

## 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

<b>Site Ref:</b> BR039	<b>Site Name:</b> Land between Veevers Street and Canal Side	<b>Settlement:</b> Brierfield
<b>Ward:</b> Brierfield Ward	<b>SHLAA Typology:</b> RRA	<b>Co-ordinates:</b> 384273, 436497
<b>Planning App No.:</b> 13/07/0910P		
<b>Development:</b> Erect 10 linked detached houses, 45 townhouses and an apartment block of 6 units.		
<b>Site Area (gross):</b> 1.2870 ha	<b>Indicative No. Dwellings:</b> 85	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 17
<b>Comments:</b> 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.	
<b>Constraints to overcome:</b> 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

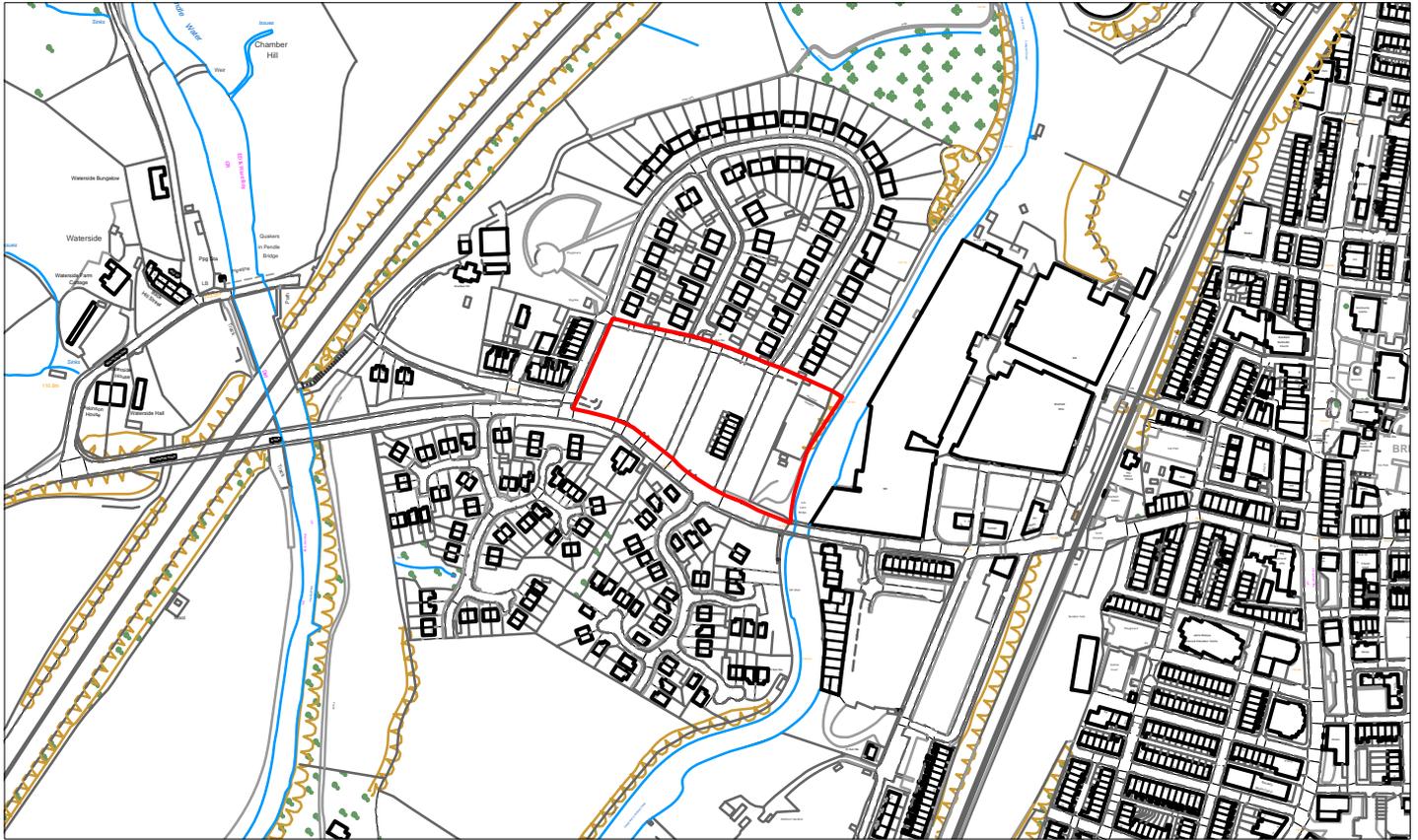
**Site Name:** Land between Veevers Street and Canal Side

**Location:** Brierfield

**Site Ref:** BR039

**Site Area:** 1.287 ha

**Grid Ref:** SD 384 436



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### Site Details

<b>Site Ref:</b> RY012	<b>Site Name:</b> Lucas Sports Ground	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> EHA	<b>Co-ordinates:</b> 384755, 435803
<b>Planning App No.:</b> 13/08/0558P, 13/10/0296P		
<b>Development:</b>	Full: Major: Erect 49 houses, 6 apartments, 8 live/work units, G.P surgery (267m <sup>2</sup> ), childrens nursery (278m <sup>2</sup> ), office space (588m <sup>2</sup> ), retail space (145m <sup>2</sup> ), football pitch, cricket pitch and club house (250m <sup>2</sup> ) with associated landscaping and parking. Note new application for additional 20 units and minus the 8 live work units.	

<b>Site Area (gross):</b> 2.5440 ha	<b>Indicative No. Dwellings:</b> 75	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Viable	<b>(V3) Viability Model Ref:</b> Site Specific Viability Work
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**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

# Pendle Strategic Housing Land Availability Assessment

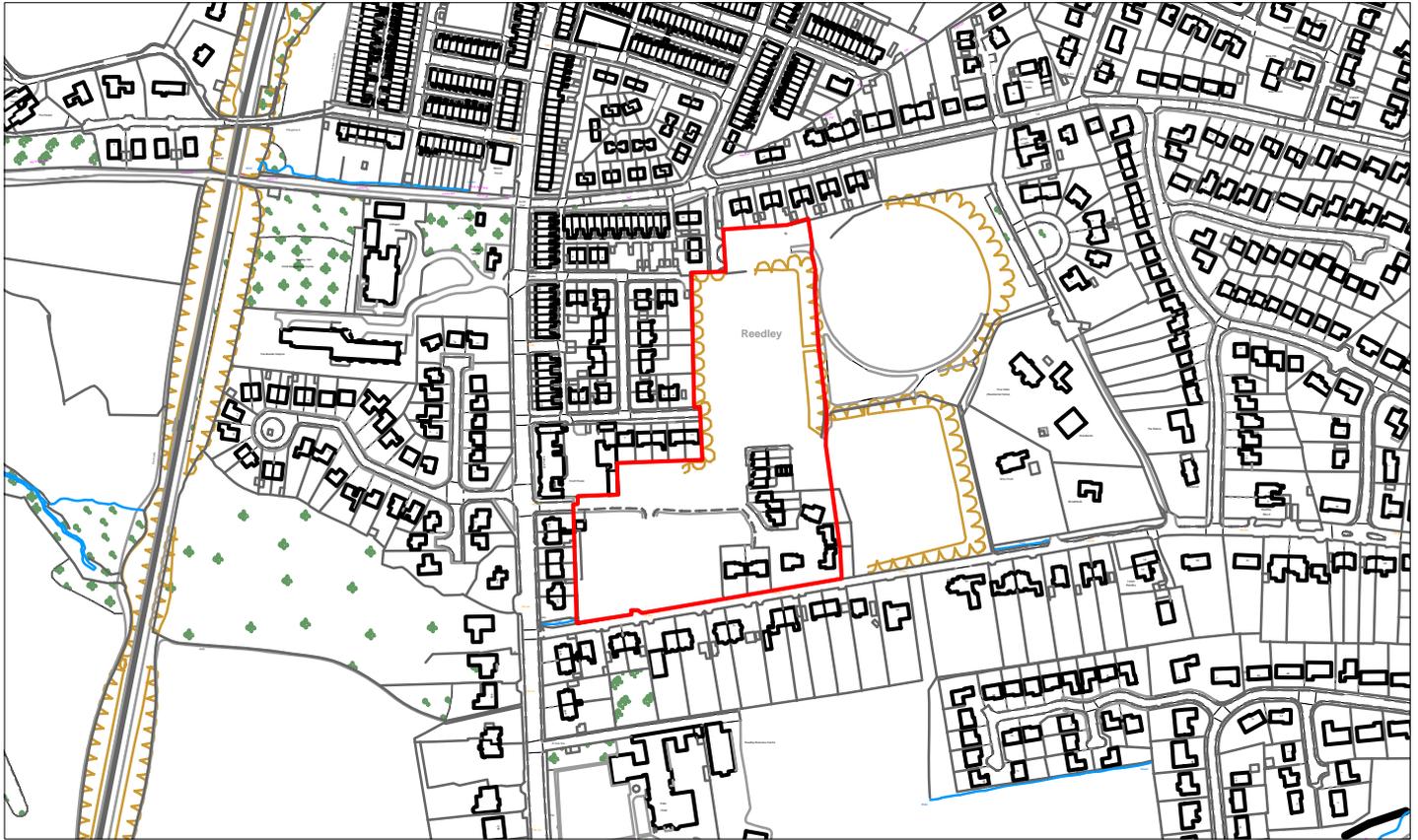
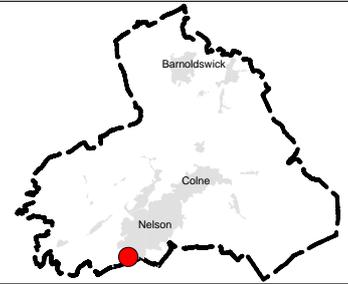
**Site Name:** Lucas Sports Ground

**Location:** Reedley

**Site Ref:** RY012

**Site Area:** 2.54 ha

**Grid Ref:** SD 384 435



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## Pendle Strategic Housing Land Availability Assessment

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### Site Details

<b>Site Ref:</b> BR029	<b>Site Name:</b> Lob Lane Mill	<b>Settlement:</b> Brierfield
<b>Ward:</b> Brierfield Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 384383, 436344
<b>Planning App No.:</b> 13/10/0294P		
<b>Development:</b> Conversion of warehouse and engine house to 12 houses, erection of 31 houses and 12 apartments		
<b>Site Area (gross):</b> 0.9930 ha	<b>Indicative No. Dwellings:</b> 55	<b>Indicative Density:</b> 55 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.

