

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:	EY066	Site Name:	Wardle Storeys Office Building, 1 School Lane	Settlement:	Earby
Ward:	Earby Ward	SHLAA Typology:	RCB	Co-ordinates:	390708, 446876
Planning App No.:	13/13/0594N				
Development:	Permitted Development Notification: Proposed change of use from offices (B1a) to 18 self contained apartments on three floors.				
Site Area (gross):	0.1460 ha	Indicative No. Dwellings:	18	Indicative Density:	123 dph

Deliverability and Timescales

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

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

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

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 11
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development has not yet started, however, the 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	9	9	0	0	0

Pendle Strategic Housing Land Availability Assessment

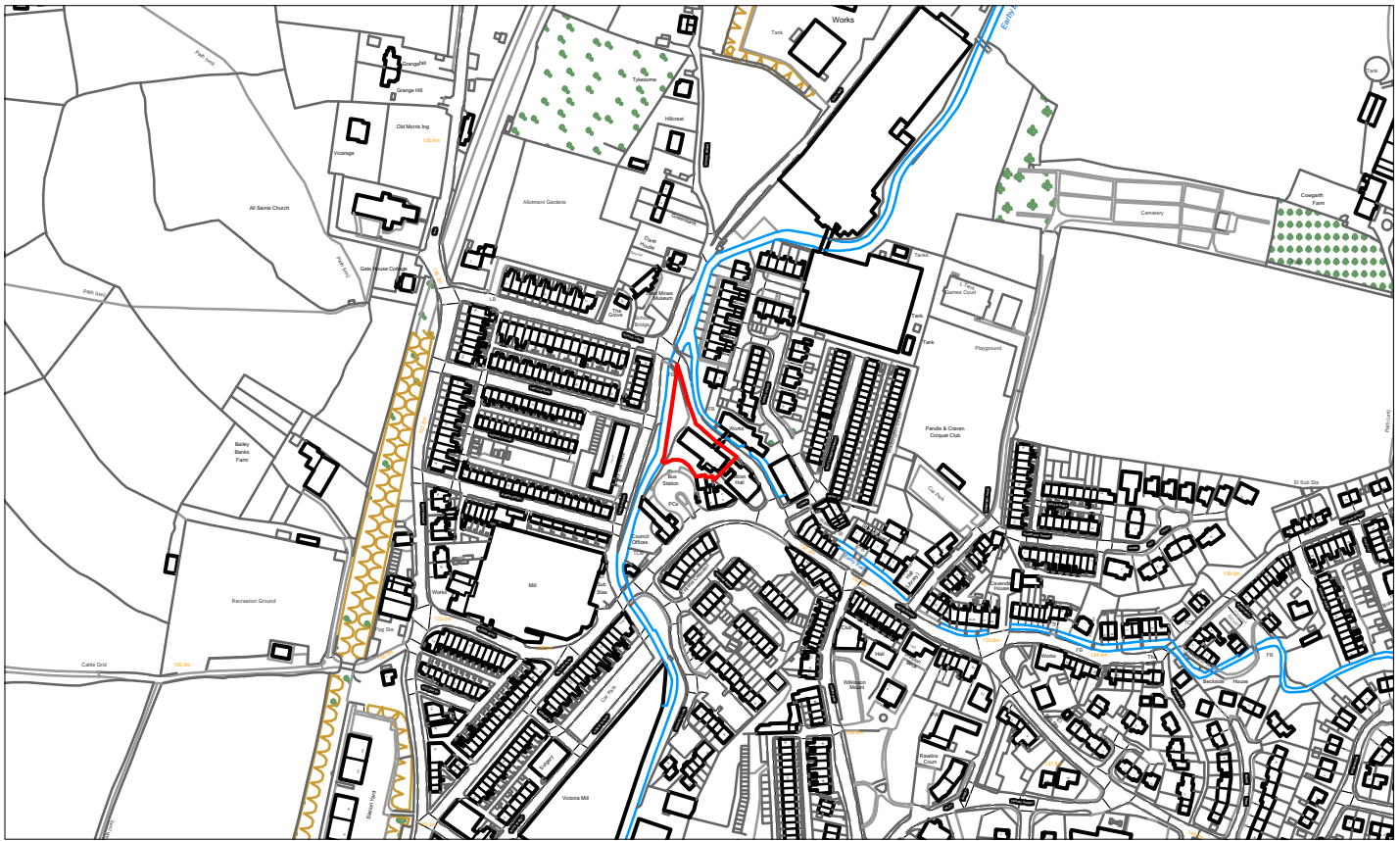
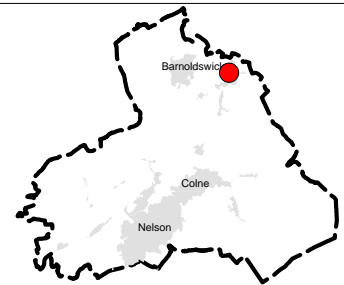
Site Name: Wardle Storeys Office Building, 1 School Lane

