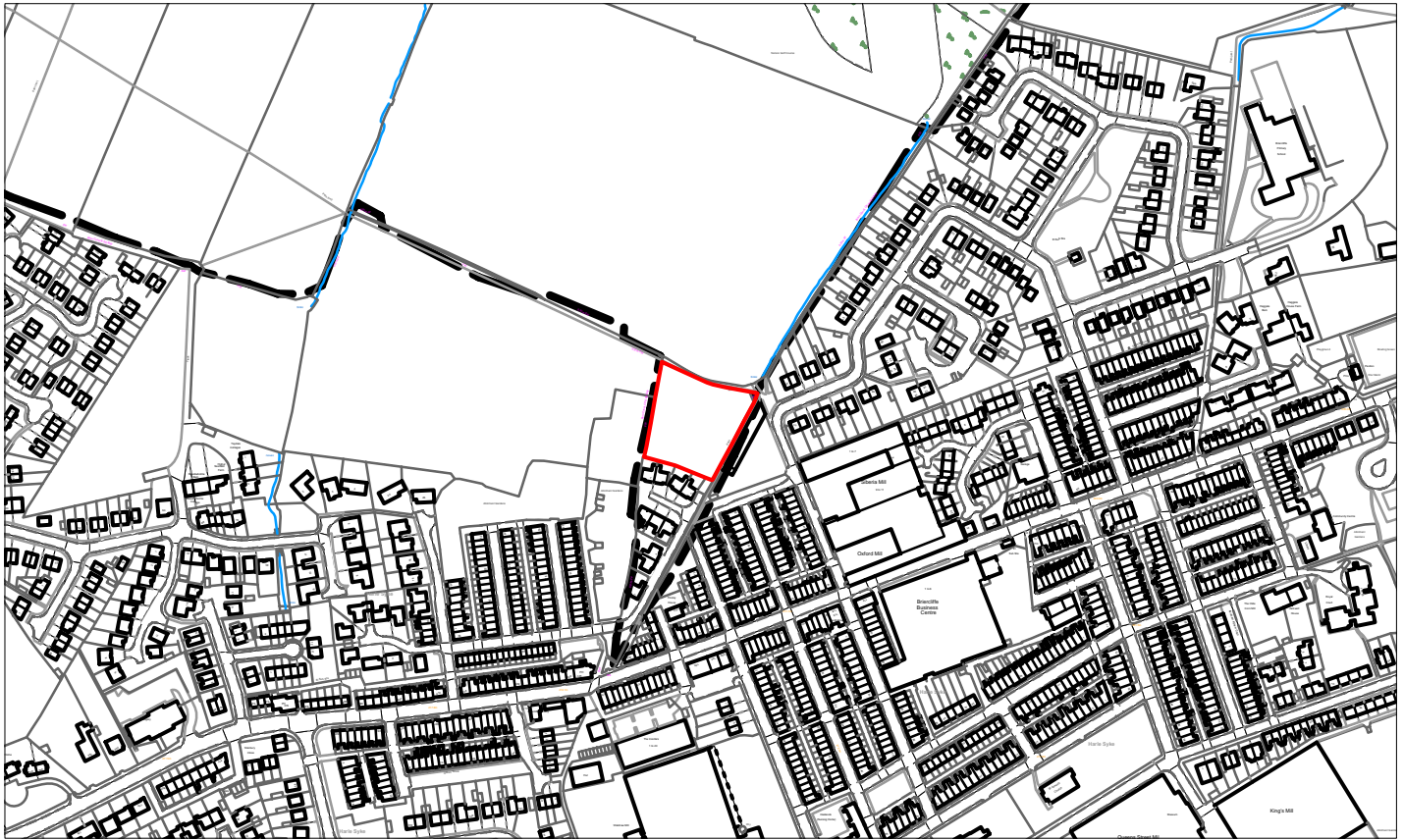
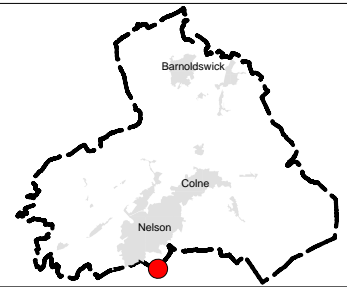
Site Name: Land off May Tree Close

Location: Brierfield

Site Ref: BR048 / 8

Site Area: 0.360 ha

Grid Ref: SD 386 435



Scale: 1 : 5,000

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Site Details

Site Ref: BR046	Site Name: Former LCC Depot, Halifax Road	Settlement: Brierfield
Ward: Brierfield Ward	SHLAA Typology: PDVDLB	Co-ordinates: 385132, 436518
Planning App No.: 13/13/0167P		
Development: Outline : Residential Development Comprising 9 No. Dwellings (Extension of time)		
Site Area (gross): 0.2491 ha	Indicative No. Dwellings: 9	Indicative Density: 36 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 9
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. 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. 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	0	9	0	0

Pendle Strategic Housing Land Availability Assessment

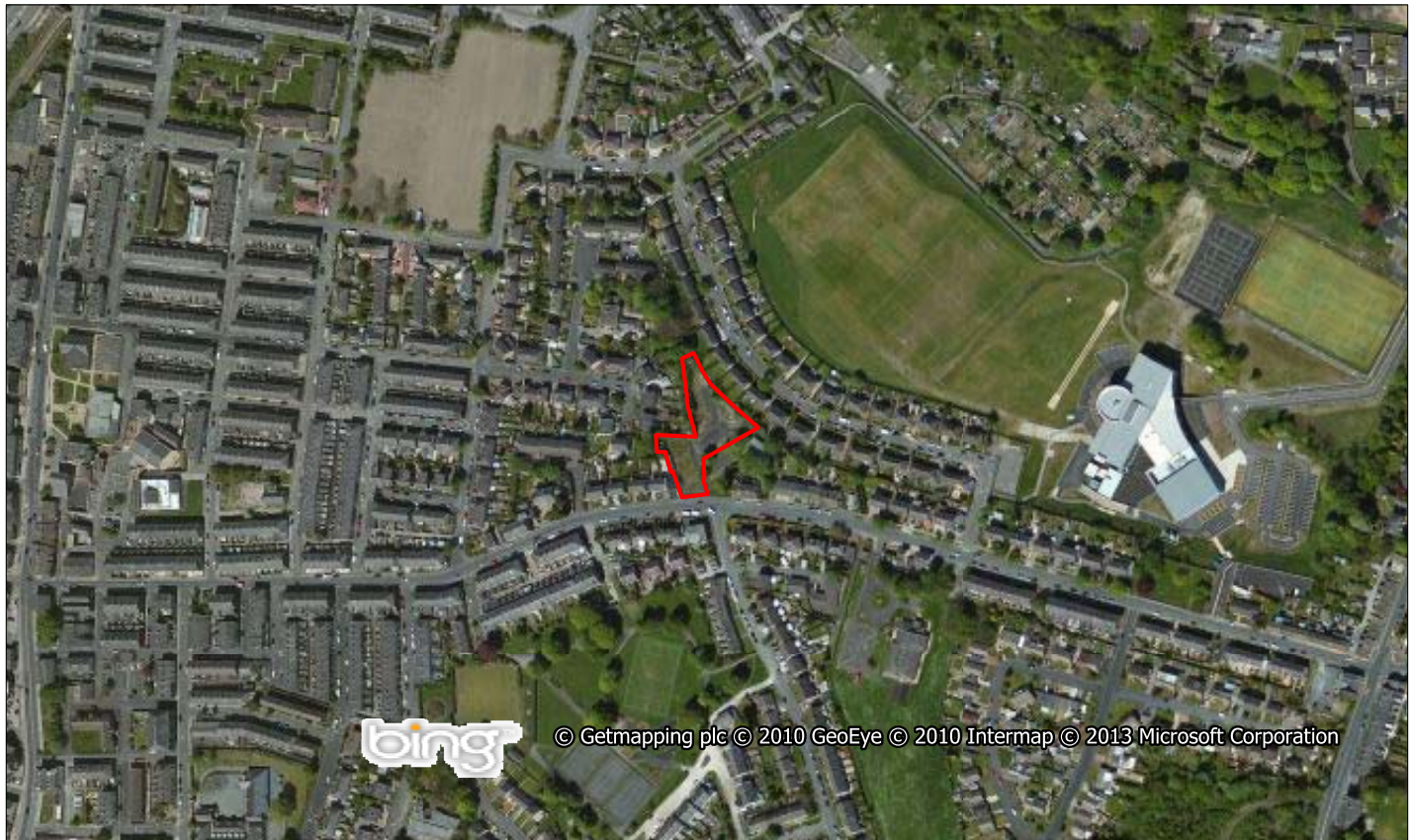
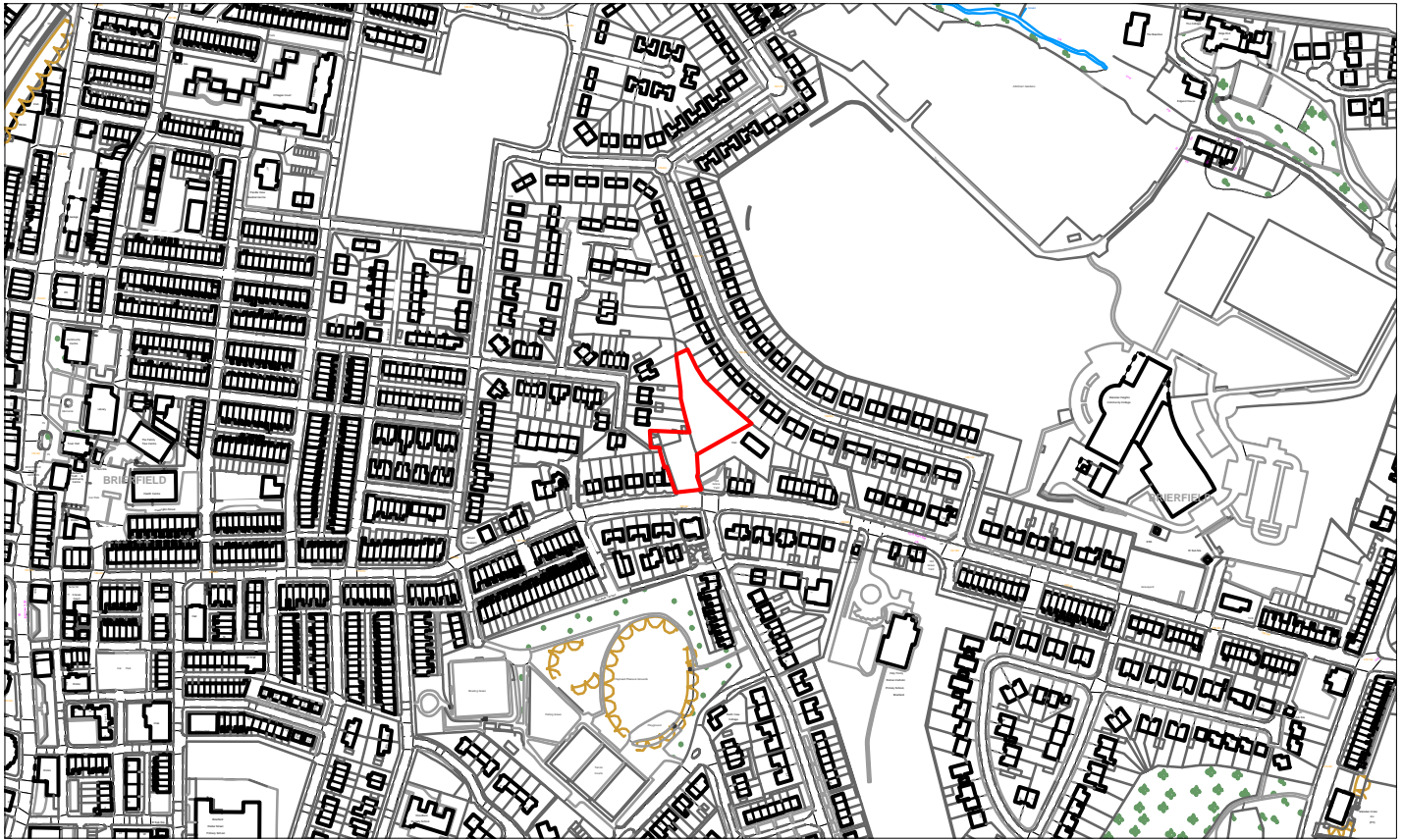
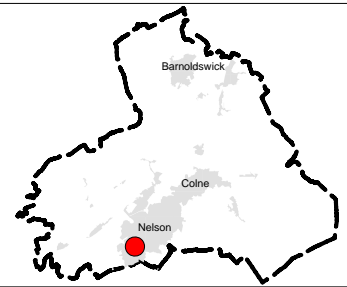
Site Name: Former LCC Depot, Halifax Road