<b>(V3) Viable?</b> (*see note above) Viable	<b>(V3) Viability Model Ref:</b> Site Specific Viability Work
<b>Comments:</b> 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

# Pendle Strategic Housing Land Availability Assessment

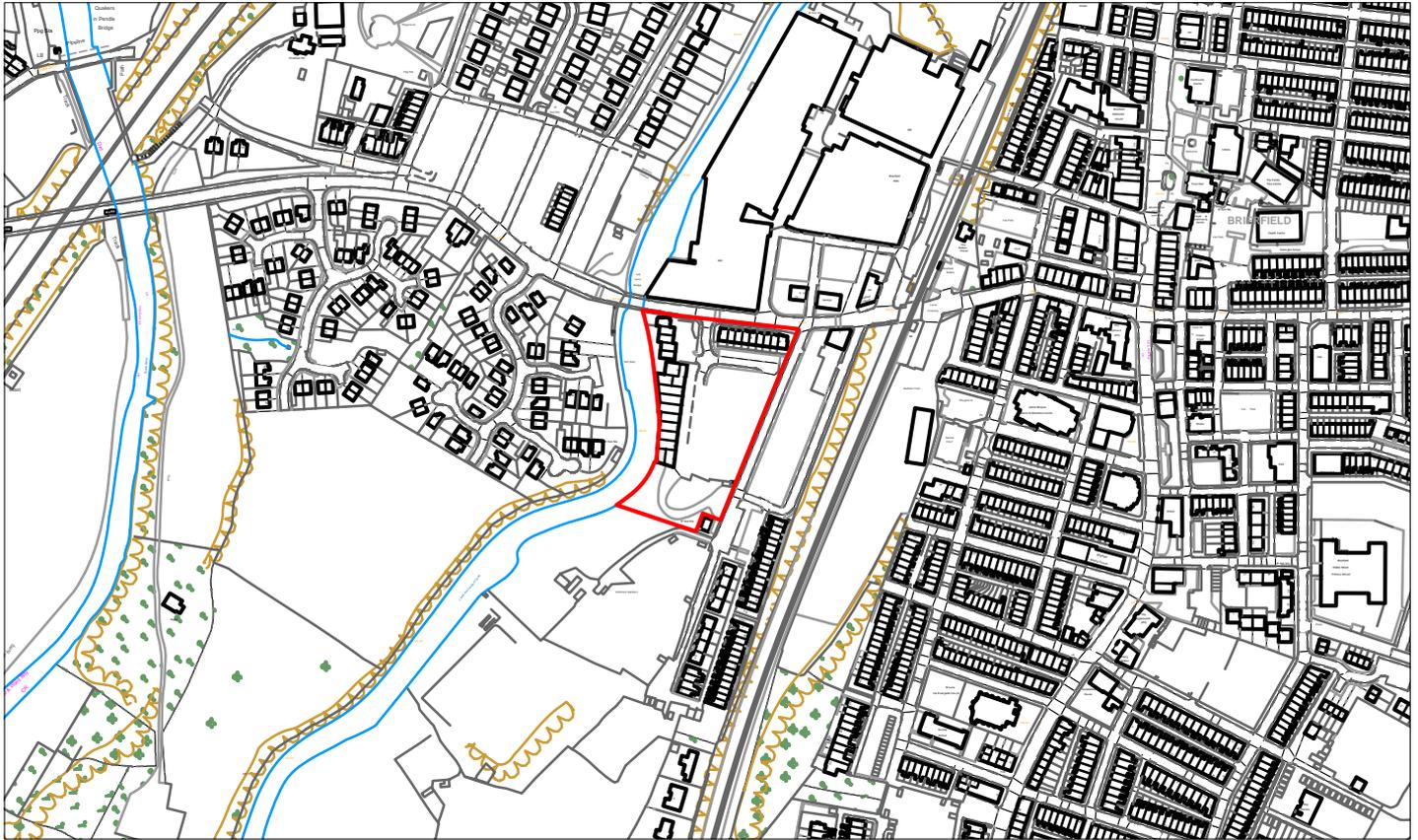
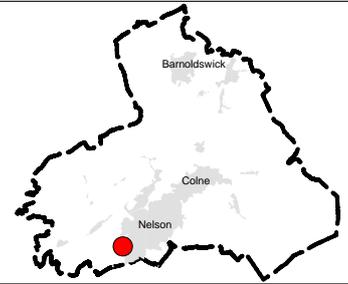
**Site Name:** Lob Lane Mill

**Location:** Brierfield

**Site Ref:** BR029

**Site Area:** 0.993 ha

**Grid Ref:** SD 384 436



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### Site Details

<b>Site Ref:</b> BR037	<b>Site Name:</b> Four Oaks	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> PDVDLB	<b>Co-ordinates:</b> 384896, 435827
<b>Planning App No.:</b> 13/13/0216P		
<b>Development:</b> Erection of 9 dwellinghouses (Extension of time)		
<b>Site Area (gross):</b> 0.3933 ha	<b>Indicative No. Dwellings:</b> 9	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b>	(*see note above) Not Viable	<b>(V3) Viability Model Ref:</b>	Scheme 9
<b>Comments:</b>	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.		
<b>Constraints to overcome:</b>	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

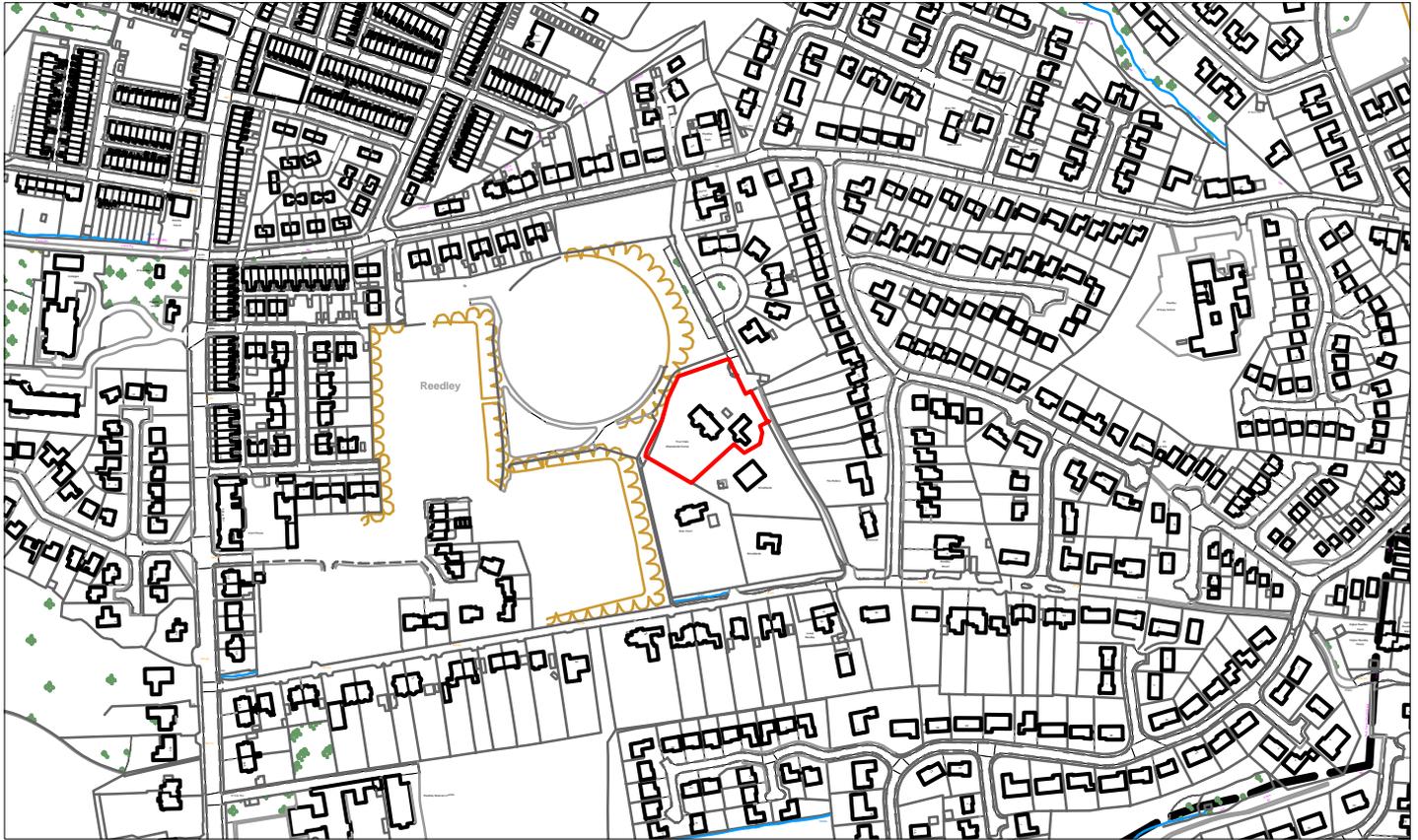
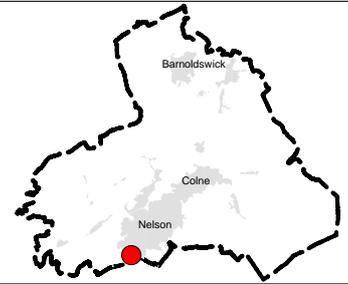
**Site Name:** Four Oaks

**Location:** Brierfield

**Site Ref:** BR037

**Site Area:** 0.393 ha

**Grid Ref:** SD 384 445



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### Site Details

<b>Site Ref:</b> BR048 / 8	<b>Site Name:</b> Land off May Tree Close	<b>Settlement:</b> Briercliffe
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> VLNPD	<b>Co-ordinates:</b> 386497, 435199
<b>Planning App No.:</b> 13/12/0539P		
<b>Development:</b> Outline: Erection of twelve dwelling houses and six apartments (Access and Layout only).		
<b>Site Area (gross):</b> 0.3600 ha	<b>Indicative No. Dwellings:</b> 18	<b>Indicative Density:</b> 50 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 9
<b>Comments:</b> 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

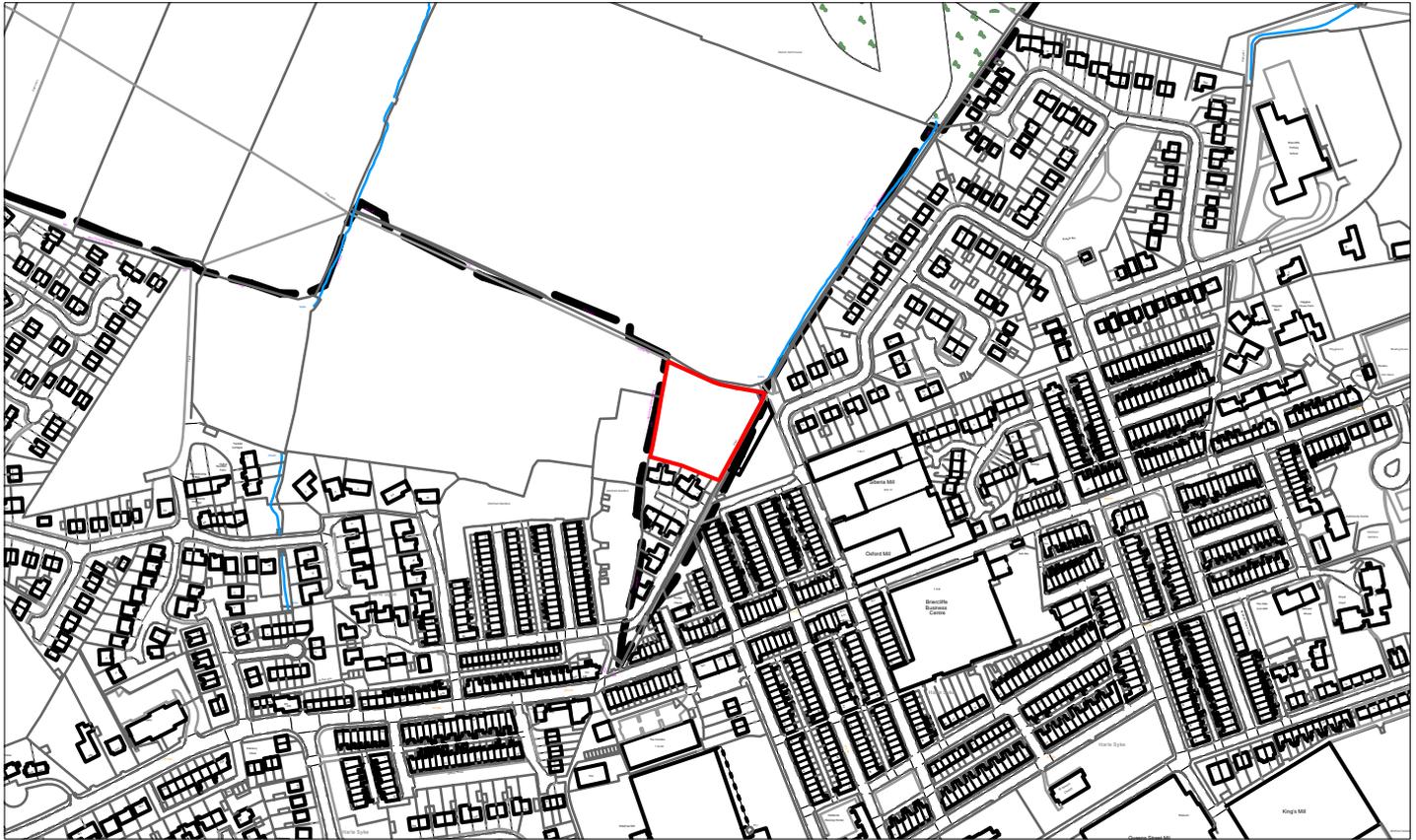
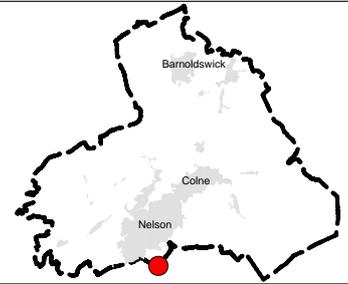
**Site Name:** Land off May Tree Close