Location: Earby

Site Ref: EY066

Site Area: 0.146 ha

Grid Ref: SD 390 446



Scale: 1 : 5,000

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Site Details

Site Ref: EY032	Site Name: All Saints Church, Skipton Road	Settlement: Earby
Ward: Earby Ward	SHLAA Typology: I (Garden Land)	Co-ordinates: 390528, 447058
Planning App No.: 13/13/0334P		
Development: Outline: Erection of 6 dwellinghouses.		

Site Area (gross): 0.3260 ha	Indicative No. Dwellings: 6	Indicative Density: 18 dph
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Deliverability and Timescales

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

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

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

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

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

Pendle Strategic Housing Land Availability Assessment

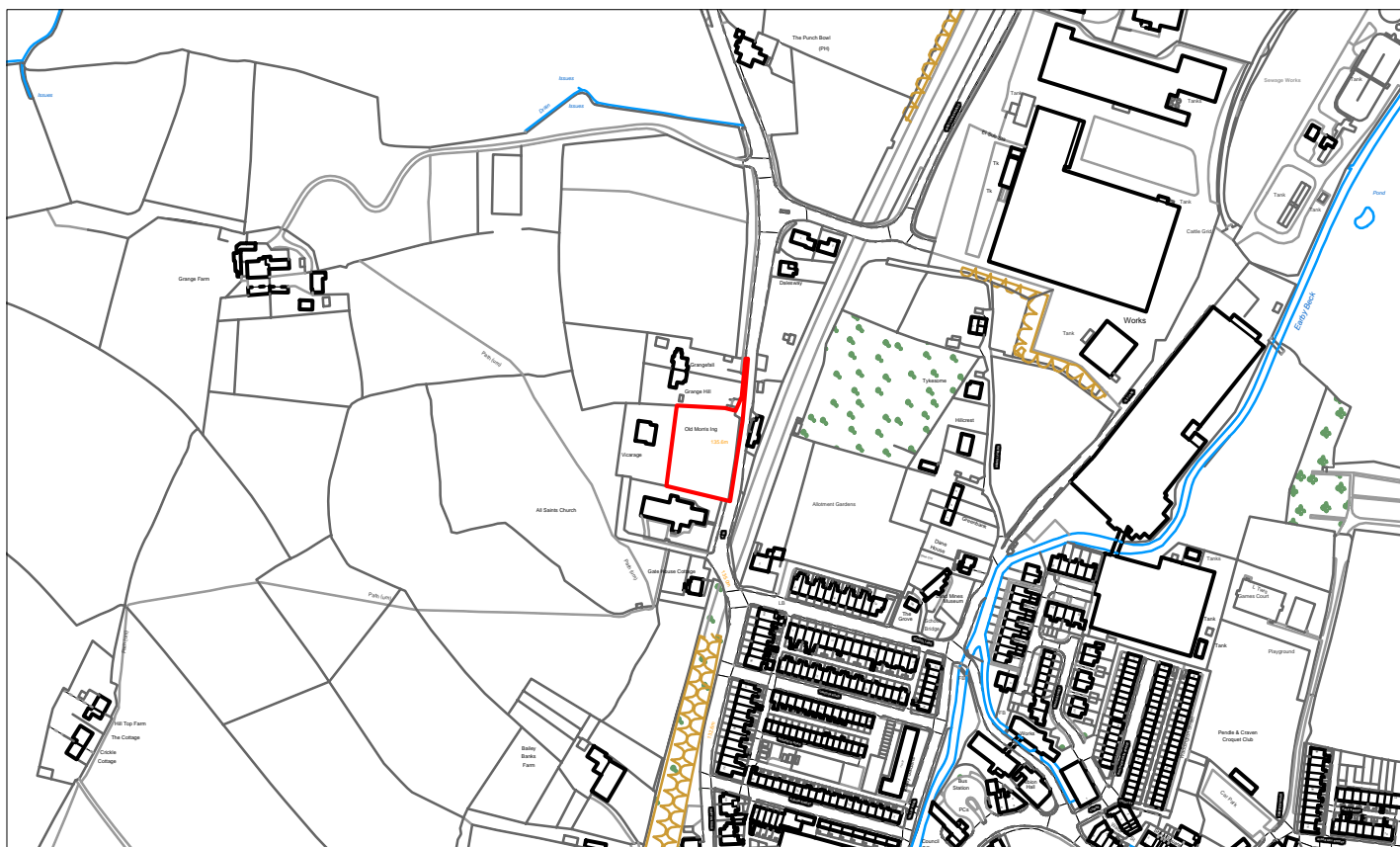
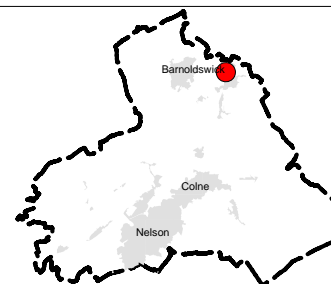
Site Name: All Saints Church, Skipton Road