Location: Brierfield

Site Ref: BR046

Site Area: 0.2491 ha

Grid Ref: SD 385 436



Scale: 1 : 5,000

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Site Details

Site Ref: RY014	Site Name: Land adjacent to 51 Reedley Road	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: VLNPD	Co-ordinates: 384832, 435962
Planning App No.: 13/13/0254P		
Development: Full: Erection of 5 detached dwellings (Extension of time)		
Site Area (gross): 0.2419 ha	Indicative No. Dwellings: 5	Indicative Density: 21 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 5
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. 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 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	5	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

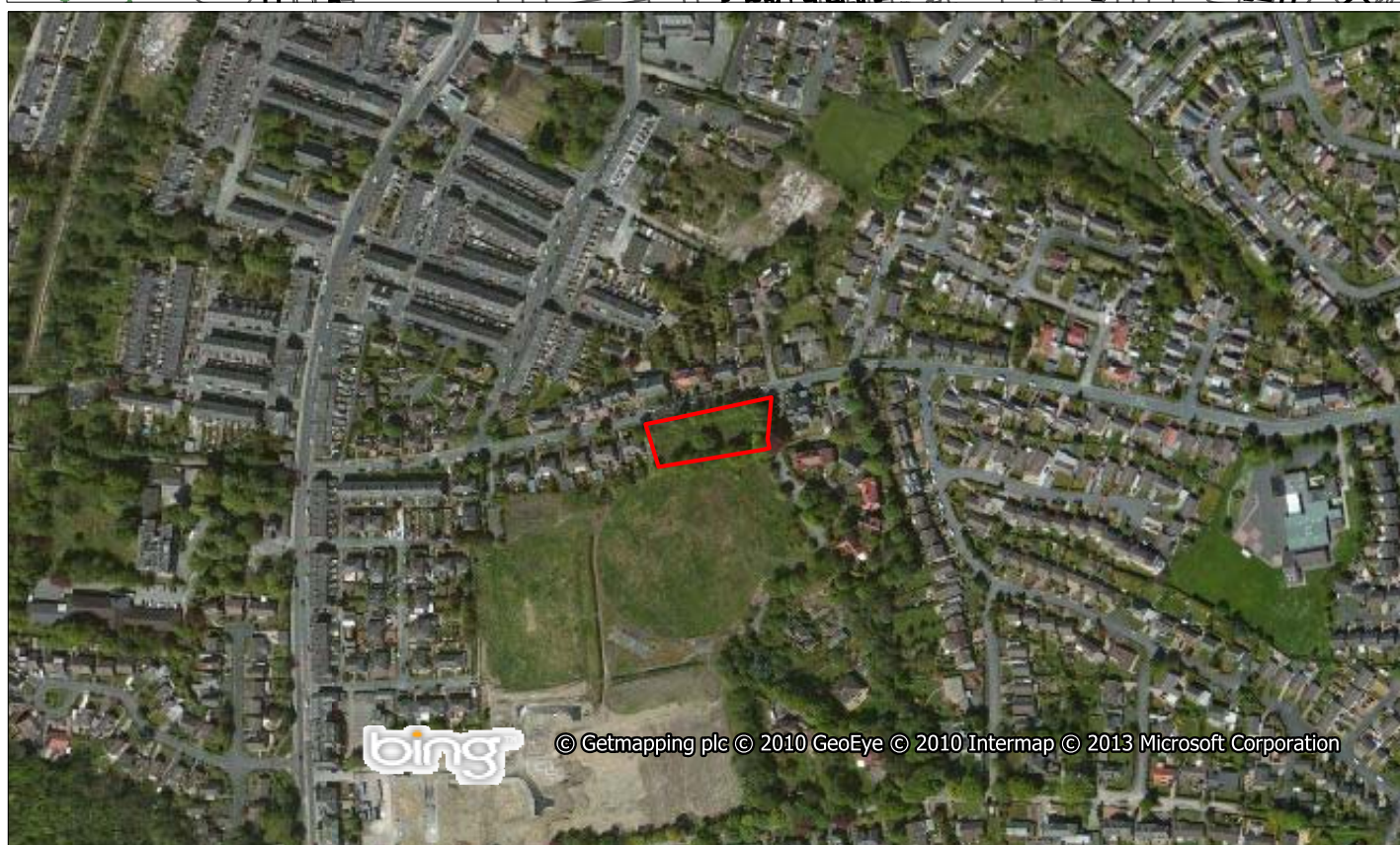
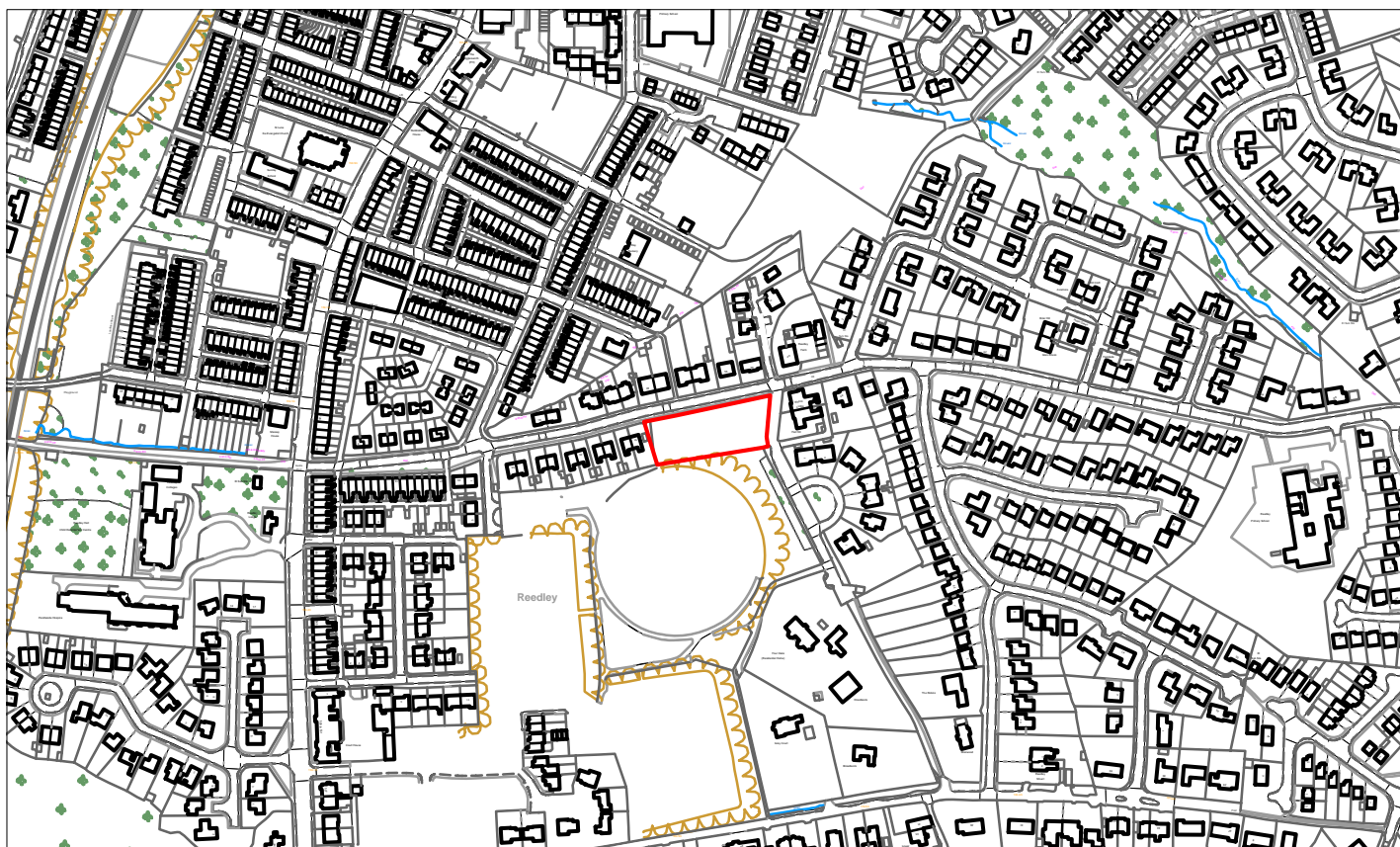
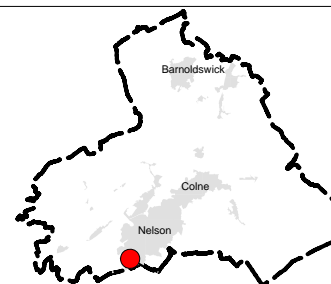
Site Name: Land adjacent to 51 Reedley Road

Location: Brierfield

Site Ref: RY014

Site Area: 0.242 ha

Grid Ref: SD 384 435



Scale: 1 : 5,000

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Site Details

Site Ref: BR053	Site Name: Marsden Cross, 30 Higher Reedley Road	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: RCB	Co-ordinates: 385584, 436257
Planning App No.: 13/12/0415P		
Development: Full: Conversion of public house with residential flat to four flats with eight solar panels on the rear roofslope (resubmission).		