**Location:** Brierfield

**Site Ref:** BR048 / 8

**Site Area:** 0.360 ha

**Grid Ref:** SD 386 435



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### Site Details

<b>Site Ref:</b> BR046	<b>Site Name:</b> Former LCC Depot, Halifax Road	<b>Settlement:</b> Brierfield
<b>Ward:</b> Brierfield Ward	<b>SHLAA Typology:</b> PDVDLB	<b>Co-ordinates:</b> 385132, 436518
<b>Planning App No.:</b> 13/13/0167P		
<b>Development:</b> Outline : Residential Development Comprising 9 No. Dwellings (Extension of time)		
<b>Site Area (gross):</b> 0.2491 ha	<b>Indicative No. Dwellings:</b> 9	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 9
<b>Comments:</b> 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

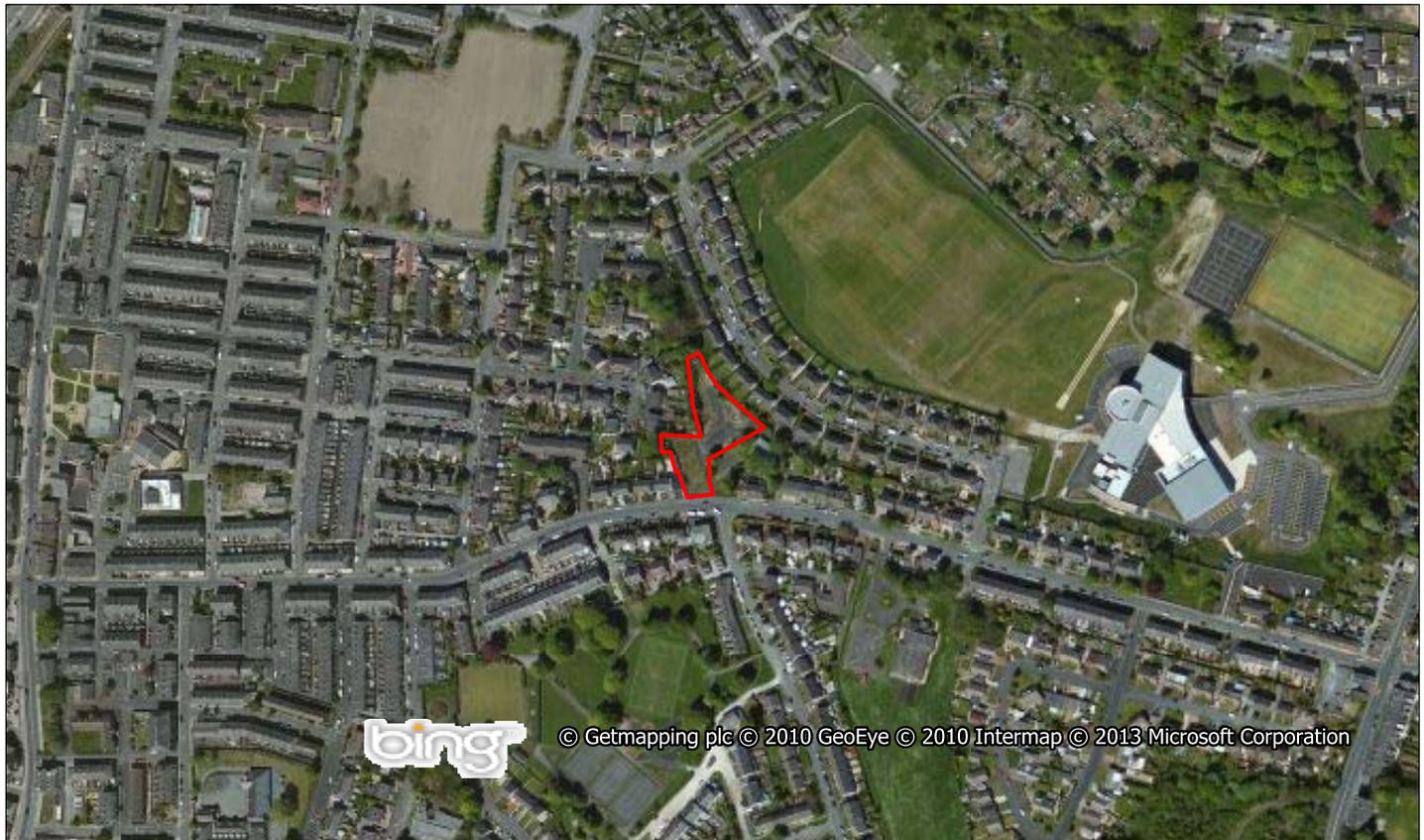
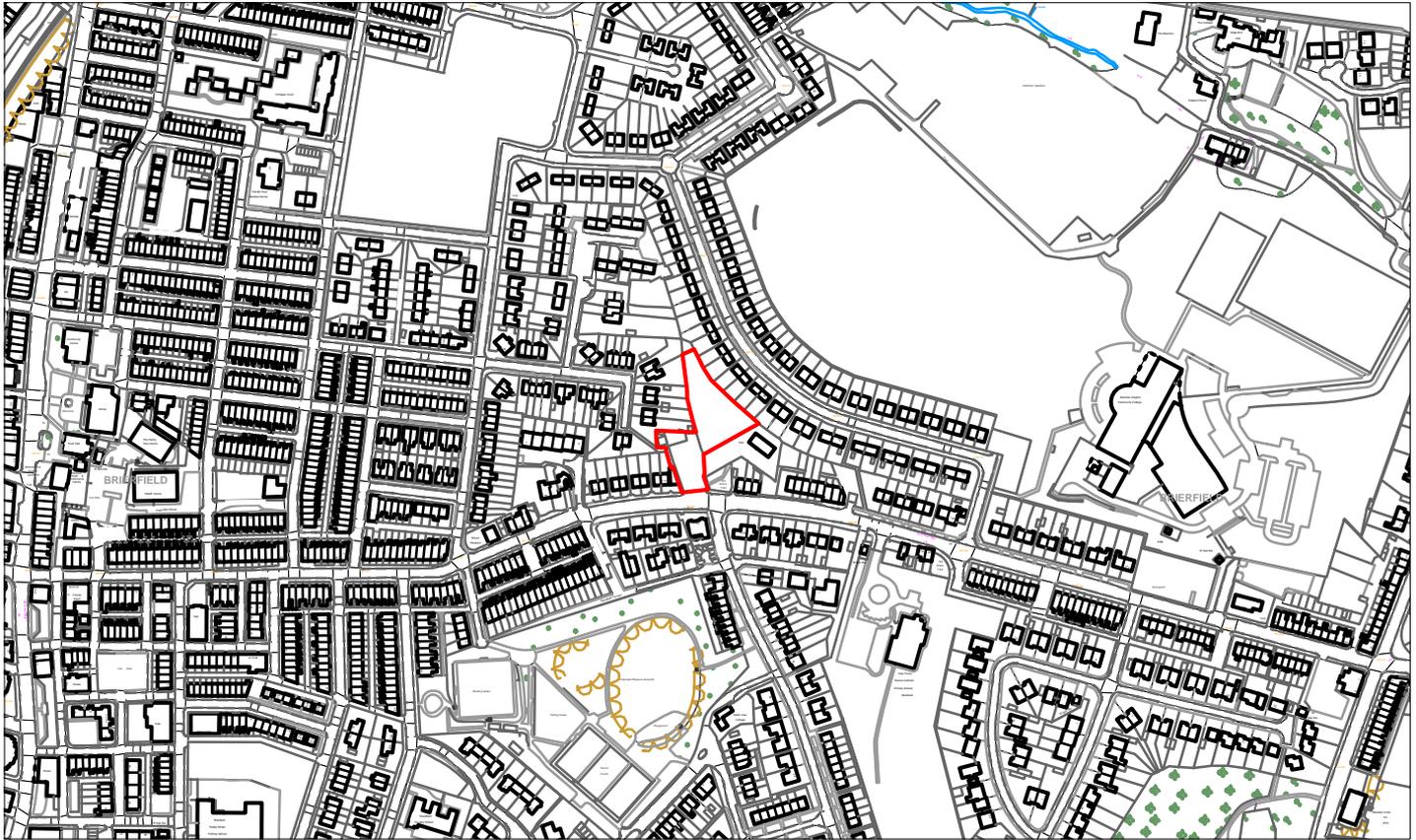
**Site Name:** Former LCC Depot, Halifax Road

**Location:** Brierfield

**Site Ref:** BR046

**Site Area:** 0.2491 ha

**Grid Ref:** SD 385 436



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### Site Details

<b>Site Ref:</b> RY014	<b>Site Name:</b> Land adjacent to 51 Reedley Road	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> VLNPD	<b>Co-ordinates:</b> 384832, 435962
<b>Planning App No.:</b> 13/13/0254P		
<b>Development:</b> Full: Erection of 5 detached dwellings (Extension of time)		
<b>Site Area (gross):</b> 0.2419 ha	<b>Indicative No. Dwellings:</b> 5	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 5
<b>Comments:</b>	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.
<b>Constraints to overcome:</b>	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

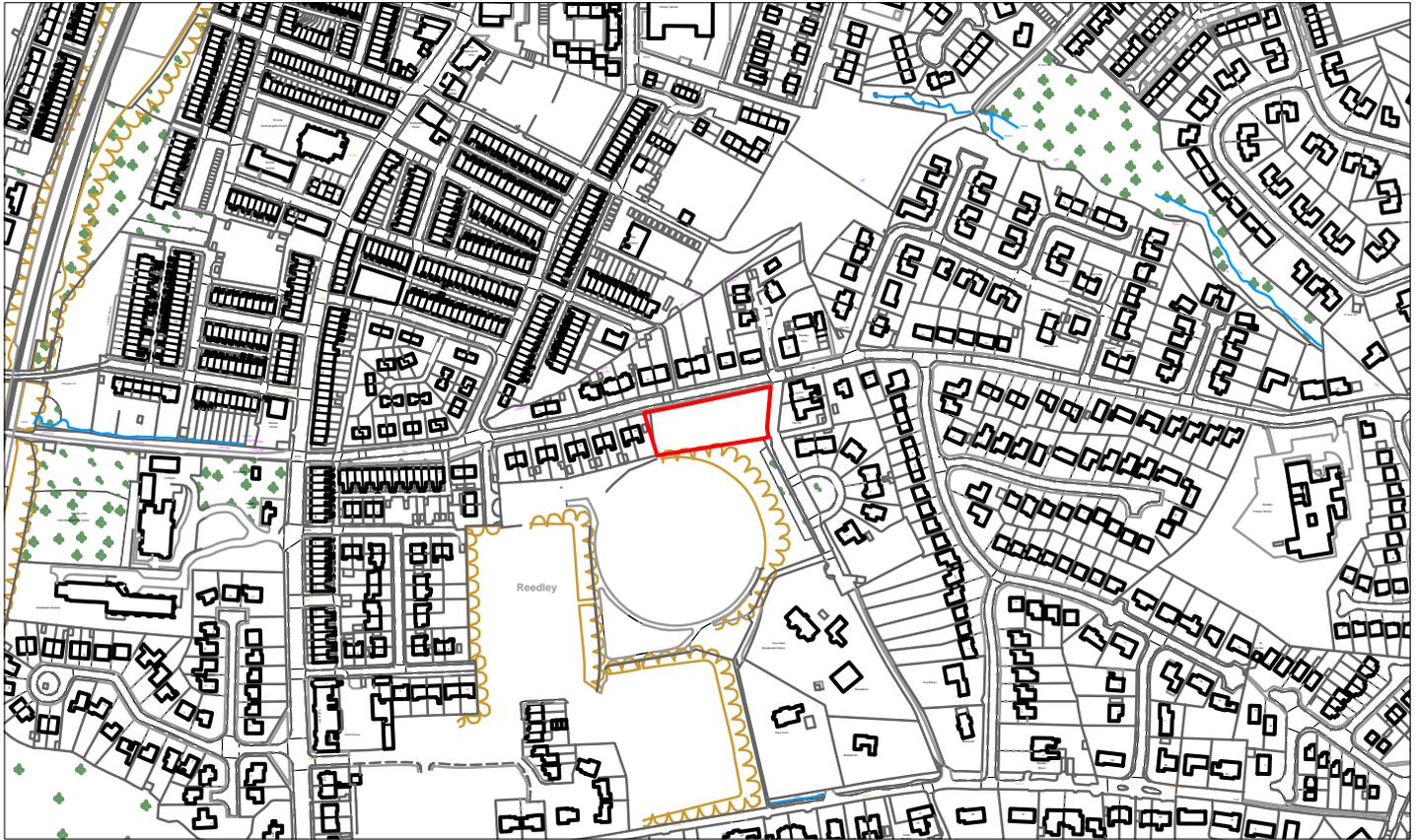
**Site Name:** Land adjacent to 51 Reedley Road