Location: Earby

Site Ref: EY032

Site Area: 0.3260 ha

Grid Ref: SD 390 447



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: EY054		Site Name: Ace Case Ltd, Pennine House, New Road		Settlement: Earby	
Ward: Earby Ward		SHLAA Typology: RCB		Co-ordinates: 390642, 446558	
Planning App No.: 13/11/0339P					
Development: Full: Demolition of Pennine House, retain façade with conversion and new building work to form 6 dwellings.					
Site Area (gross): 0.0590 ha		Indicative No. Dwellings: 6		Indicative Density: 101 dph	

Deliverability and Timescales

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

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

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

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

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

Pendle Strategic Housing Land Availability Assessment

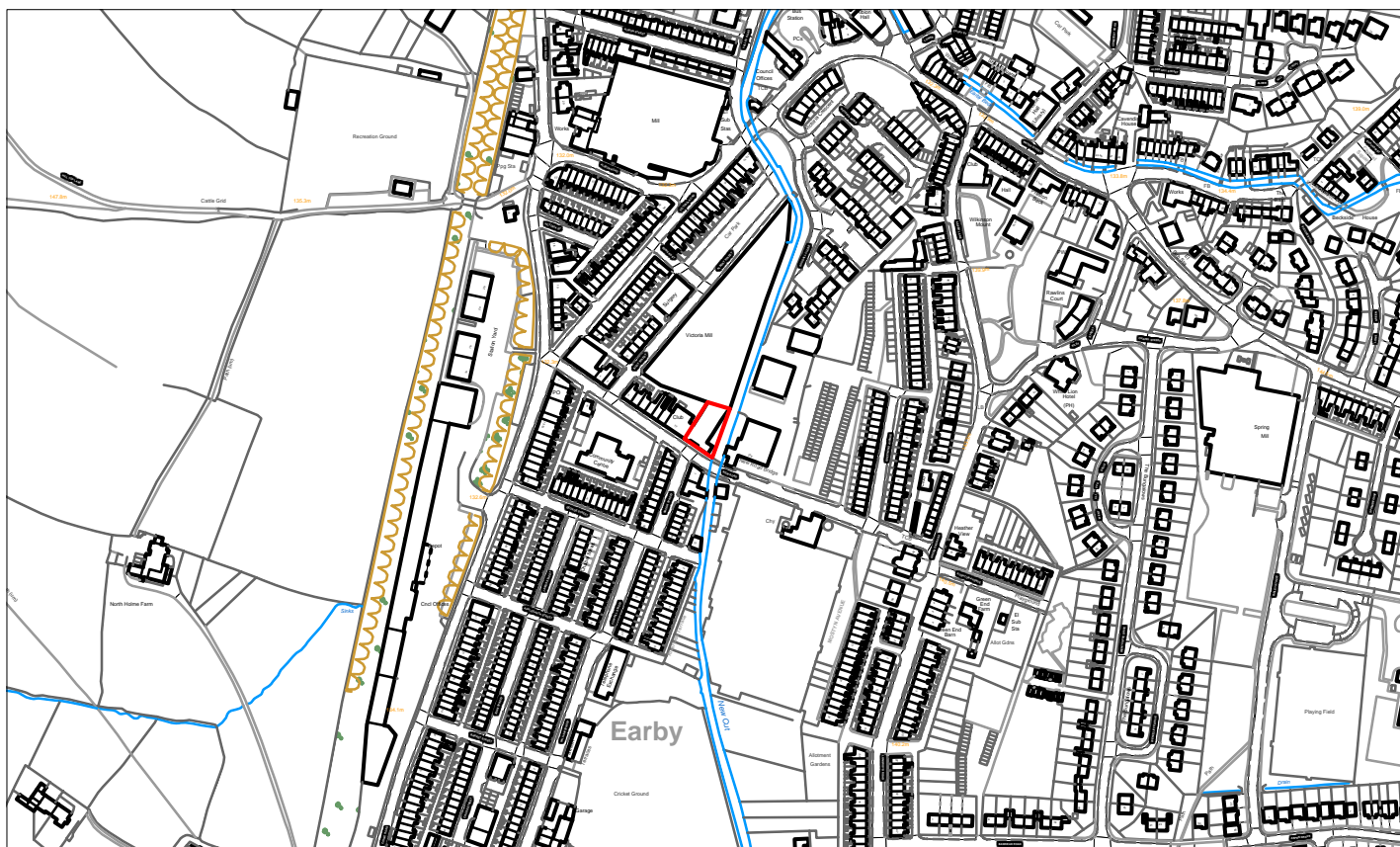
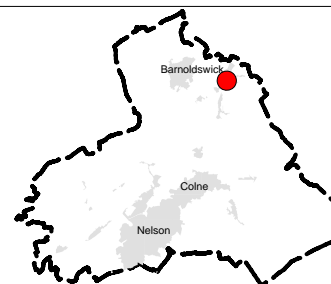
Site Name: Ace Case Ltd, Pennine House, New Road

Location: Earby

Site Ref: EY054

Site Area: 0.059 ha

Grid Ref: SD 390 446



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

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Site Details

Site Ref: EY062	Site Name: 2 School Lane	Settlement: Earby
Ward: Earby Ward	SHLAA Typology: I (Garden Land)	Co-ordinates: 390577, 447018
Planning App No.: 13/13/0185P		
Development:	Full: Erection 3 two storey dwellings, demolition of garage and erection of a new double garage to the rear of The Crossings.	

Site Area (gross):	0.2040 ha	Indicative No. Dwellings:	3	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) Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started, however, the planning permission was only granted in the last year. Development Management records indicate that some of the conditions have been discharged, indicating work is likely to start soon.		
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