Site Area (gross): 0.2600 ha	Indicative No. Dwellings: 4	Indicative Density: 15 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 5
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	4	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

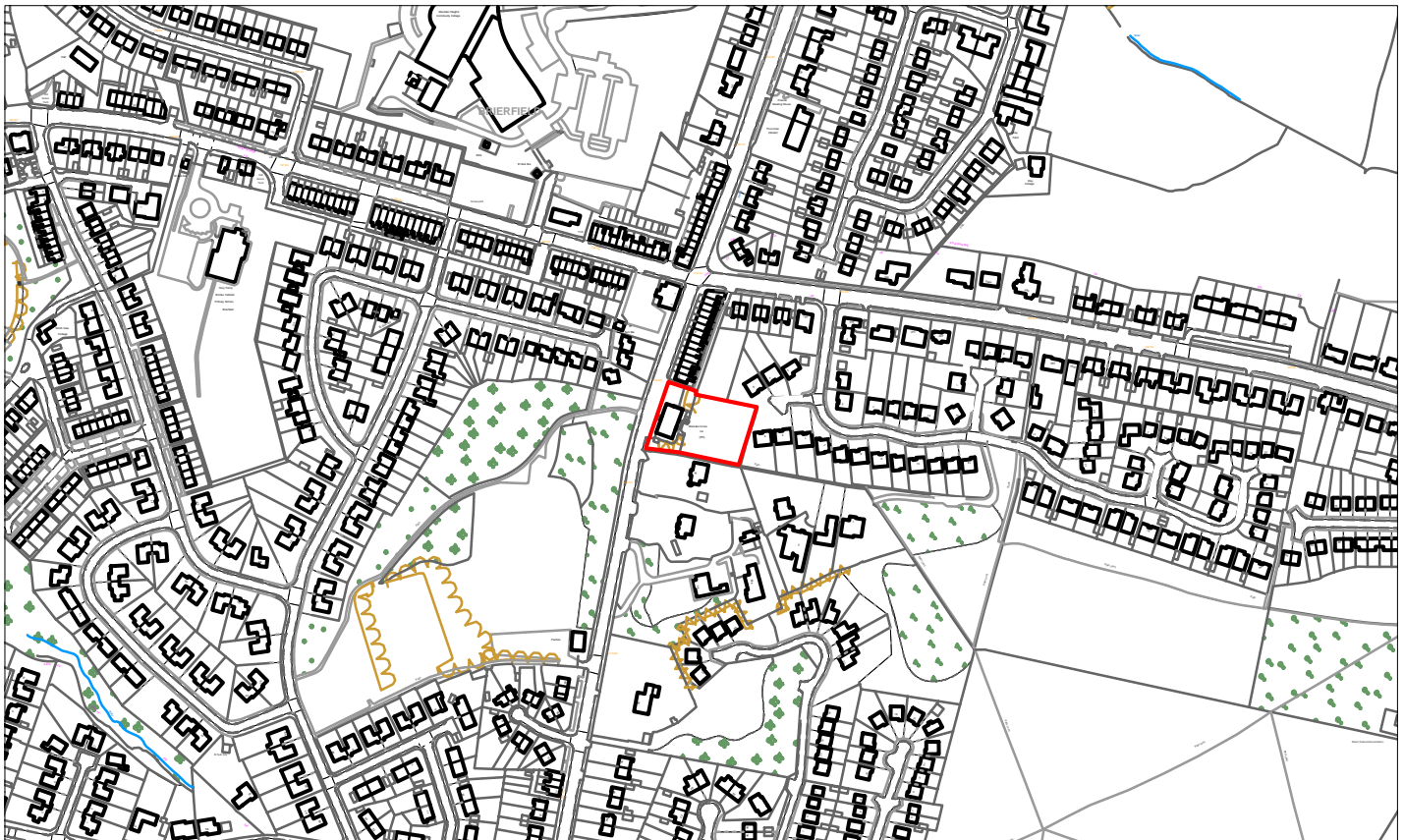
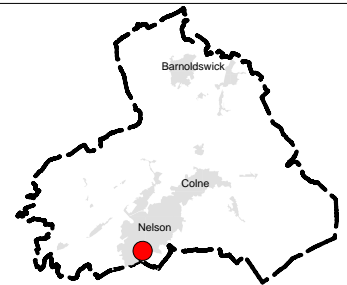
Site Name: Marsden Cross, 30 Higher Reedley Road

Location: Brierfield

Site Ref: BR053

Site Area: 0.26 ha

Grid Ref: SD 385 436



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Site Details				
Site Ref: BR054		Site Name: 13 Burnley Road		Settlement: Brierfield
Ward: Brierfield Ward		SHLAA Typology: PDVDLB		Co-ordinates: 384636, 436211
Planning App No.: 13/11/0570P				
Development: Full: Erection of 4 No. three bedroom terraced dwelling houses and off street parking at the rear.				
Site Area (gross): 0.0400 ha		Indicative No. Dwellings: 4		Indicative Density: 100 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 5
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	4	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

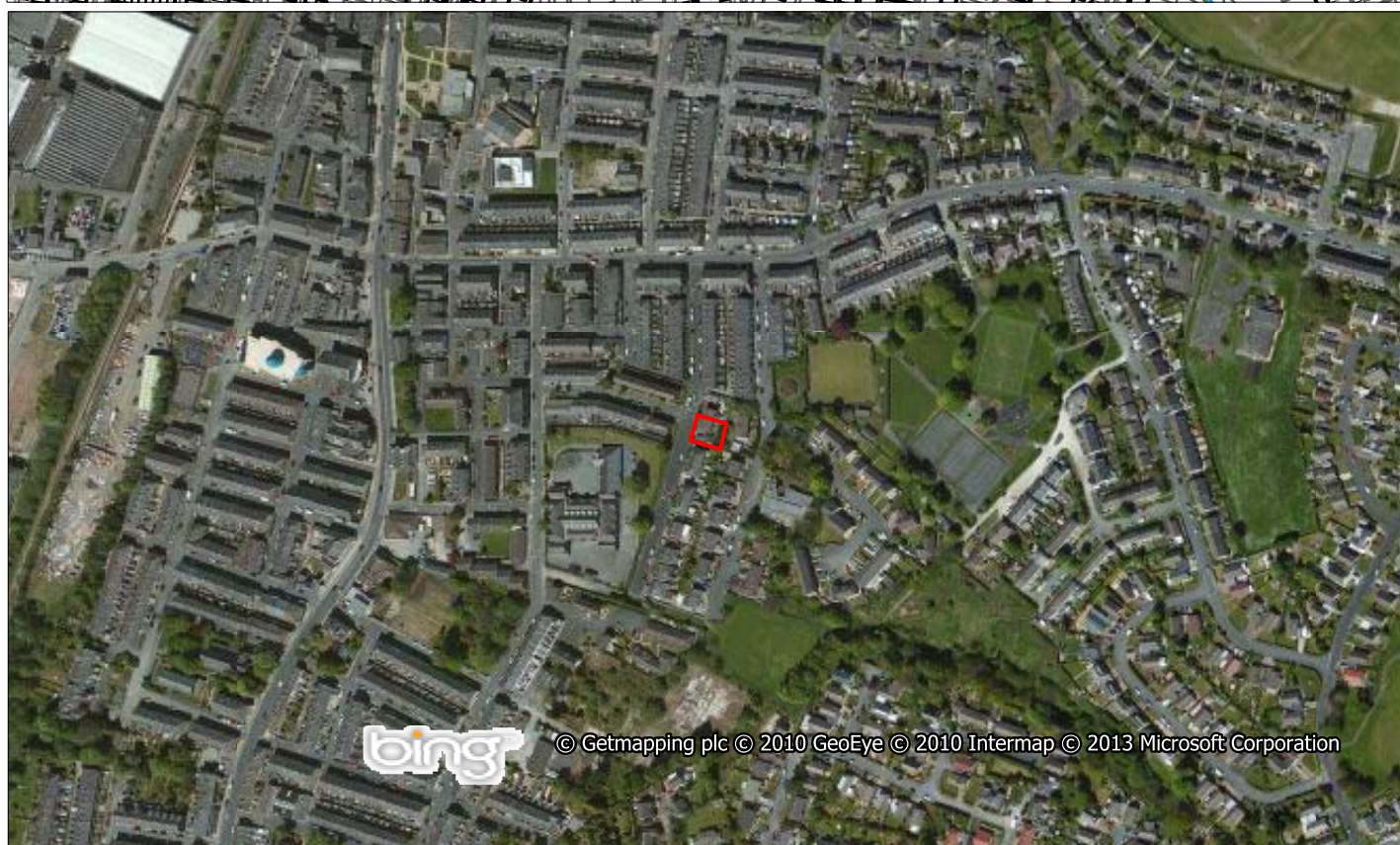
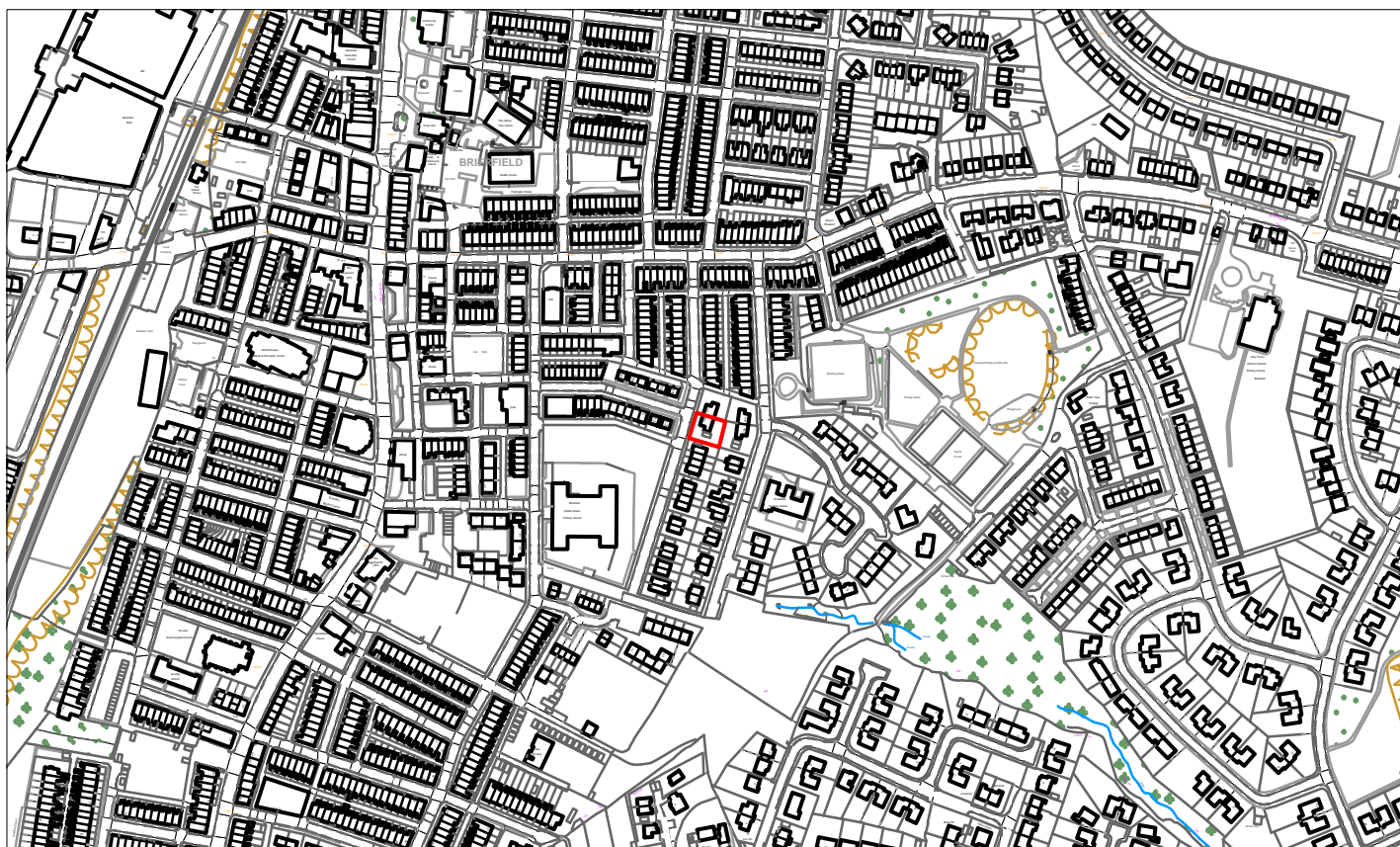
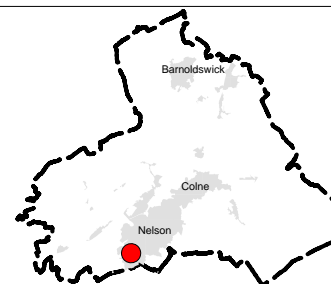
Site Name: 28a Bird Street