**Location:** Brierfield

**Site Ref:** RY014

**Site Area:** 0.242 ha

**Grid Ref:** SD 384 435



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### Site Details

<b>Site Ref:</b> BR053	<b>Site Name:</b> Marsden Cross, 30 Higher Reedley Road	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 385584, 436257
<b>Planning App No.:</b> 13/12/0415P		
<b>Development:</b> Full: Conversion of public house with residential flat to four flats with eight solar panels on the rear roofslope (resubmission).		
<b>Site Area (gross):</b> 0.2600 ha	<b>Indicative No. Dwellings:</b> 4	<b>Indicative Density:</b> 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.”*

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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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 5
<b>Comments:</b> 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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## Pendle Strategic Housing Land Availability Assessment

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### Site Details

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

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 5
<b>Comments:</b> 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

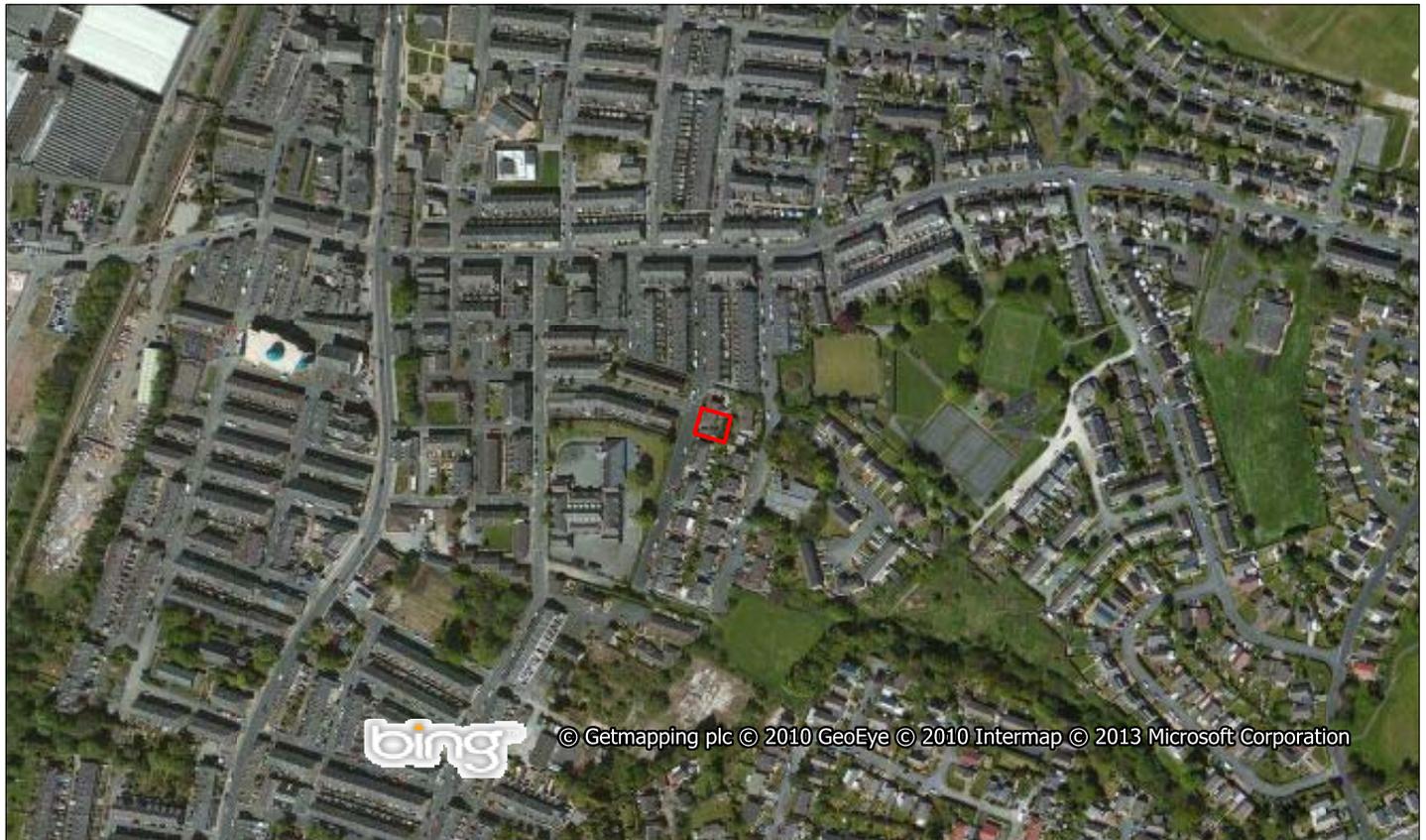
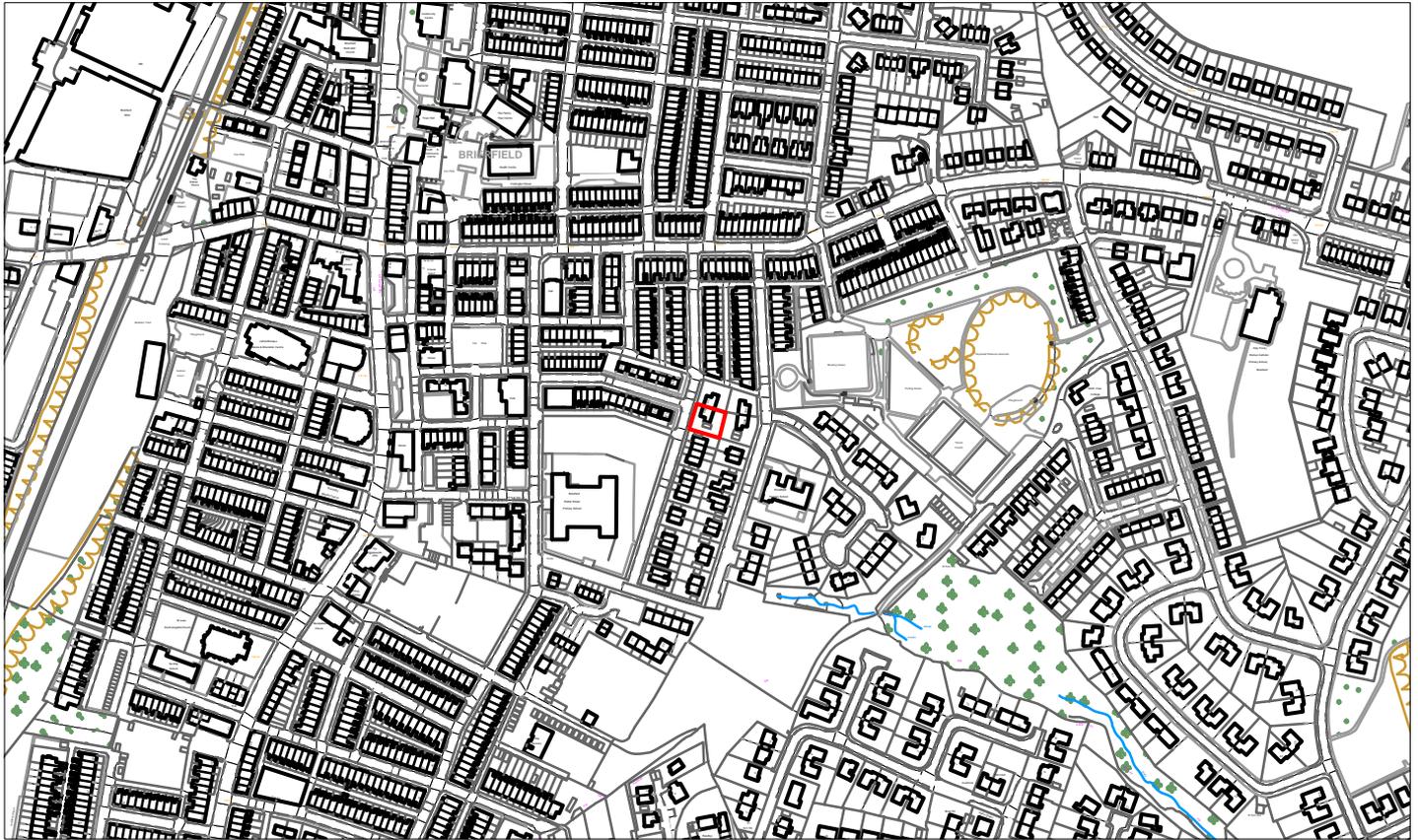
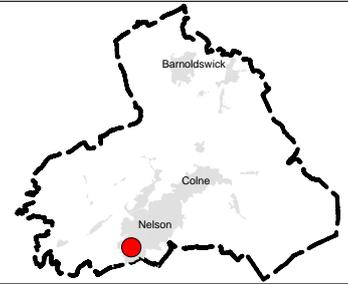
**Site Name:** 28a Bird Street

**Location:** Brierfield

**Site Ref:** BR052

**Site Area:** 0.04 ha

**Grid Ref:** SD 384 436



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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

<b>Site Ref:</b> BR056	<b>Site Name:</b> 49 Reedley Drive	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> I (Garden Land)	<b>Co-ordinates:</b> 385007, 435680
<b>Planning App No.:</b> 13/13/0459P		
<b>Development:</b> Full: Demolish dwelling and erect four detached dwellings.		
<b>Site Area (gross):</b> 0.2340 ha	<b>Indicative No. Dwellings:</b> 3	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 5
<b>Comments:</b> 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

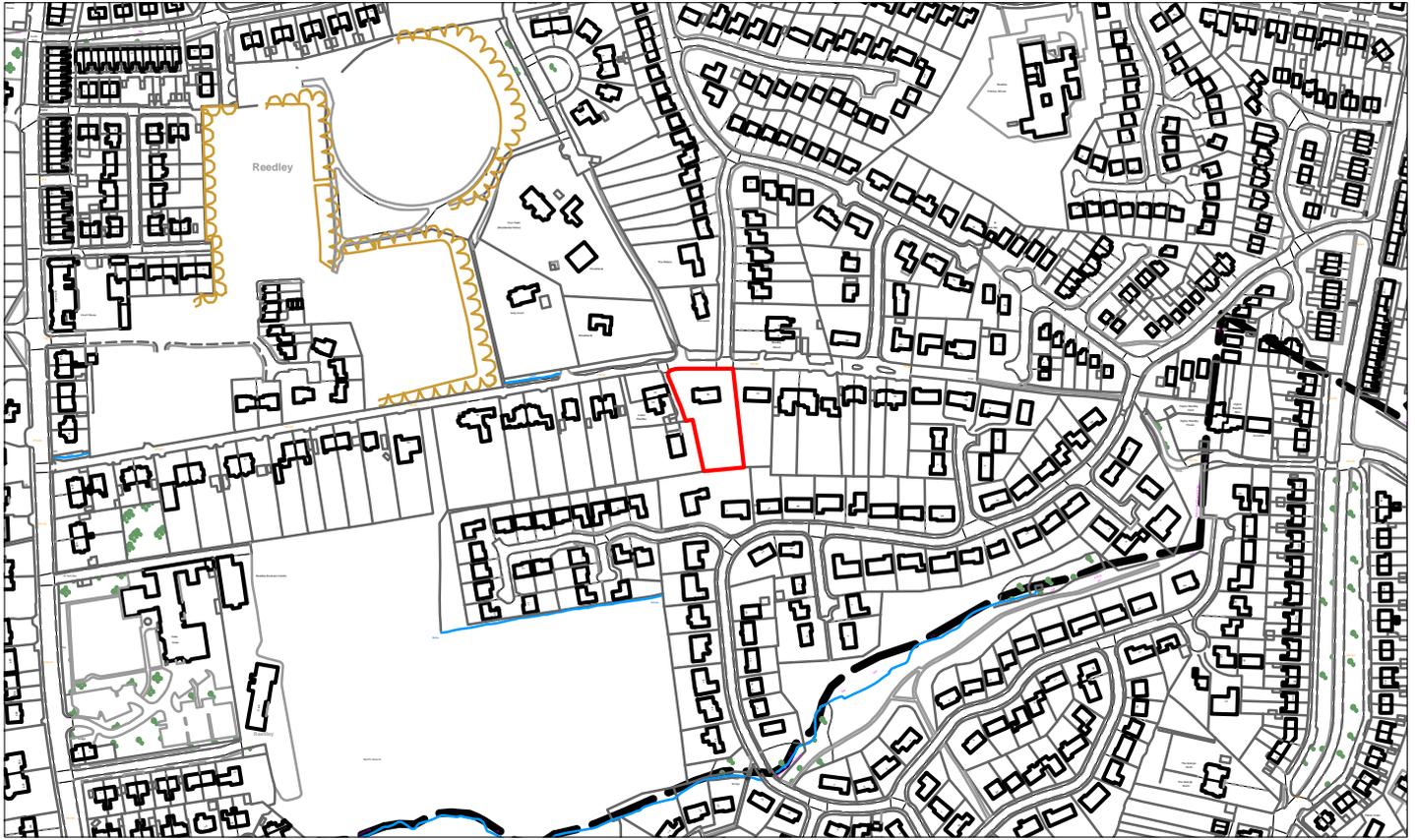
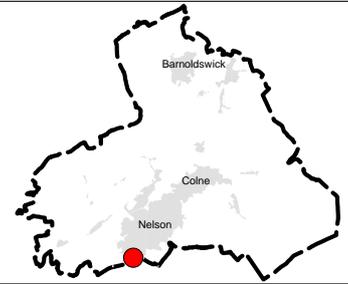
**Site Name:** 49 Reedley Drive