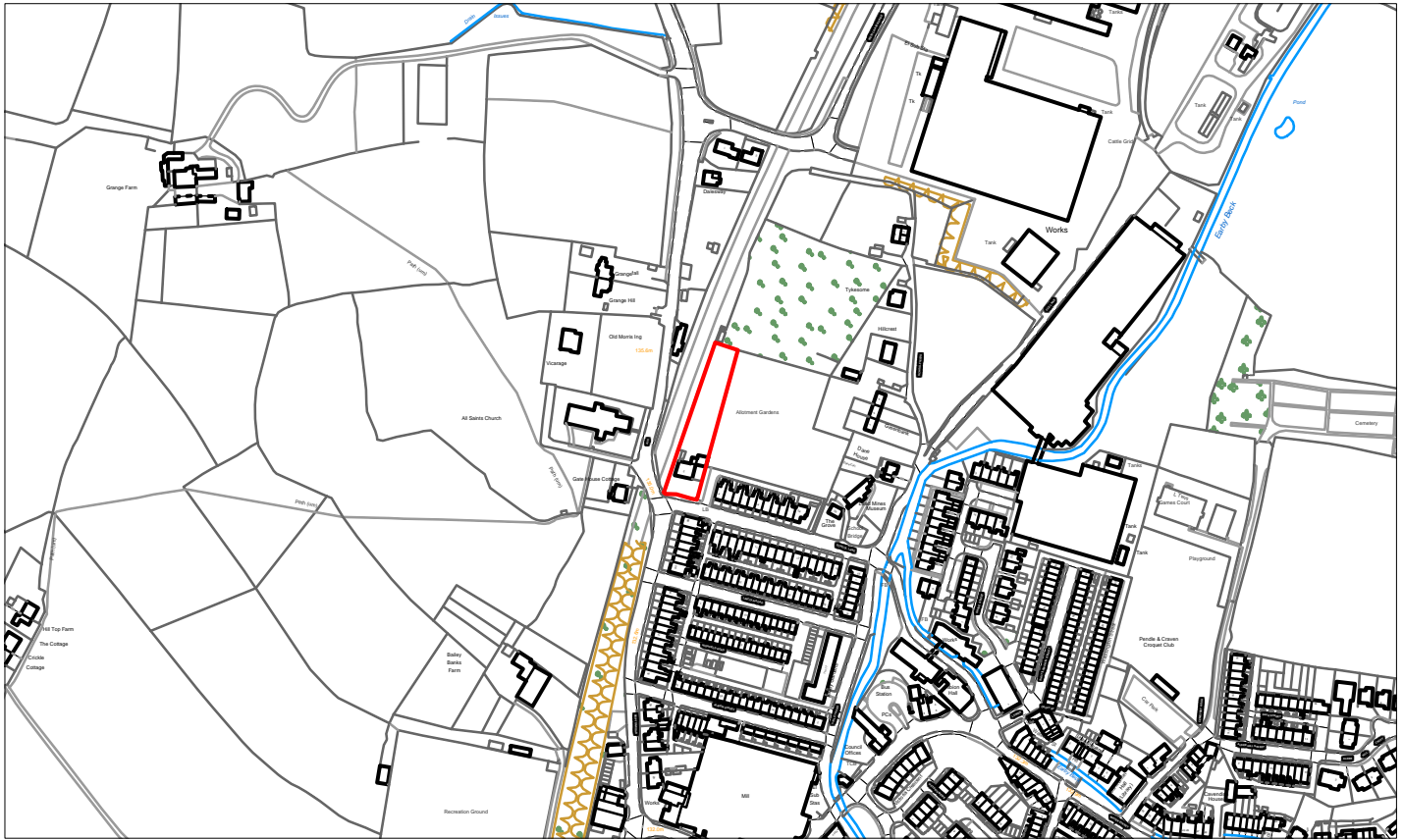
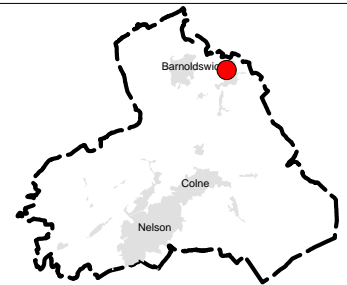
Site Name: 2 School Lane

Location: Earby

Site Ref: EY062

Site Area: 0.204 ha

Grid Ref: SD 390 447



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

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Site Details				
Site Ref:	EY065	Site Name:	54-56 Water Street	
Settlement:	Earby			
Ward:	Earby Ward		SHLAA Typology:	RCB
Co-ordinates:	390956, 446713			
Planning App No.:	13/13/0494P			
Development:	Full: Conversion of workshop to create 3 dwellings with external alterations including new windows, doors and a first floor balcony to rear.			
Site Area (gross):	0.0390 ha	Indicative No. Dwellings:	3	Indicative Density:
				77 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) Viable
(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development has not yet started on site, however, the planning permission was only granted in the last year. 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	3	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