Location: Brierfield

Site Ref: BR052

Site Area: 0.04 ha

Grid Ref: SD 384 436



bing

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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: BR056		Site Name: 49 Reedley Drive		Settlement: Brierfield
Ward: Reedley Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 385007, 435680
Planning App No.: 13/13/0459P				
Development: Full: Demolish dwelling and erect four detached dwellings.				
Site Area (gross): 0.2340 ha		Indicative No. Dwellings: 3		Indicative Density: 17 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 5
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, however, planning permission was only granted in the last year. 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

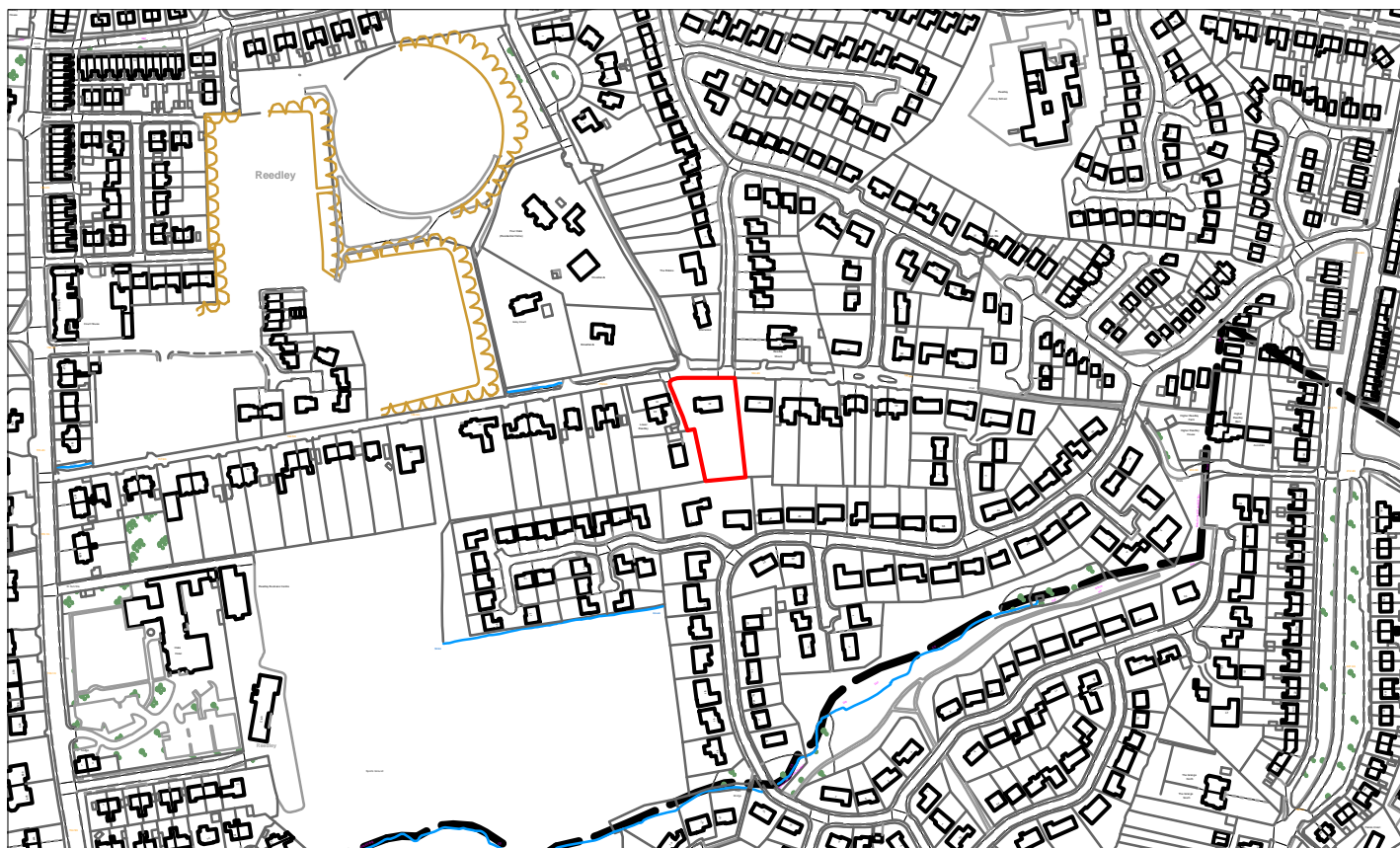
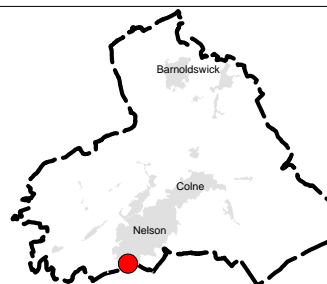
Site Name: 49 Reedley Drive

Location: Brierfield

Site Ref: BR056

Site Area: 0.234 ha

Grid Ref: SD 385 435



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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: BR049 | Site Name: Lane Ends Inn, Higher Reedley Road | Settlement: Brierfield

Ward: Reedley Ward | SHLAA Typology: RCB | Co-ordinates: 385549, 436338

Planning App No.: 13/13/0012P

Development: Full: Demolition of former pub and erection of 2 no. dwellinghouses. (Amended Scheme).

Site Area (gross): 0.1440 ha | Indicative No. Dwellings: 2 | Indicative Density: 14 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 1

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 on the first dwelling.

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	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

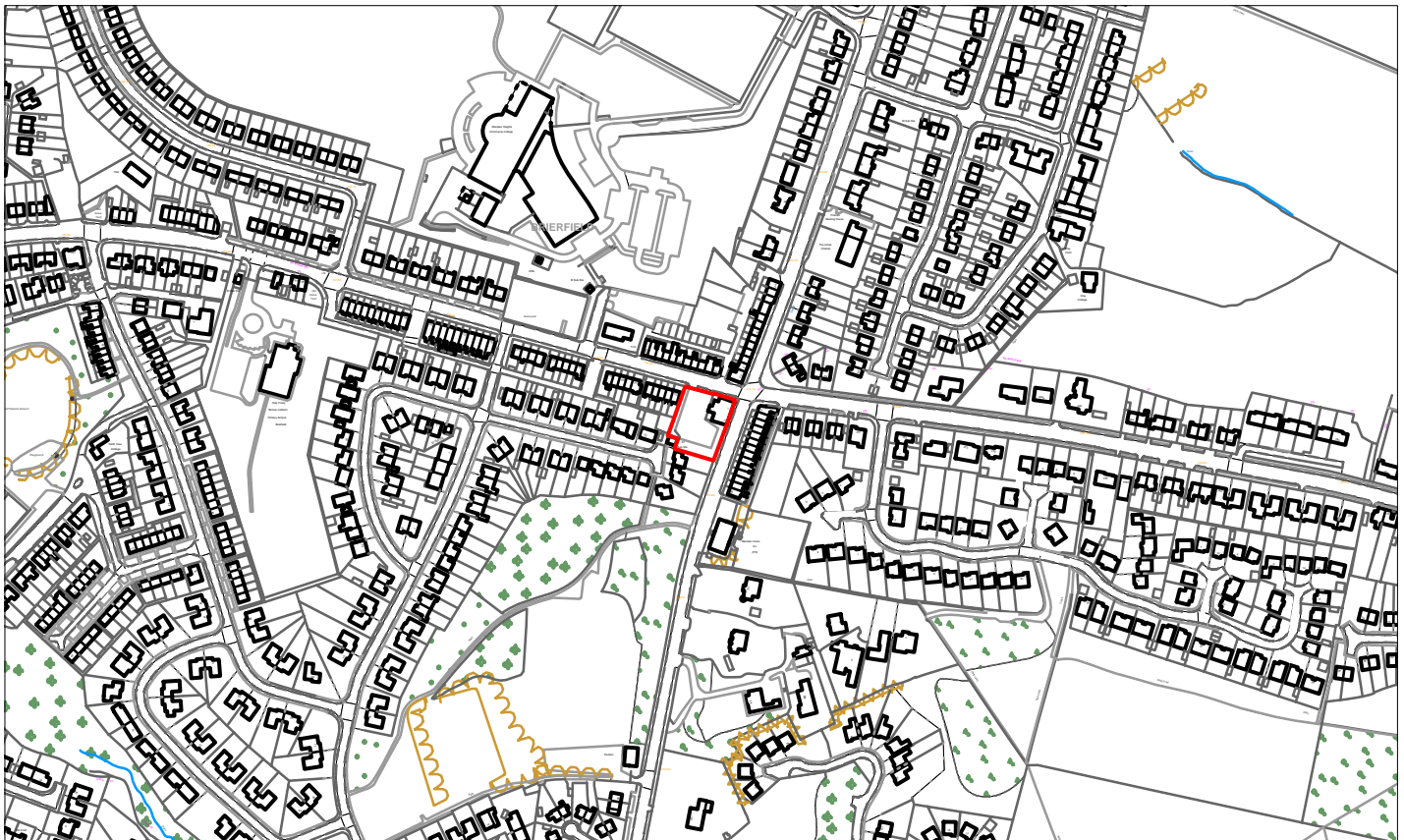
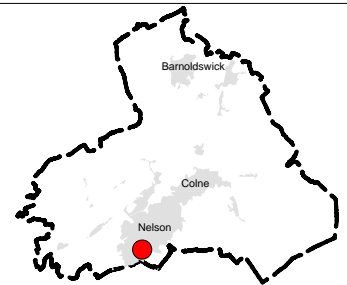
Site Name: Lane Ends Inn, Higher Reedley Road