**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

<b>Site Ref:</b> BR049	<b>Site Name:</b> Lane Ends Inn, Higher Reedley Road	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 385549, 436338
<b>Planning App No.:</b> 13/13/0012P		
<b>Development:</b> Full: Demolition of former pub and erection of 2 no. dwellinghouses. (Amended Scheme).		
<b>Site Area (gross):</b> 0.1440 ha	<b>Indicative No. Dwellings:</b> 2	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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.	
<b>Constraints to overcome:</b> 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

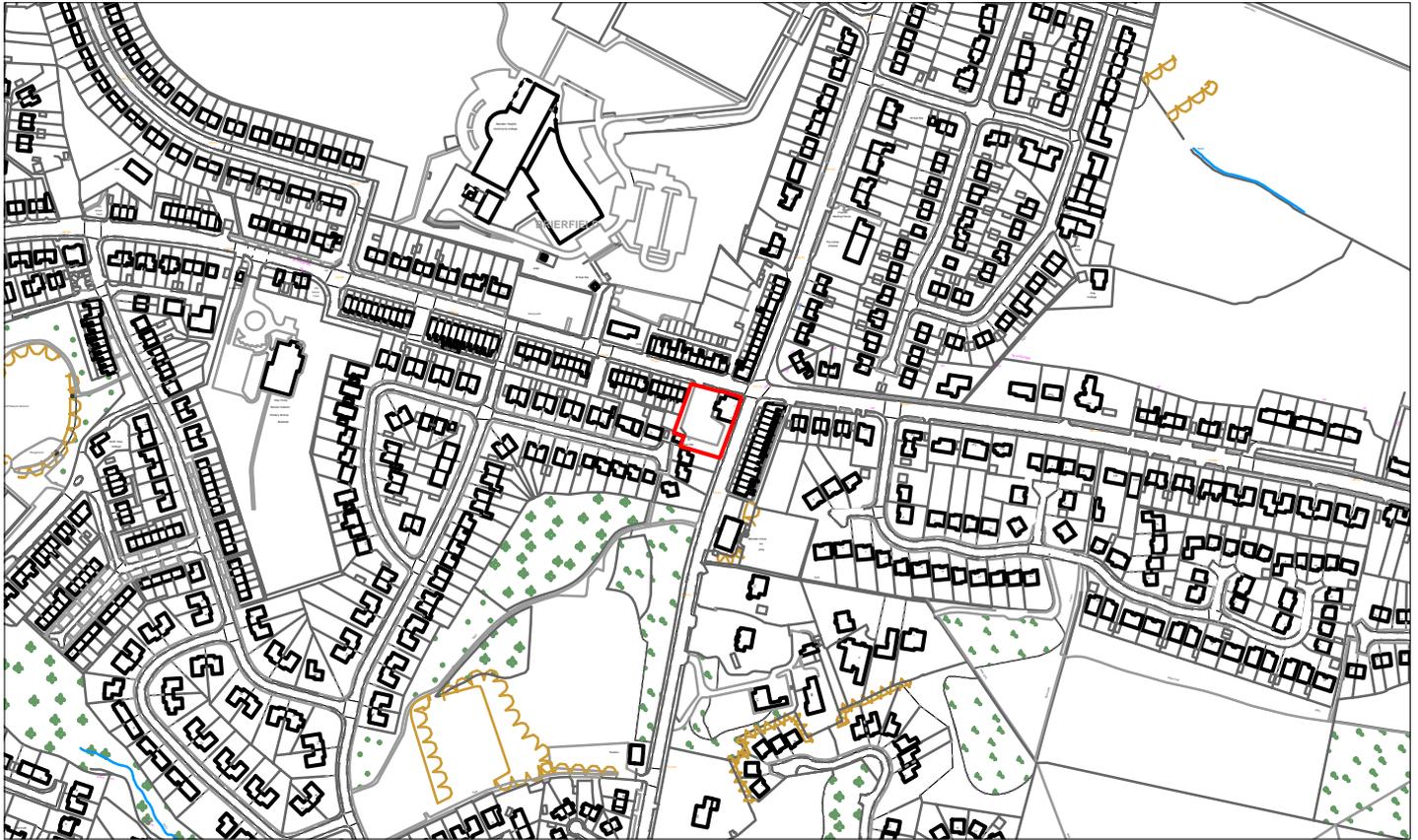
**Site Name:** Lane Ends Inn, Higher Reedley Road

**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

<b>Site Ref:</b> BR058/16	<b>Site Name:</b> Land to rear of 3 and 5 Reedley Drive	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> VLNPD	<b>Co-ordinates:</b> 384633, 435605
<b>Planning App No.:</b> 13/12/0062P		
<b>Development:</b> Outline: Erection of 2 semi-detached dwellings (Access and layout).		
<b>Site Area (gross):</b> 0.1019 ha	<b>Indicative No. Dwellings:</b> 2	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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

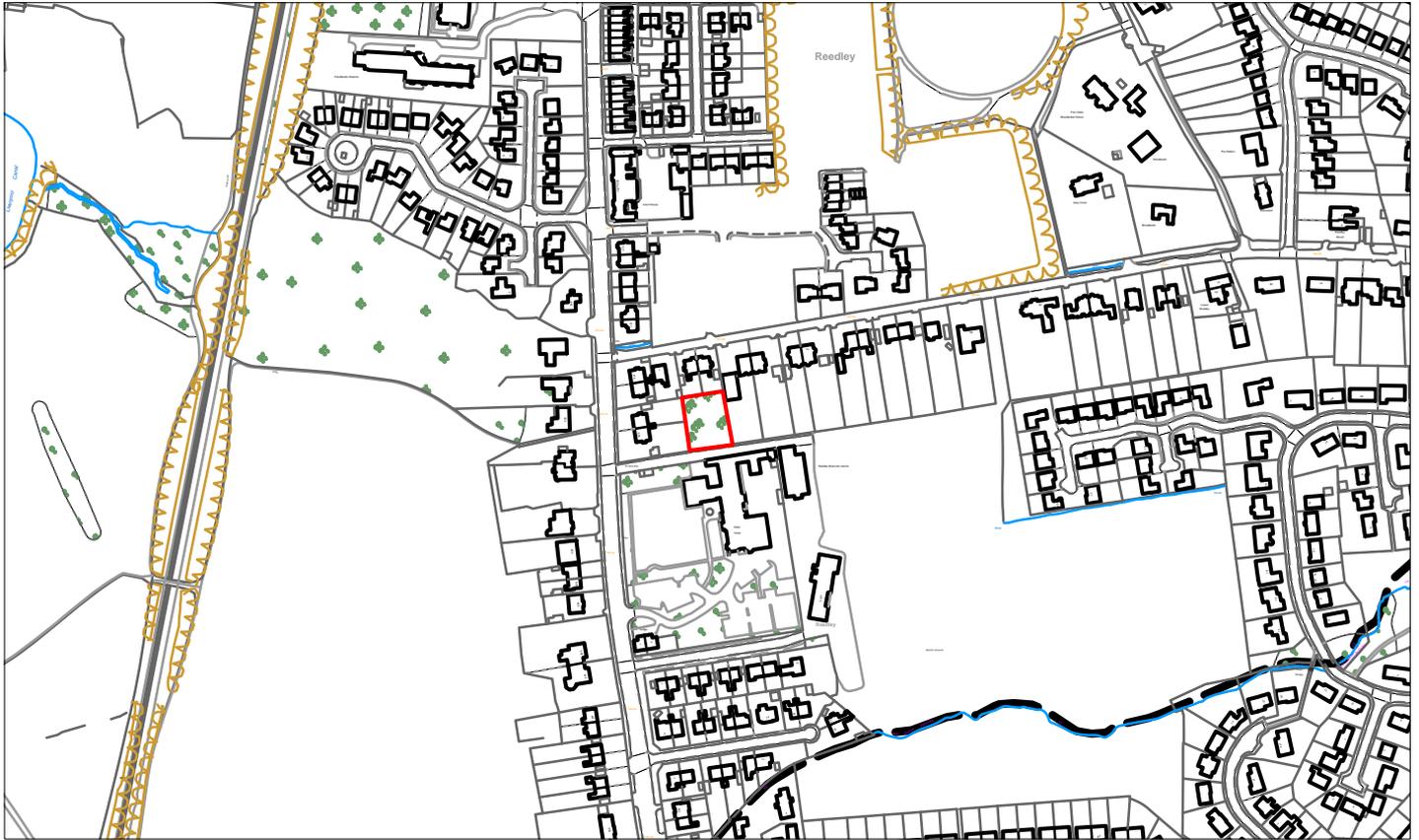
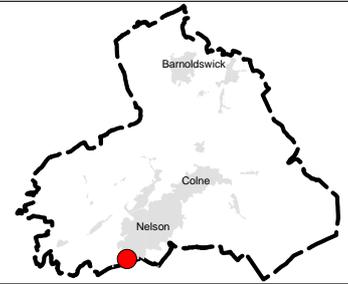
**Site Name:** Land to rear of 3 and 5 Reedley Drive

**Location:** Brierfield

**Site Ref:** BR058 / 16

**Site Area:** 0.1019 ha

**Grid Ref:** SD 384 435



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

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

<b>(V3) Viable?</b>	(*see note above) Not Viable	<b>(V3) Viability Model Ref:</b>	Scheme 1
<b>Comments:</b>	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.		
<b>Constraints to overcome:</b>	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