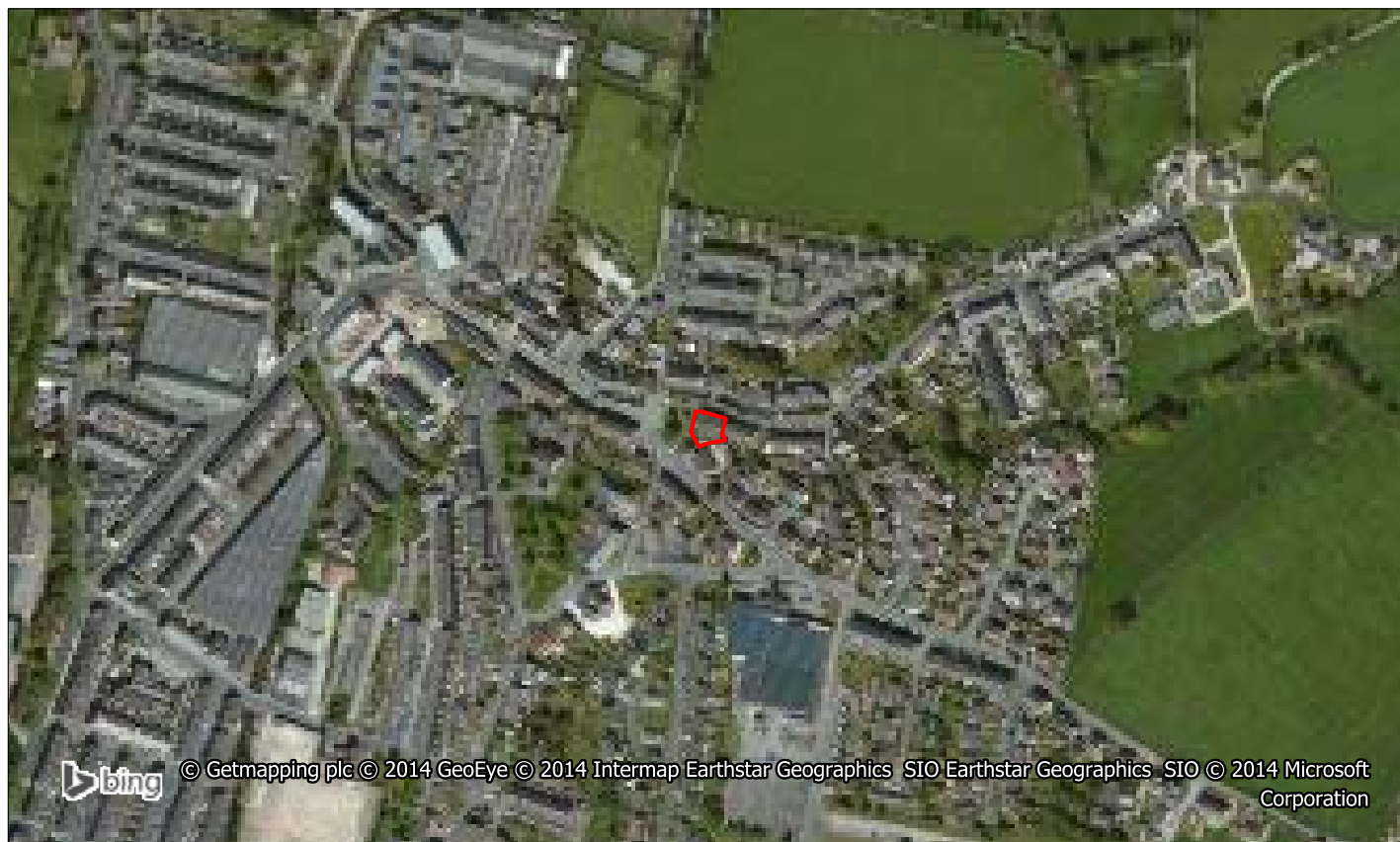
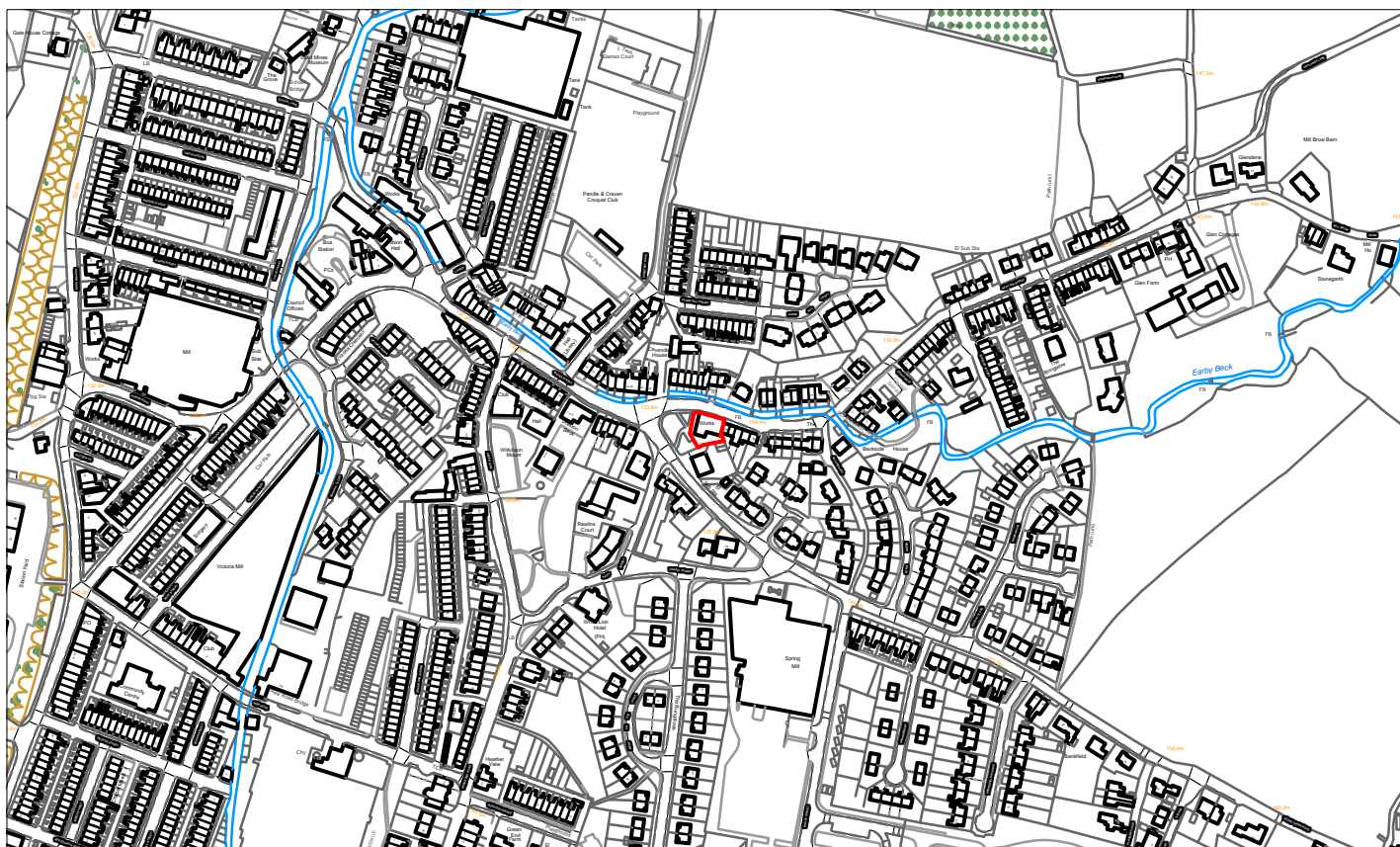
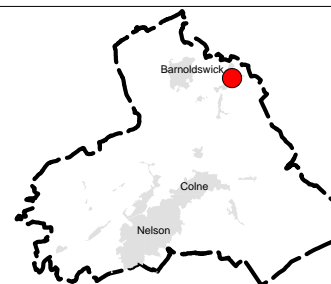
Site Name: 54-56 Water Street