Location: Brierfield

Site Ref: BR049

Site Area: 0.144 ha

Grid Ref: SD 385 436



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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: BR058/16	Site Name: Land to rear of 3 and 5 Reedley Drive	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: VLNPD	Co-ordinates: 384633, 435605
Planning App No.: 13/12/0062P		
Development: Outline: Erection of 2 semi-detached dwellings (Access and layout).		
Site Area (gross): 0.1019 ha	Indicative No. Dwellings: 2	Indicative Density: 17 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 1
Comments:	The Council's viability model suggests that this type of site is unlikely to be 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	0	2	0	0

Pendle Strategic Housing Land Availability Assessment

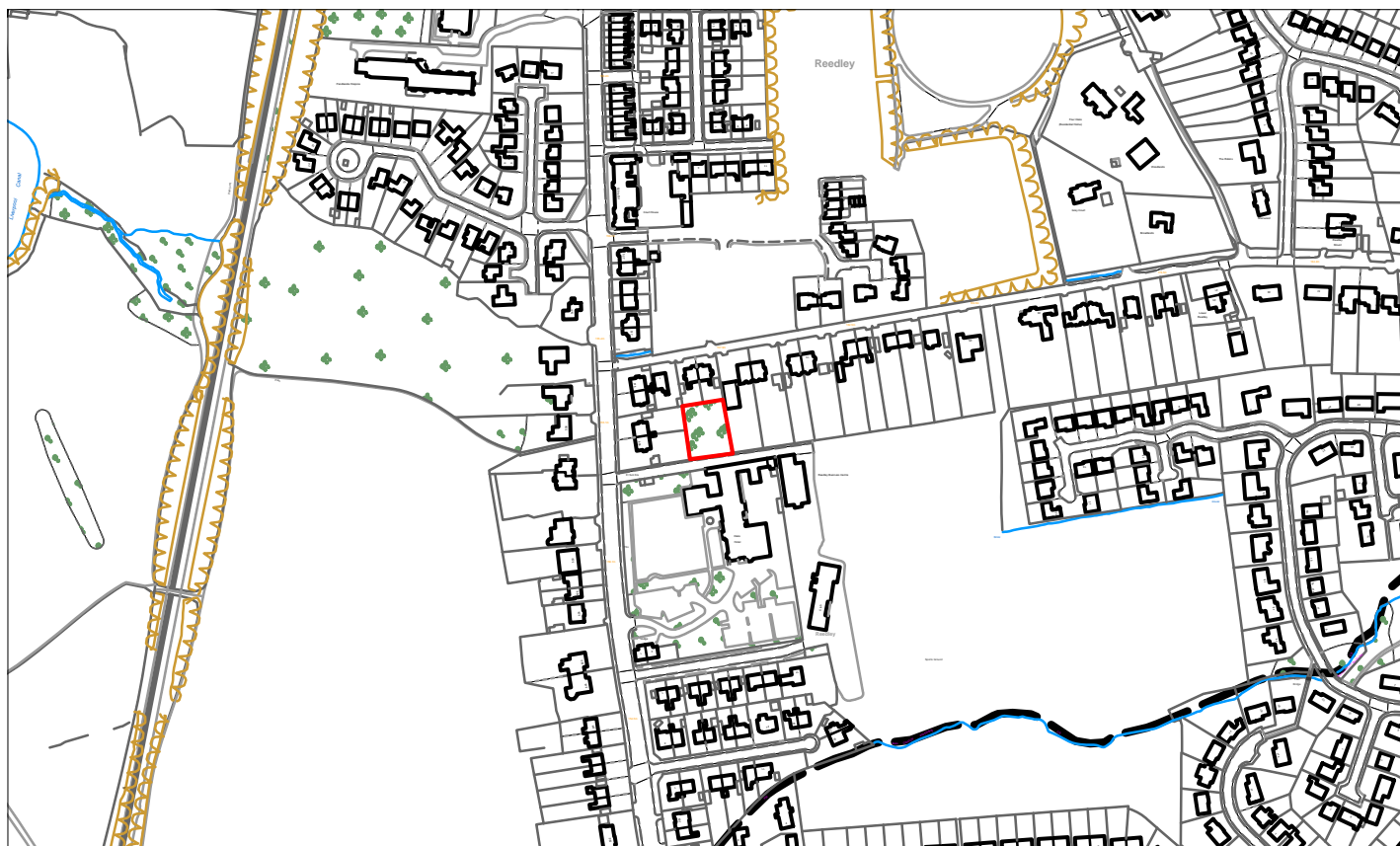
Site Name: Land to rear of 3 and 5 Reedley Drive

Location: Brierfield

Site Ref: BR058 / 16

Site Area: 0.1019 ha

Grid Ref: SD 384 435



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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: RY017	Site Name: 40 Reedley Road	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: PDVDLB	Co-ordinates: 384899, 436028
Planning App No.: 13/12/0041P		
Development:	Full: Conversion and extension of buildings to create two dwellings (including partial demolition) and erection of detached garage	
Site Area (gross):	0.1300 ha	Indicative No. Dwellings: 2
		Indicative Density: 15 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 1
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 site is for sale. 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	2	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