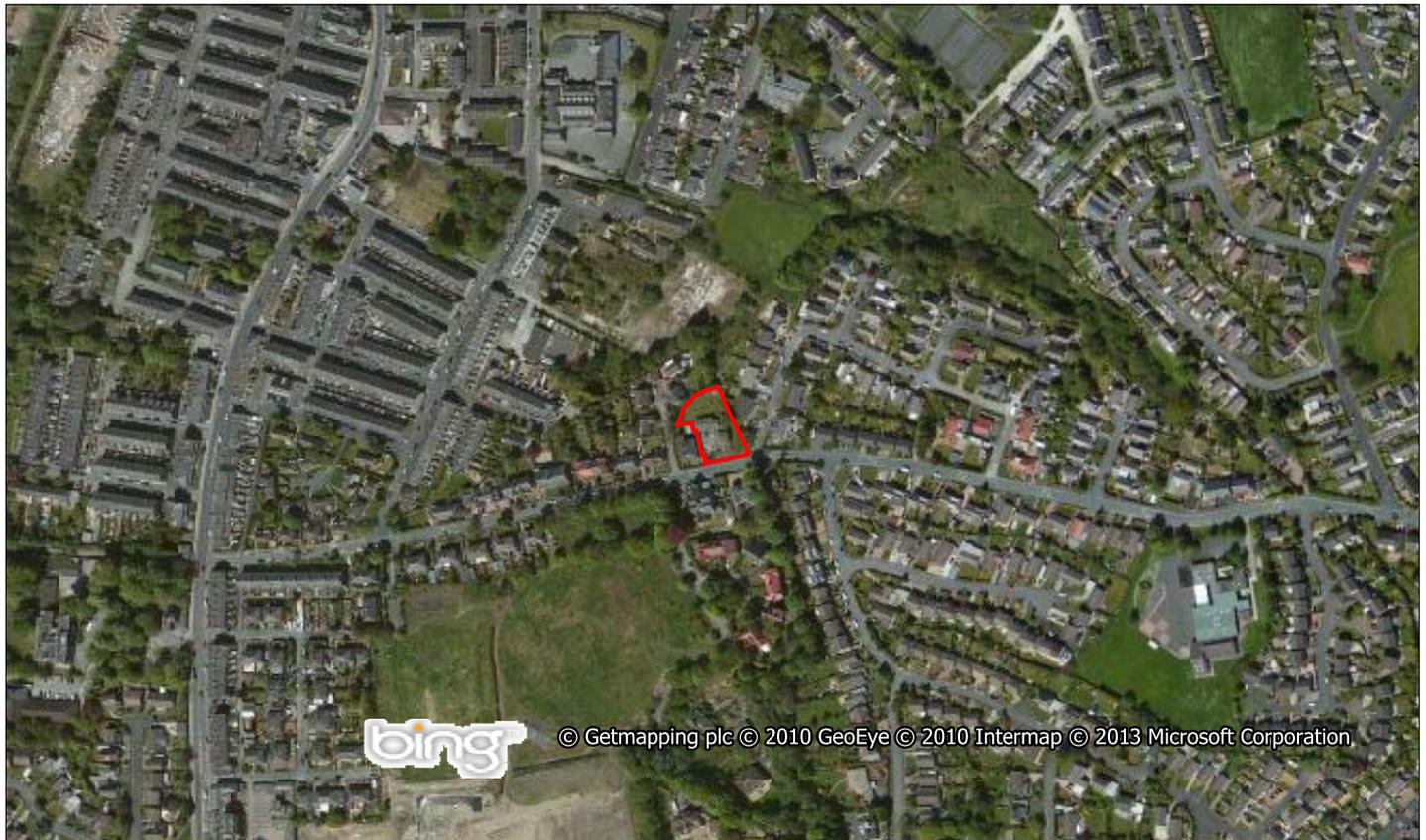
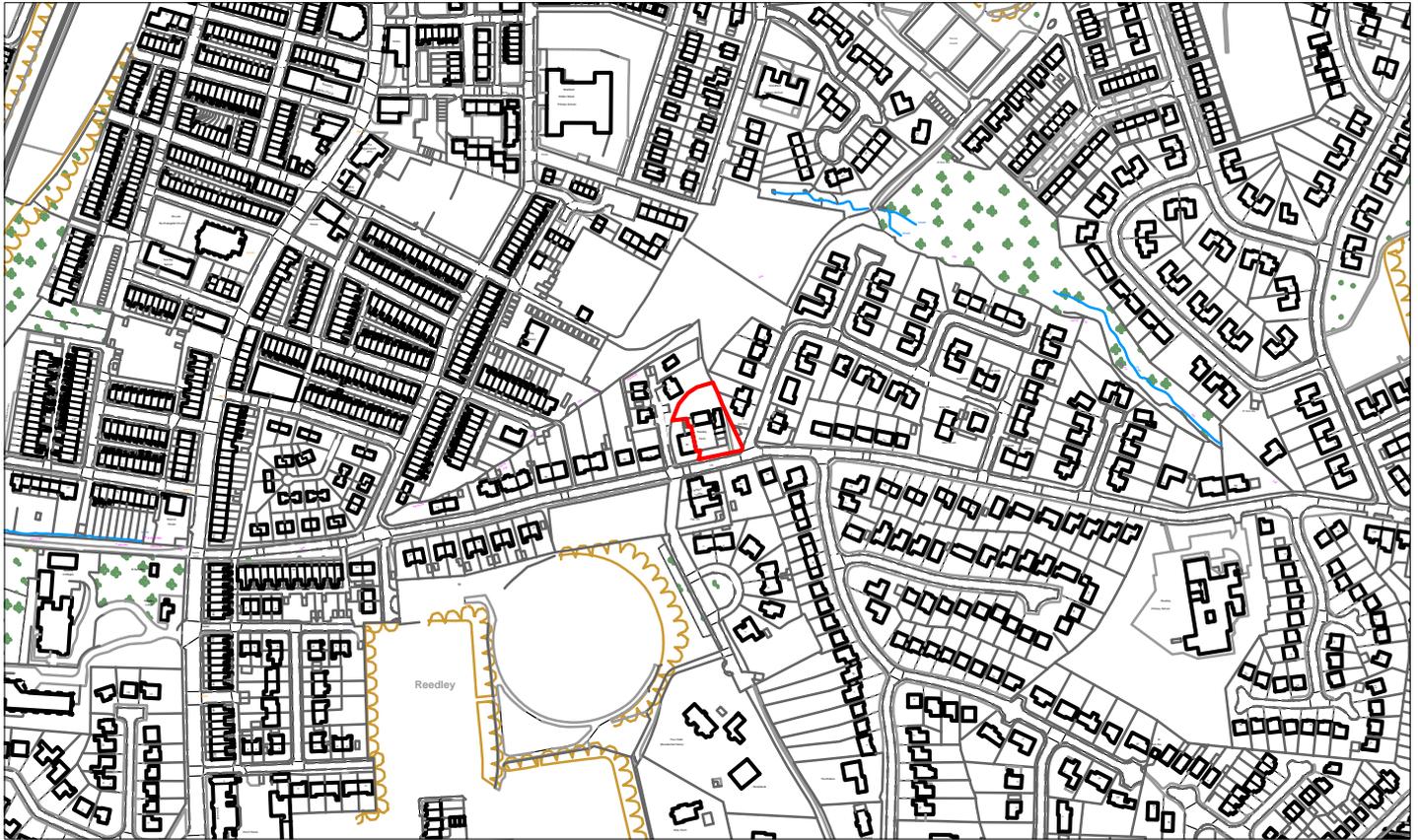
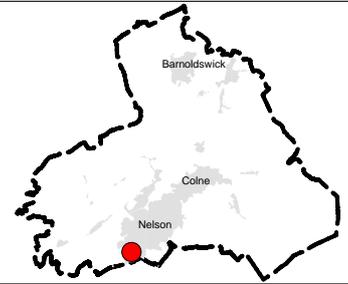
**Site Name:** 40 Reedley Road

**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

<b>Site Ref:</b> BR045	<b>Site Name:</b> West View Acres, Kibble Grove	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> I (Garden Land)	<b>Co-ordinates:</b> 385734, 435891
<b>Planning App No.:</b> 13/09/0176P		
<b>Development:</b> Erect 4 bedroom bungalow		
<b>Site Area (gross):</b> 0.0730 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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

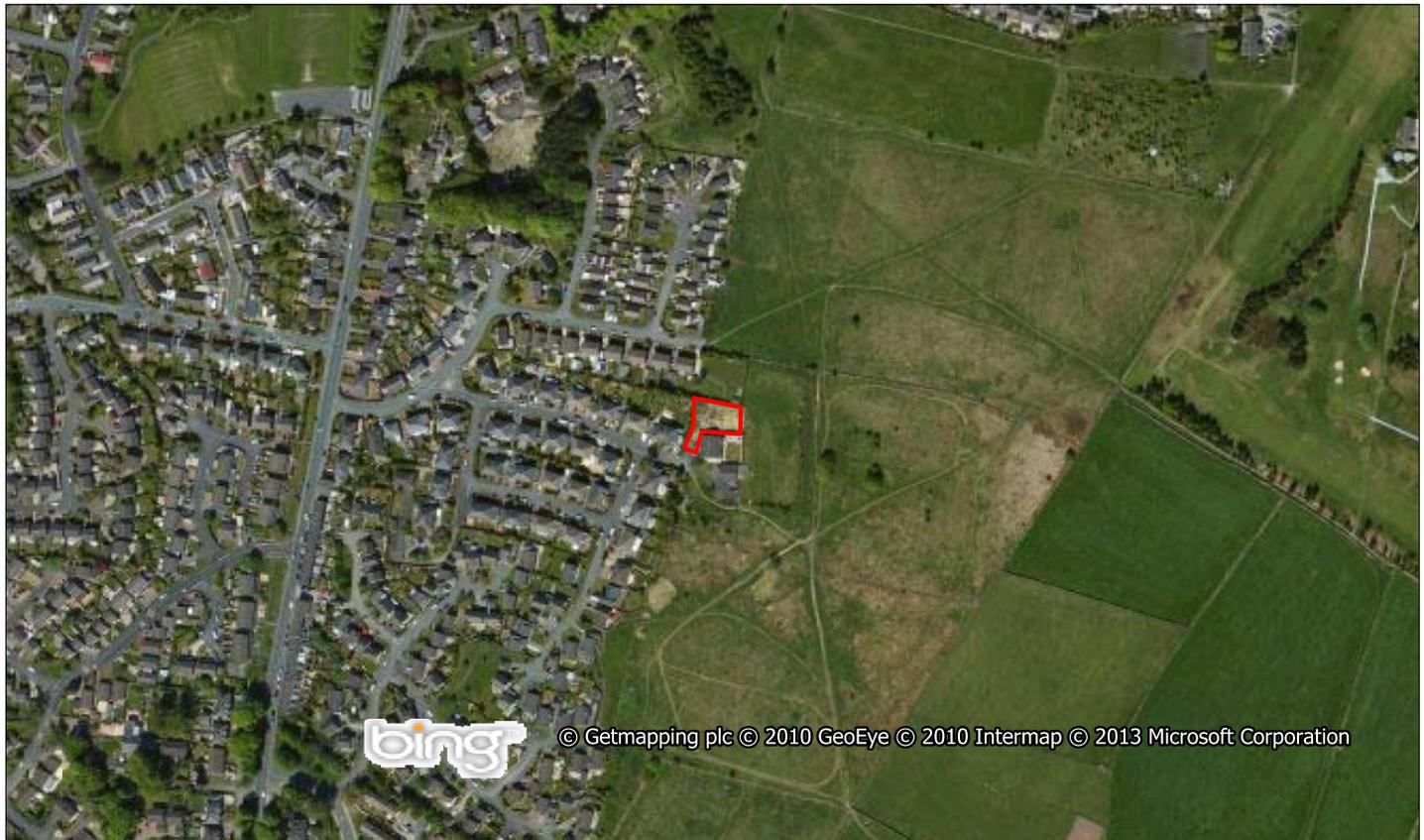
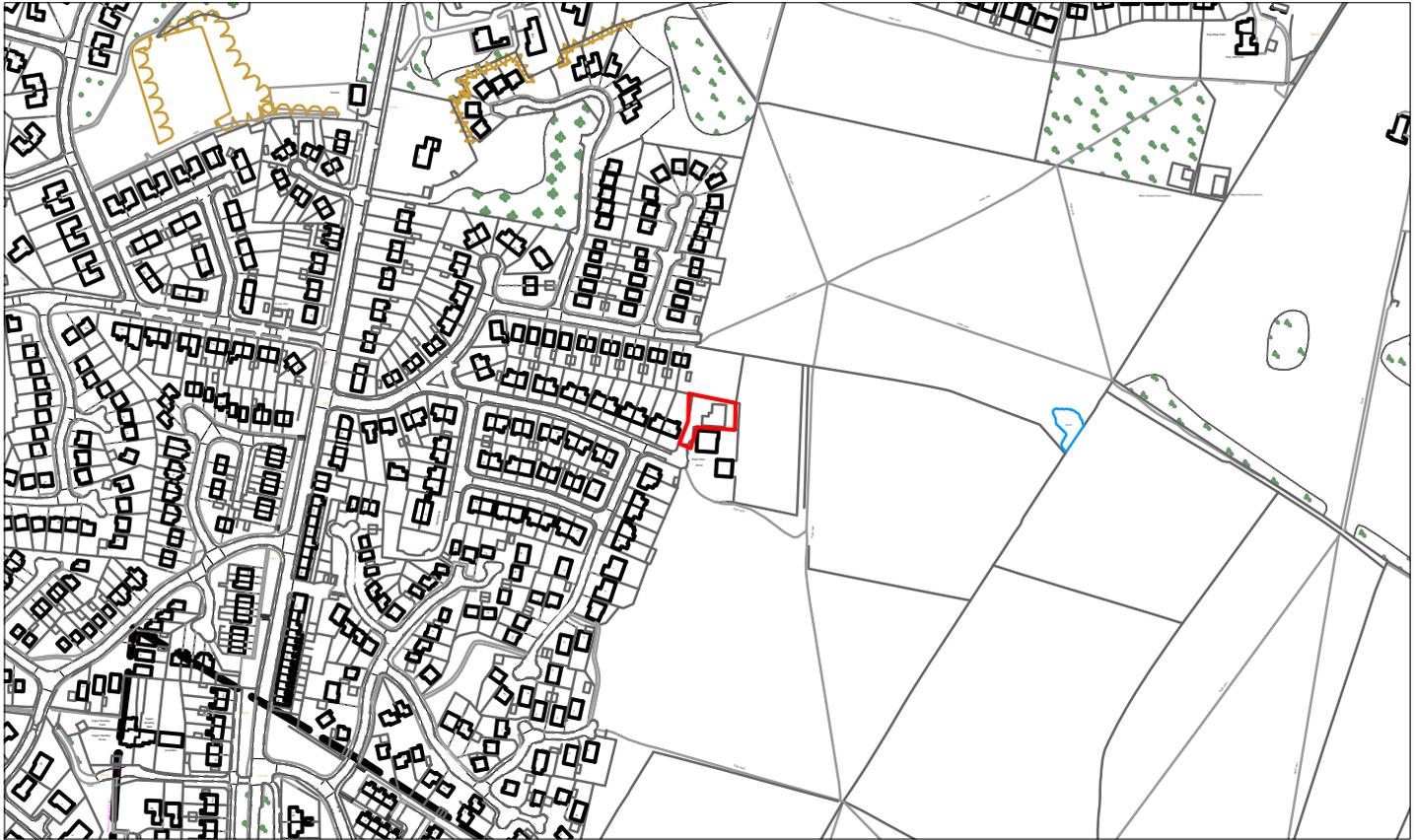
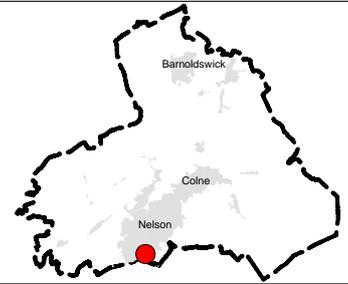
**Site Name:** West View Acres, Kibble Grove