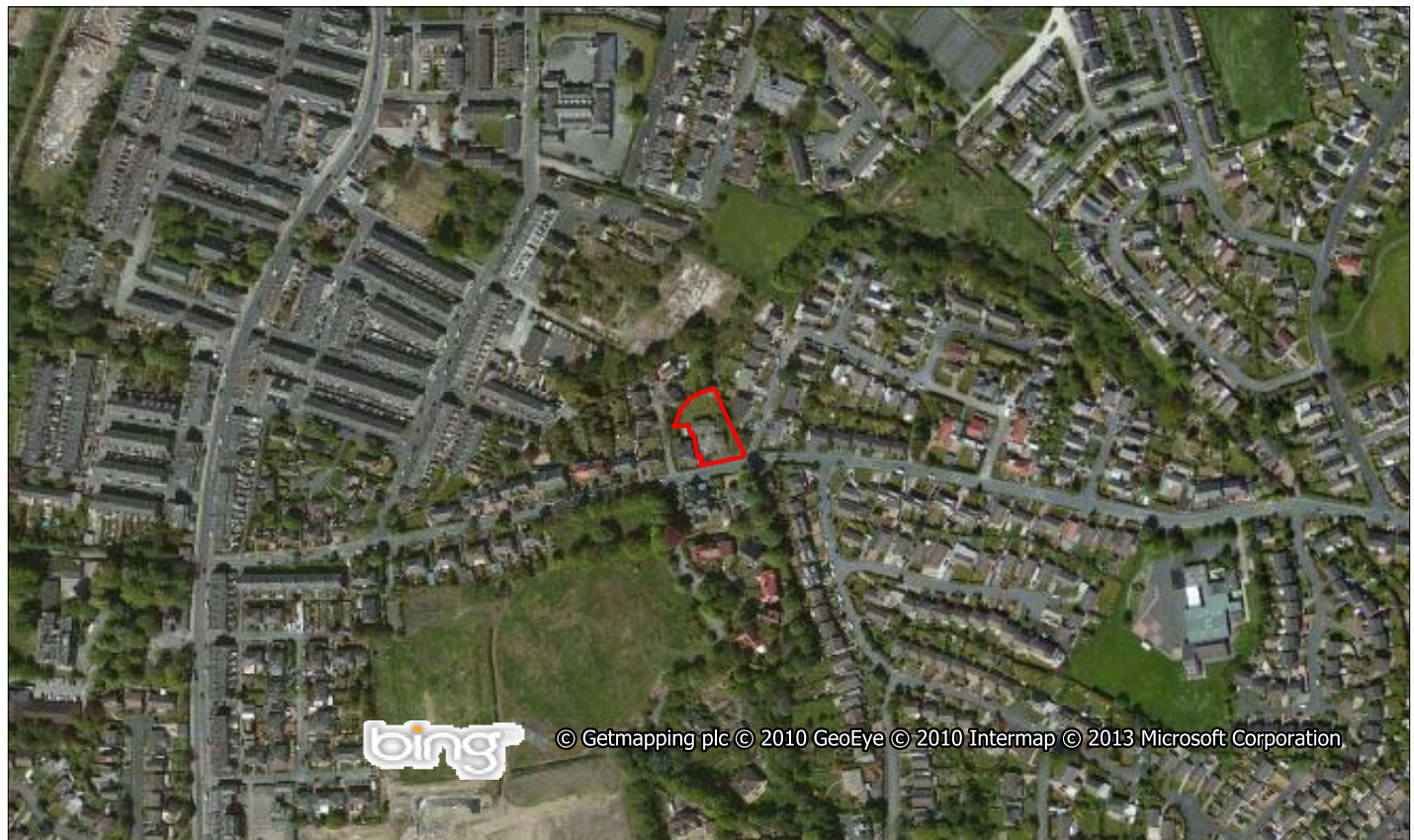
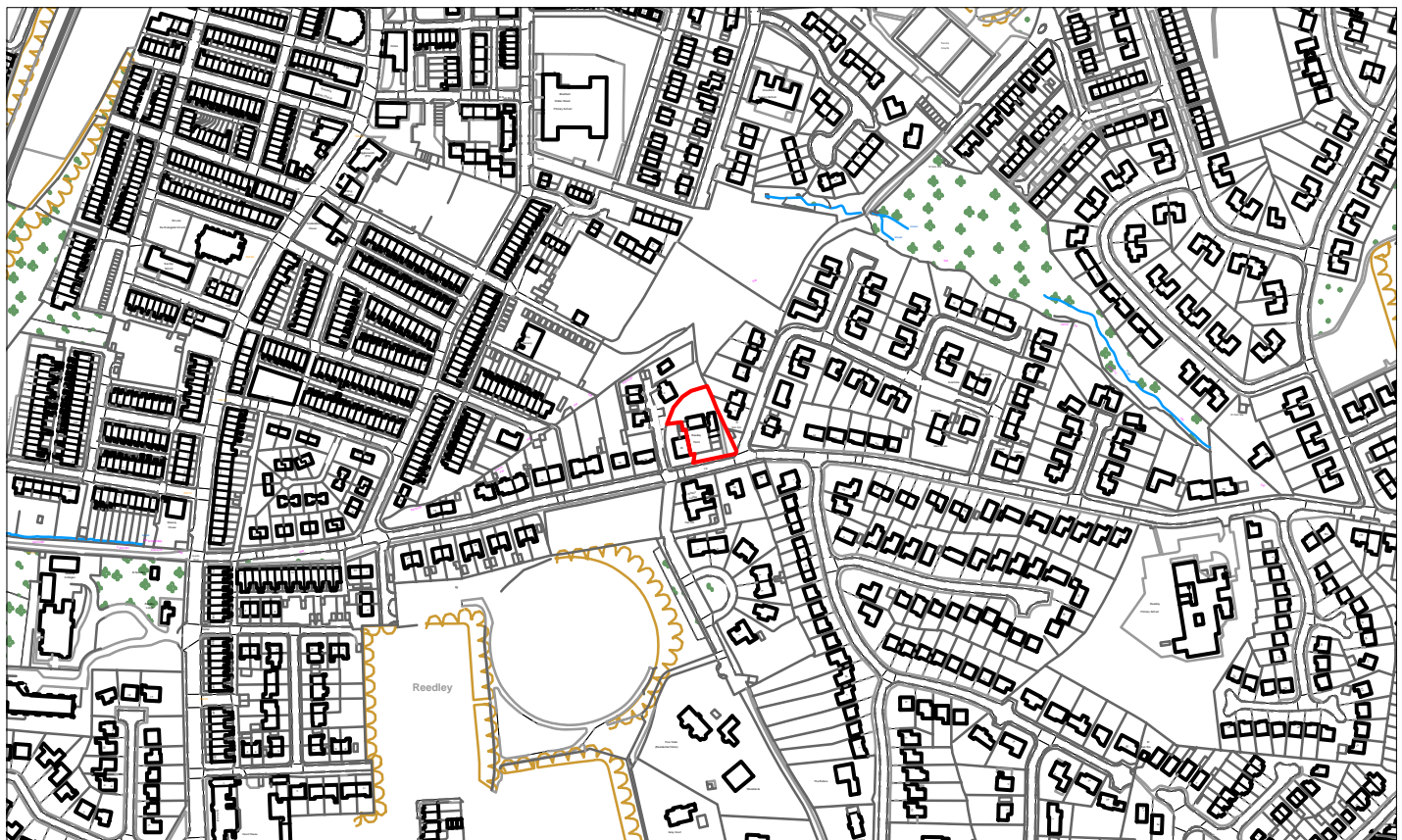
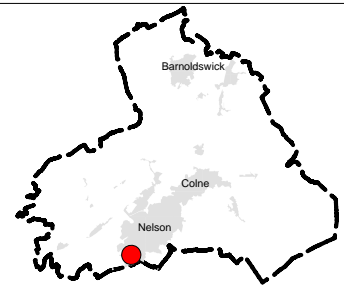
Site Name: 40 Reedley Road

Location: Brierfield

Site Ref: RY017

Site Area: 0.13 ha

Grid Ref: SD 384 436



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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:	BR045	Site Name:	West View Acres, Kibble Grove	
Settlement:	Brierfield			
Ward:	Reedley Ward	SHLAA Typology:	I (Garden Land)	Co-ordinates:
385734, 435891				
Planning App No.:	13/09/0176P			
Development:	Erect 4 bedroom bungalow			
Site Area (gross):	0.0730 ha	Indicative No. Dwellings:	1	Indicative Density:
14 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 1
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 slowly. The site is now up for sale. 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

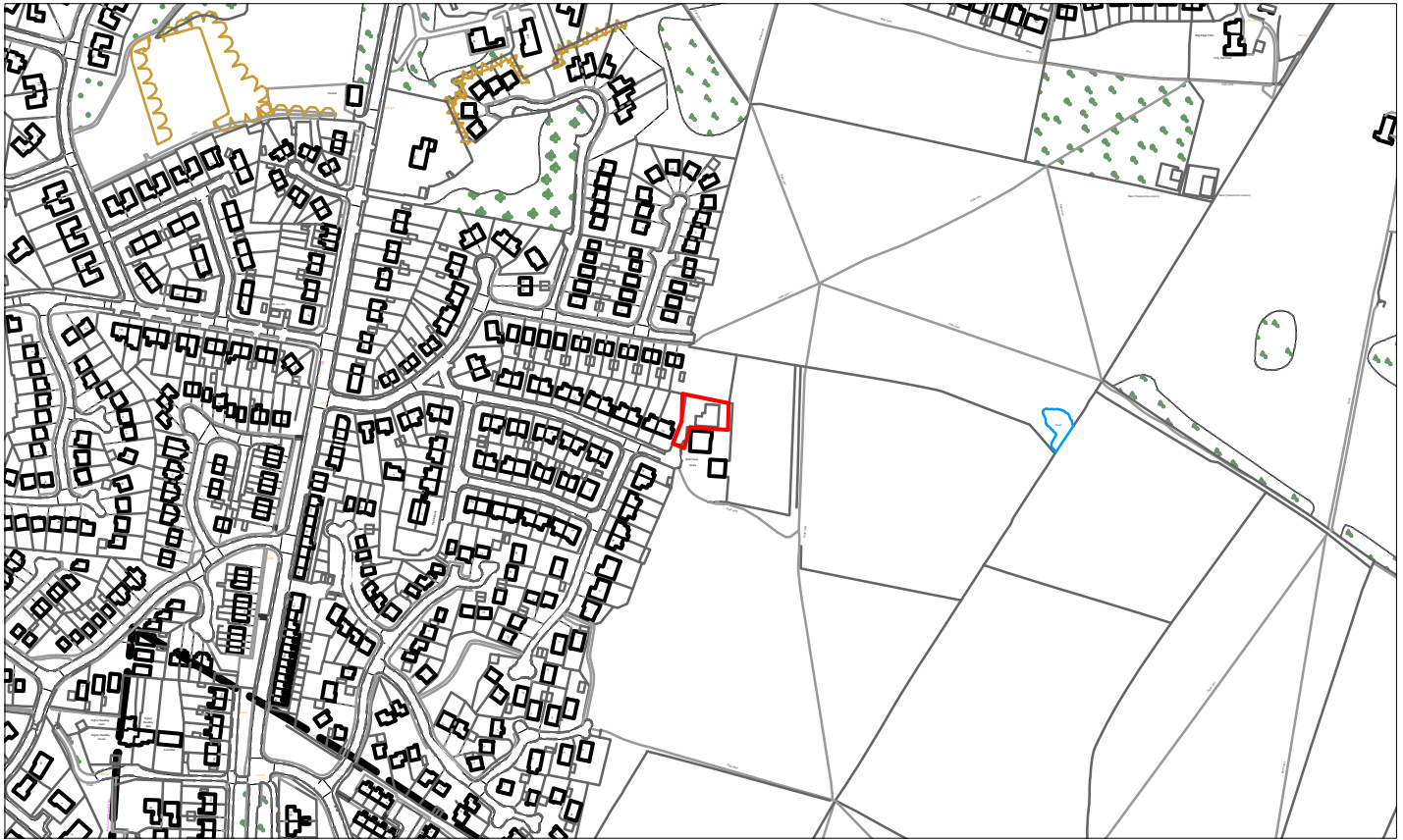
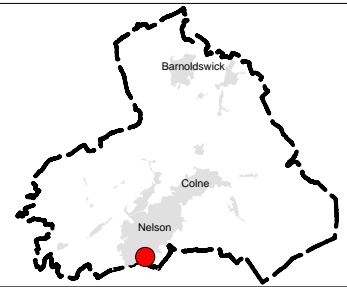
Site Name: West View Acres, Kibble Grove

Location: Brierfield

Site Ref: BR045

Site Area: 0.073 ha

Grid Ref: SD 385 435



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: BR047		Site Name: 349 Kings Causeway		Settlement: Brierfield
Ward: Reedley Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 386175, 436208
Planning App No.: 13/10/0175P				
Development: Full: Erection of a detached dwelling house				
Site Area (gross): 0.0750 ha		Indicative No. Dwellings: 1		Indicative Density: 13 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 1
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 nearly complete. 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

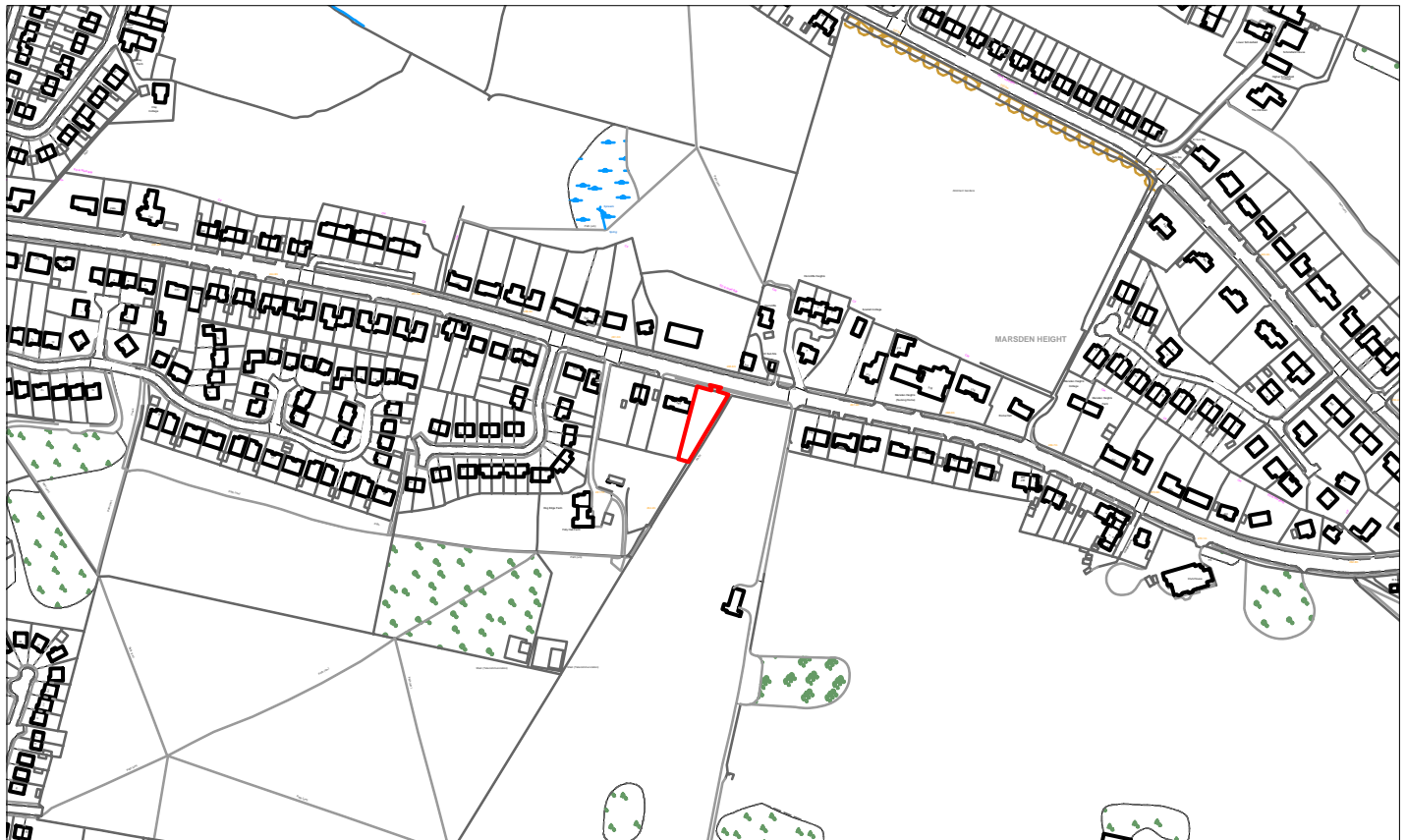
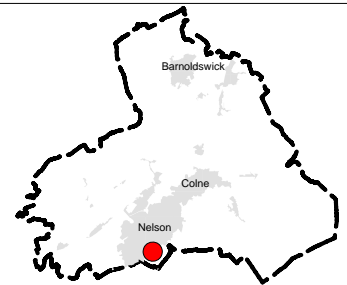
Site Name: 349 Kings Causeway

Location: Brierfield

Site Ref: BR047

Site Area: 0.075 ha

Grid Ref: SD 386 436



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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: BR052		Site Name: 28a Bird Street		Settlement: Brierfield
Ward: Reedley Ward		SHLAA Typology: I (Garage Site)		Co-ordinates: 384896, 436299
Planning App No.: 13/12/0158P				
Development: Full: Demolition of existing garage and erection of dwelling with ridge height of 7.4m.				
Site Area (gross): 0.0400 ha		Indicative No. Dwellings: 1		Indicative Density: 25 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 1
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

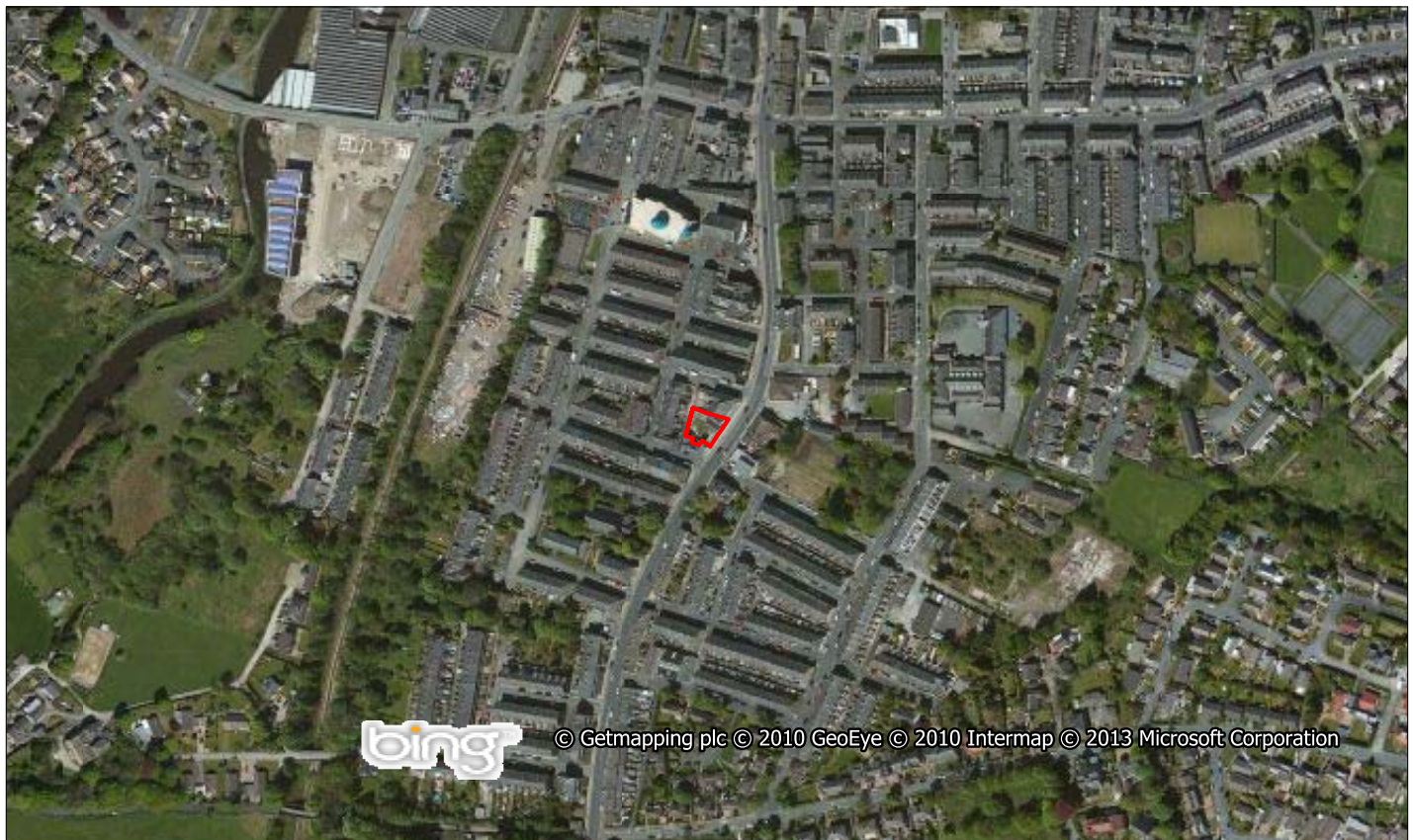
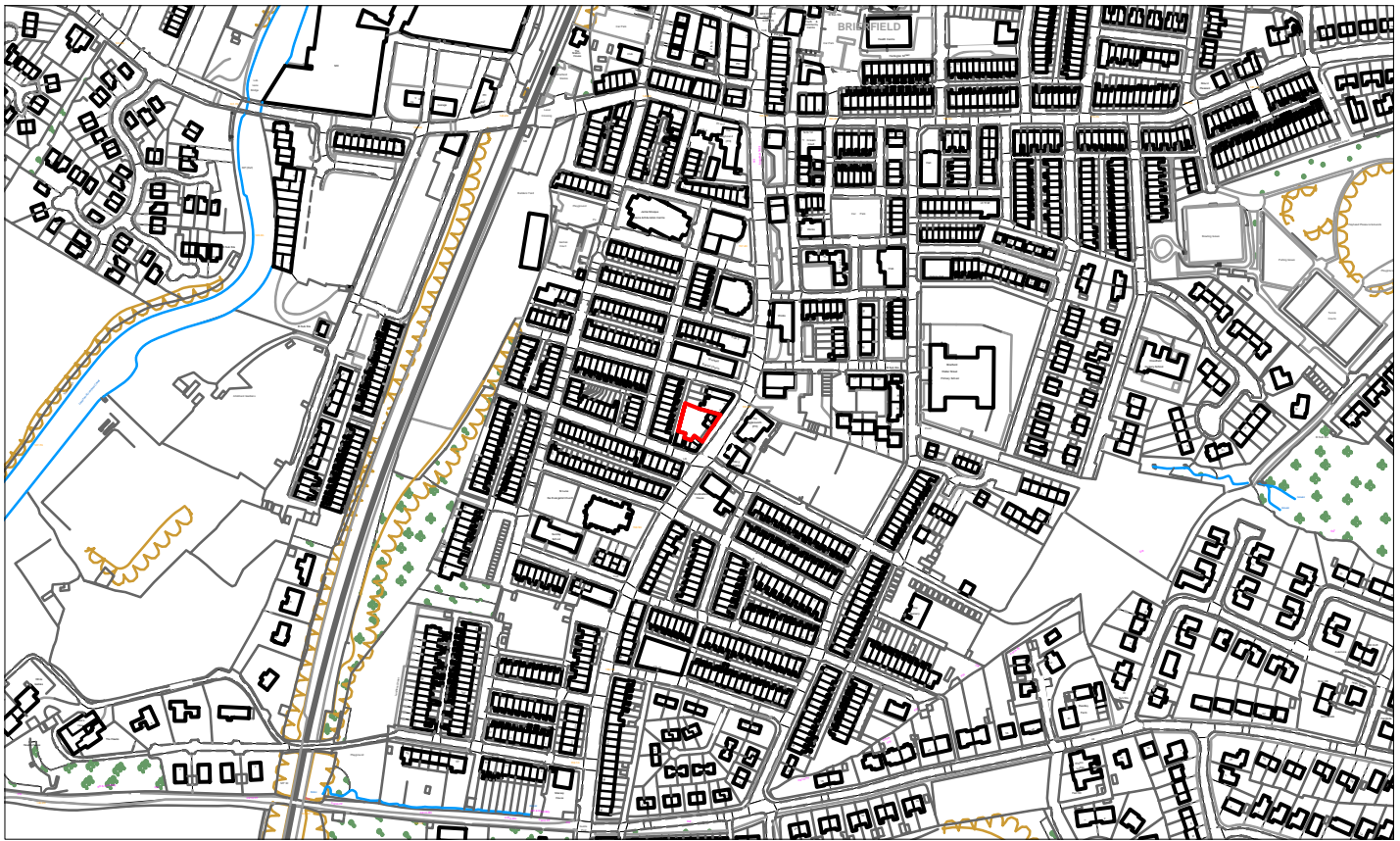
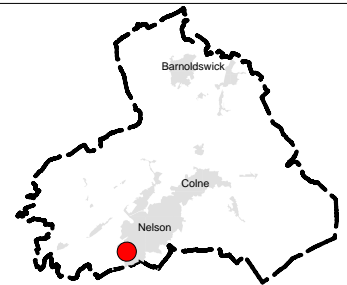
Site Name: 13 Burnley Road