**Location:** Brierfield

**Site Ref:** BR045

**Site Area:** 0.073 ha

**Grid Ref:** SD 385 435



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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

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

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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

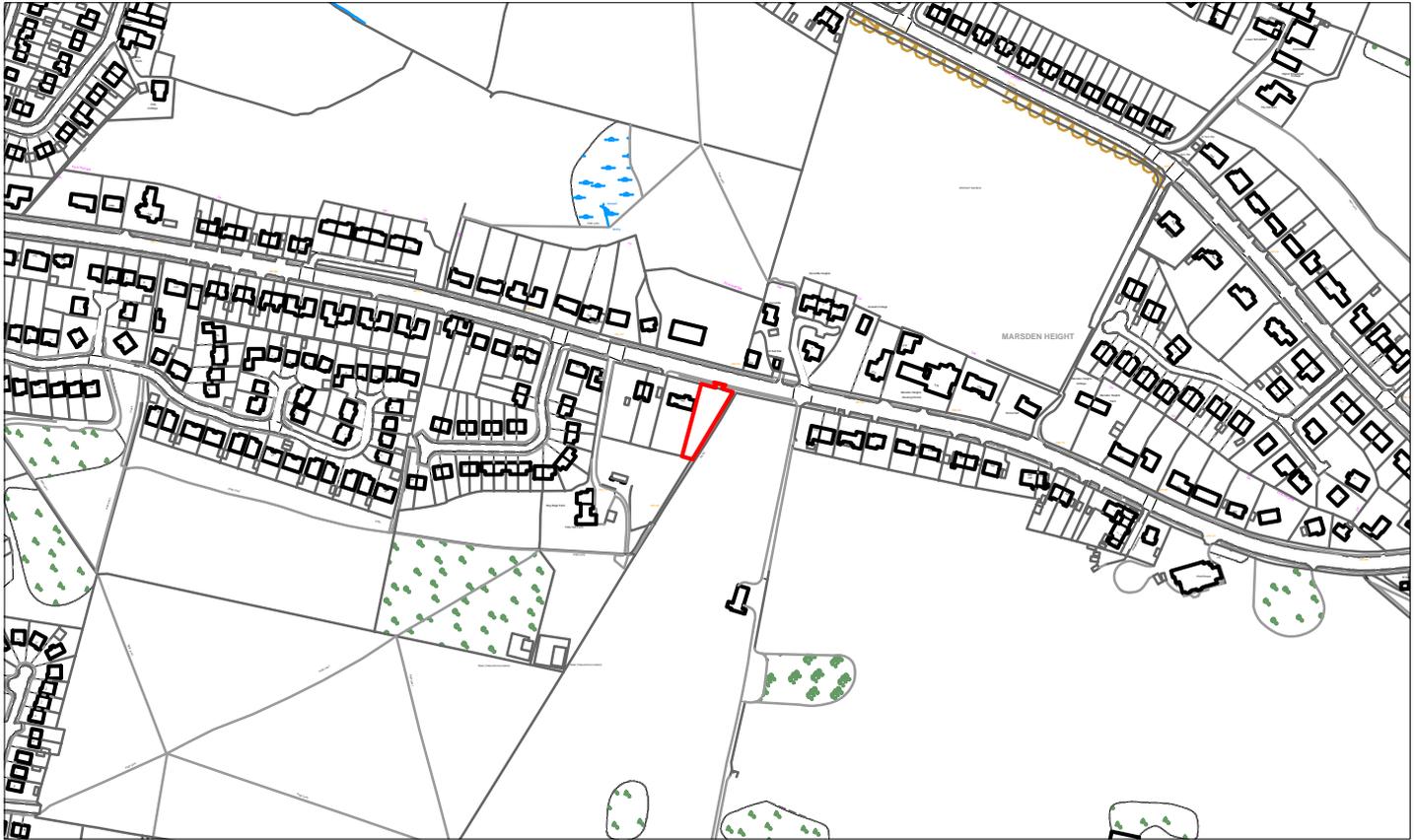
**Site Name:** 349 Kings Causeway

**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

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

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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

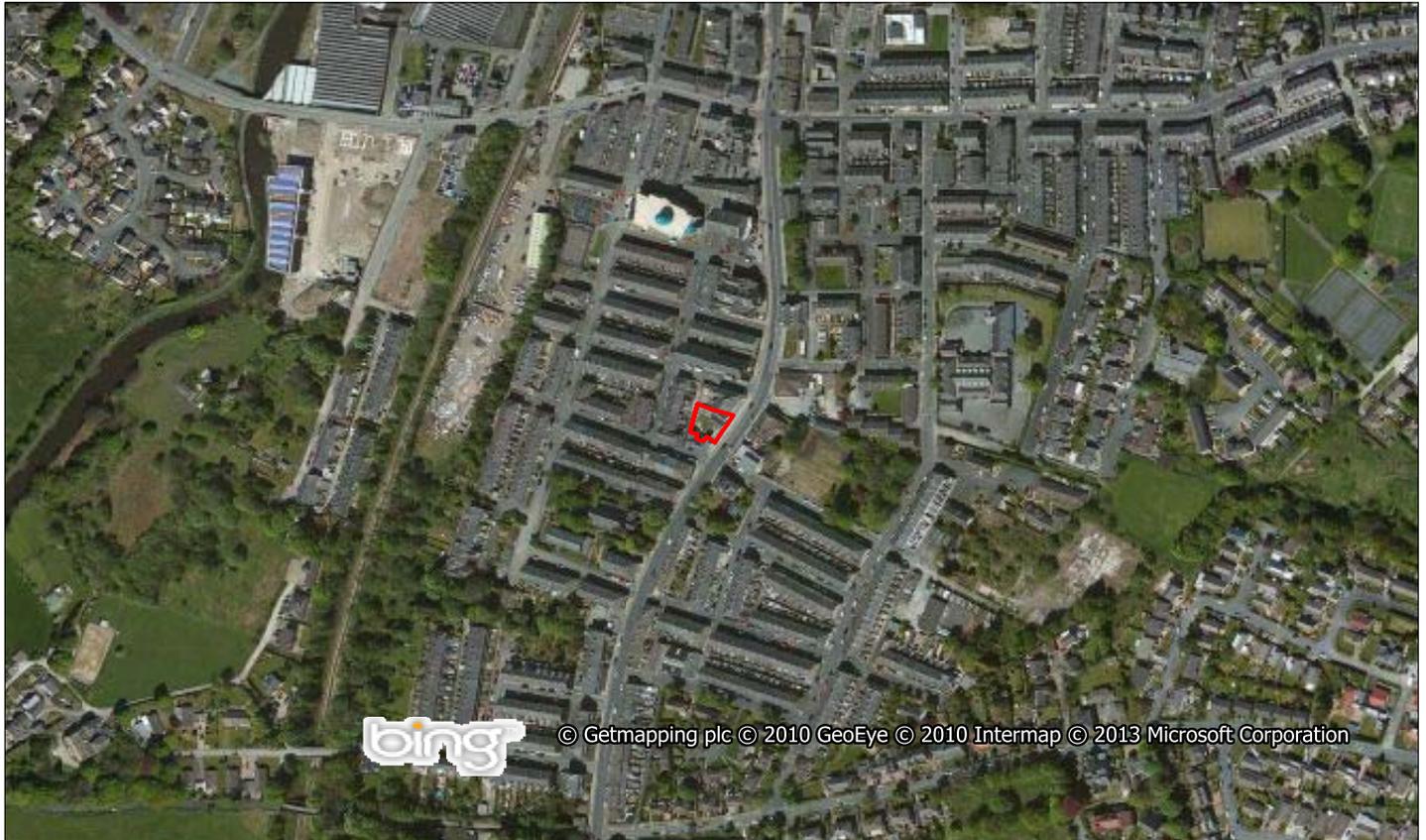
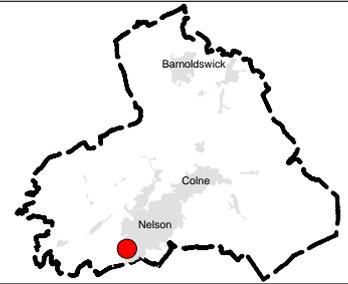
**Site Name:** 13 Burnley Road

**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

<b>Site Ref:</b> BR055	<b>Site Name:</b> 19 Weatherhill Crescent	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> I (Garage Conversion)	<b>Co-ordinates:</b> 385984, 436211
<b>Planning App No.:</b> 13/13/0184P		
<b>Development:</b>	Full: Change of use of detached garage to a separate dwelling and external alterations to replace the garage door with a window.	
<b>Site Area (gross):</b>	0.0380 ha	<b>Indicative No. Dwellings:</b> 1
		<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b>	(*see note above) Not Viable	<b>(V3) Viability Model Ref:</b>	Scheme 1
<b>Comments:</b>	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.		
<b>Constraints to overcome:</b>	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