Location: Brierfield

Site Ref: BR054

Site Area: 0.04 ha

Grid Ref: SD 384 436



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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:	BR055	Site Name:	19 Weatherhill Crescent	
		Settlement:	Brierfield	
Ward:	Reedley Ward		SHLAA Typology:	I (Garage Conversion)
		Co-ordinates:	385984, 436211	
Planning App No.:	13/13/0184P			
Development:	Full: Change of use of detached garage to a separate dwelling and external alterations to replace the garage door with a window.			
Site Area (gross):	0.0380 ha	Indicative No. Dwellings:	1	Indicative Density:
				26 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 1
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, however, planning permission was only granted in the last year. 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	1	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

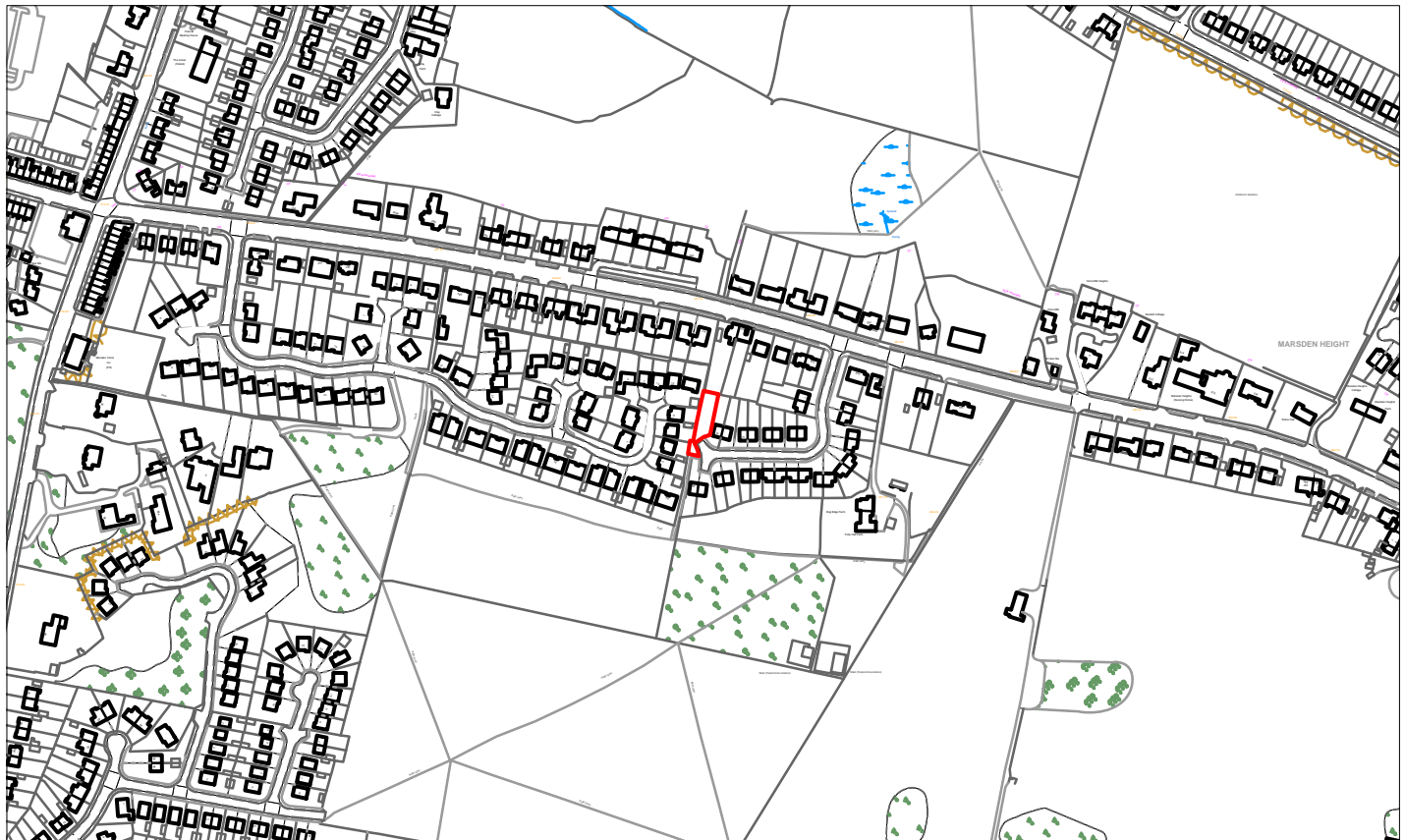
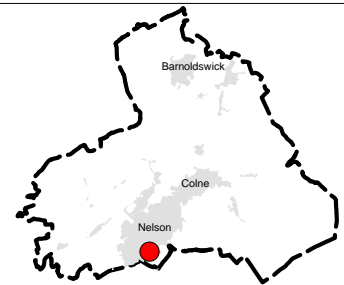
Site Name: 19 Weatherhill Crescent

Location: Brierfield

Site Ref: BR055

Site Area: 0.038 ha

Grid Ref: SD 385 436



Scale: 1 : 5,000

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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: RY015	Site Name: Land adjacent to 534 Colne Road	Settlement: Brierfield
Ward: Reedley Ward	SHLAA Typology: PDVDLB	Co-ordinates: 384525, 435552
Planning App No.: 13/13/0010P		
Development: Full: Erection of a detached dwelling house (Extension of time)		
Site Area (gross): 0.065 ha	Indicative No. Dwellings: 1	Indicative Density: 15 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 1
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. 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 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	1	0	0	0	0

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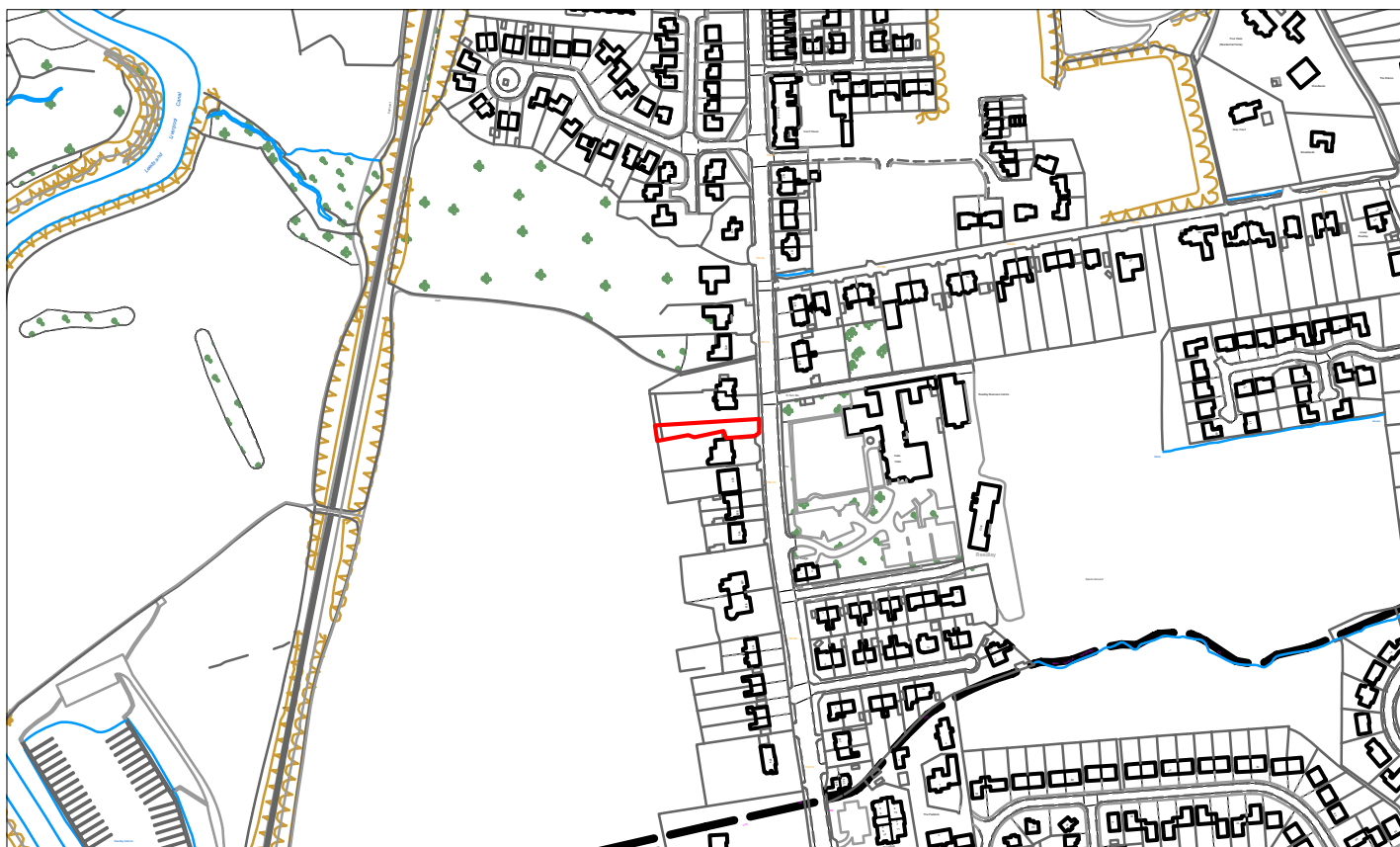
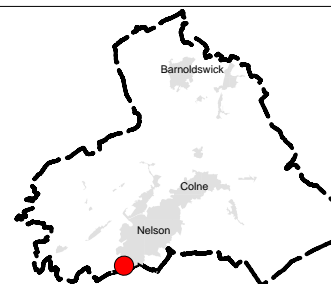
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