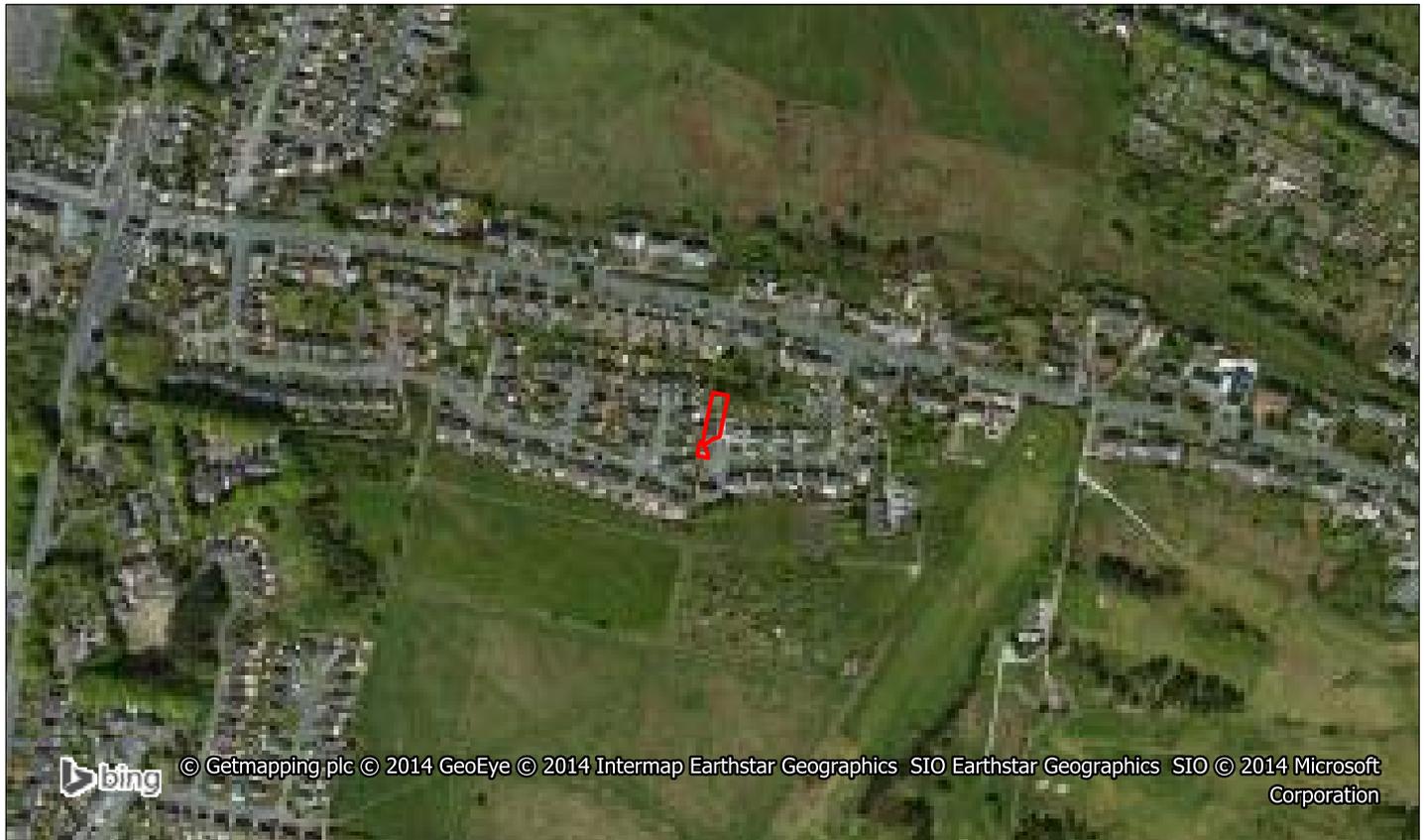
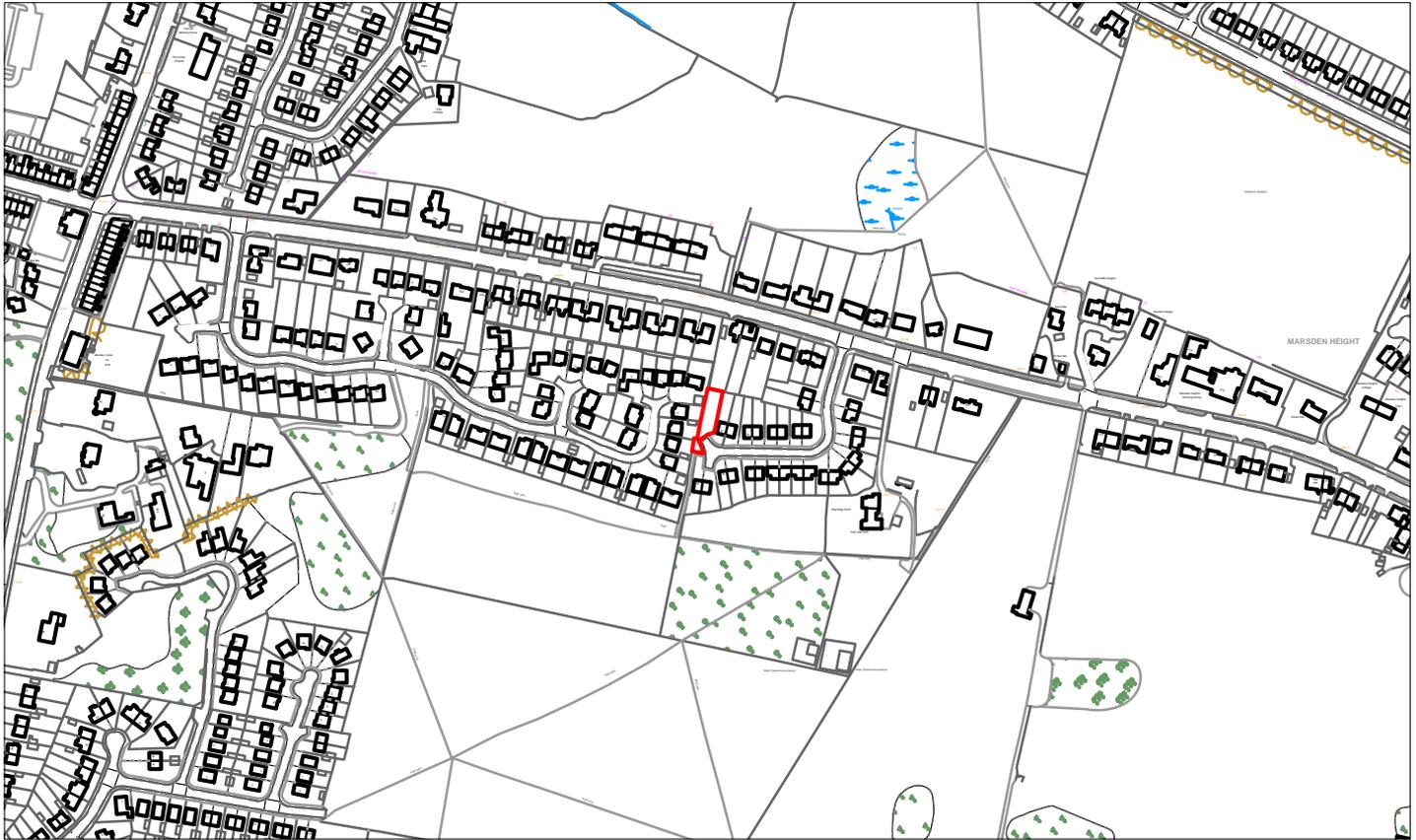
**Site Name:** 19 Weatherhill Crescent

**Location:** Brierfield

**Site Ref:** BR055

**Site Area:** 0.038 ha

**Grid Ref:** SD 385 436



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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

<b>Site Ref:</b> RY015	<b>Site Name:</b> Land adjacent to 534 Colne Road	<b>Settlement:</b> Brierfield
<b>Ward:</b> Reedley Ward	<b>SHLAA Typology:</b> PDVDLB	<b>Co-ordinates:</b> 384525, 435552
<b>Planning App No.:</b> 13/13/0010P		
<b>Development:</b> Full: Erection of a detached dwelling house (Extension of time)		
<b>Site Area (gross):</b> 0.065 ha	<b>Indicative No. Dwellings:</b> 1	<b>Indicative Density:</b> 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.

<b>(V3) Viable?</b> (*see note above) Not Viable	<b>(V3) Viability Model Ref:</b> Scheme 1
<b>Comments:</b> 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

# Pendle Strategic Housing Land Availability Assessment

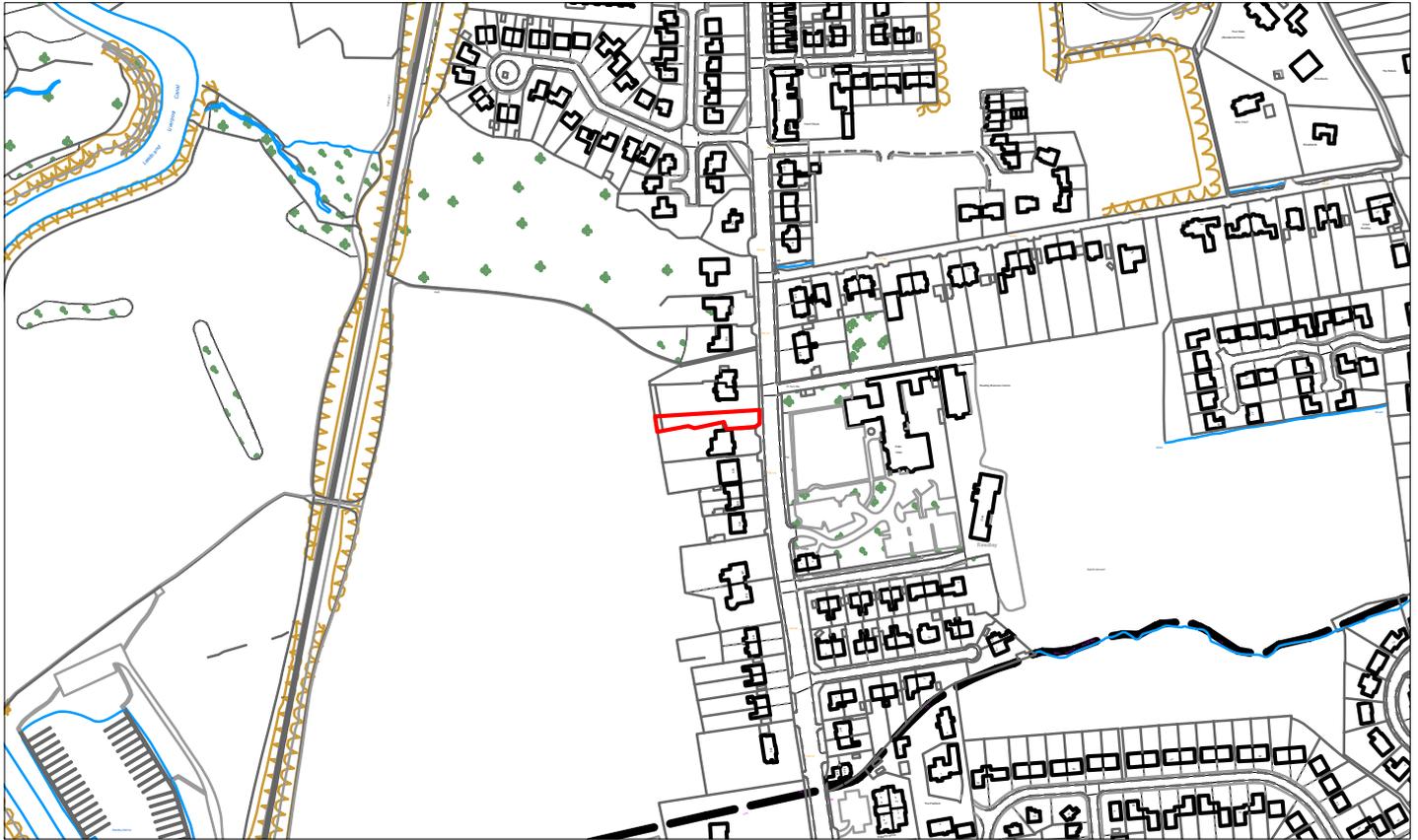
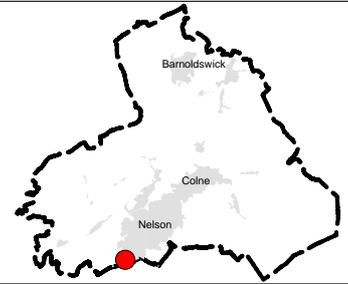
**Site Name:** Land adjacent to 534 Colne Road

**Location:** Brierfield

**Site Ref:** RY015

**Site Area:** 0.065 ha

**Grid Ref:** SD 384 435



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