Location: Earby

Site Ref: EY065

Site Area: 0.039 ha

Grid Ref: SD 390 446



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Site Details

Site Ref: EY055	Site Name: Booth Bridge Farm, Booth Bridge Lane, Thornton-in-Craven	Settlement: Earby
Ward: Earby Ward	SHLAA Typology: I (Barn Conversion)	Co-ordinates: 391286, 447833
Planning App No.: 13/11/0402P		
Development: Full: Change of use of agricultural building to two dwellings		
Site Area (gross): 0.1620 ha	Indicative No. Dwellings: 2	Indicative Density: 12 dph

Deliverability and Timescales

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

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

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

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has 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	2	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

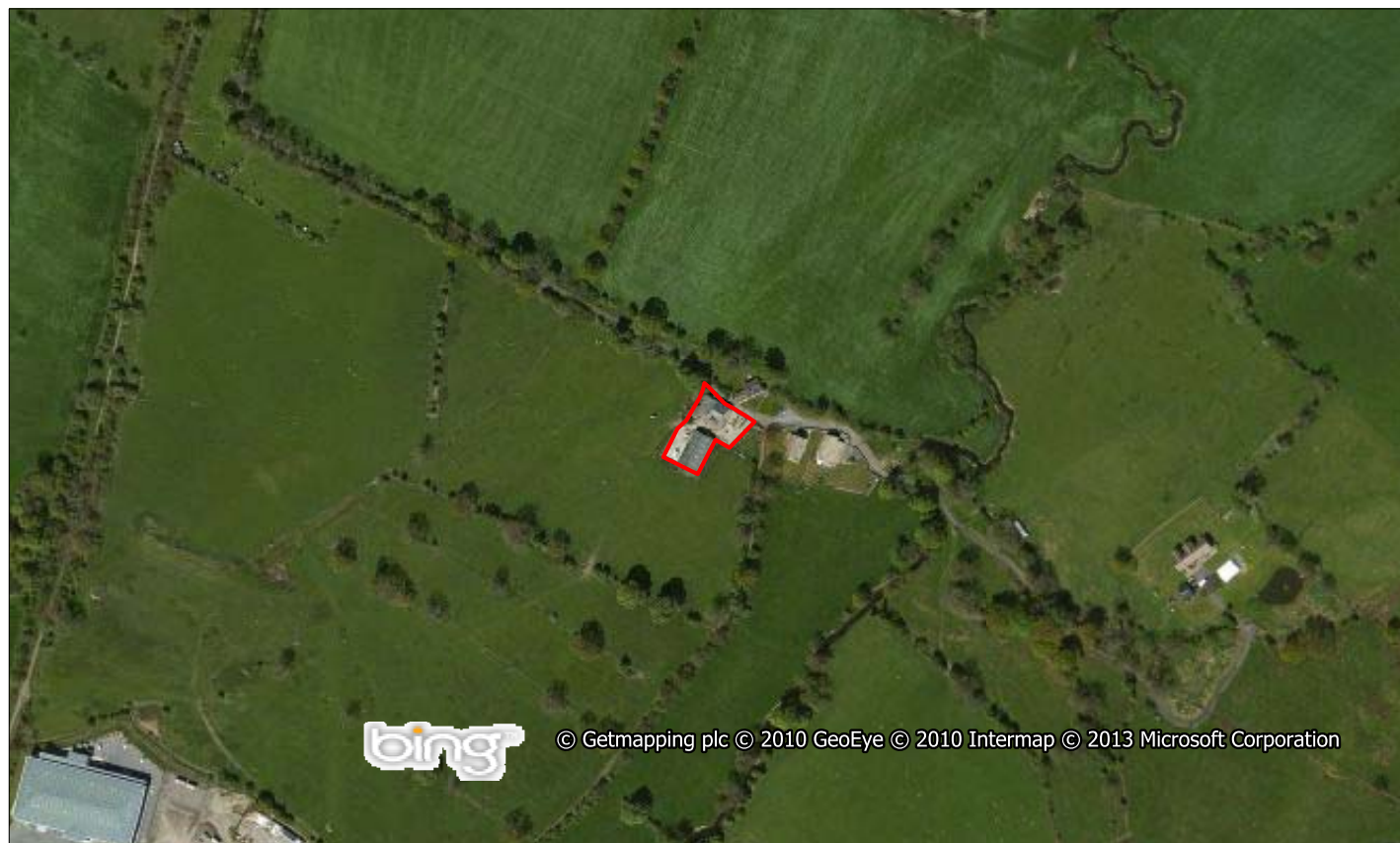
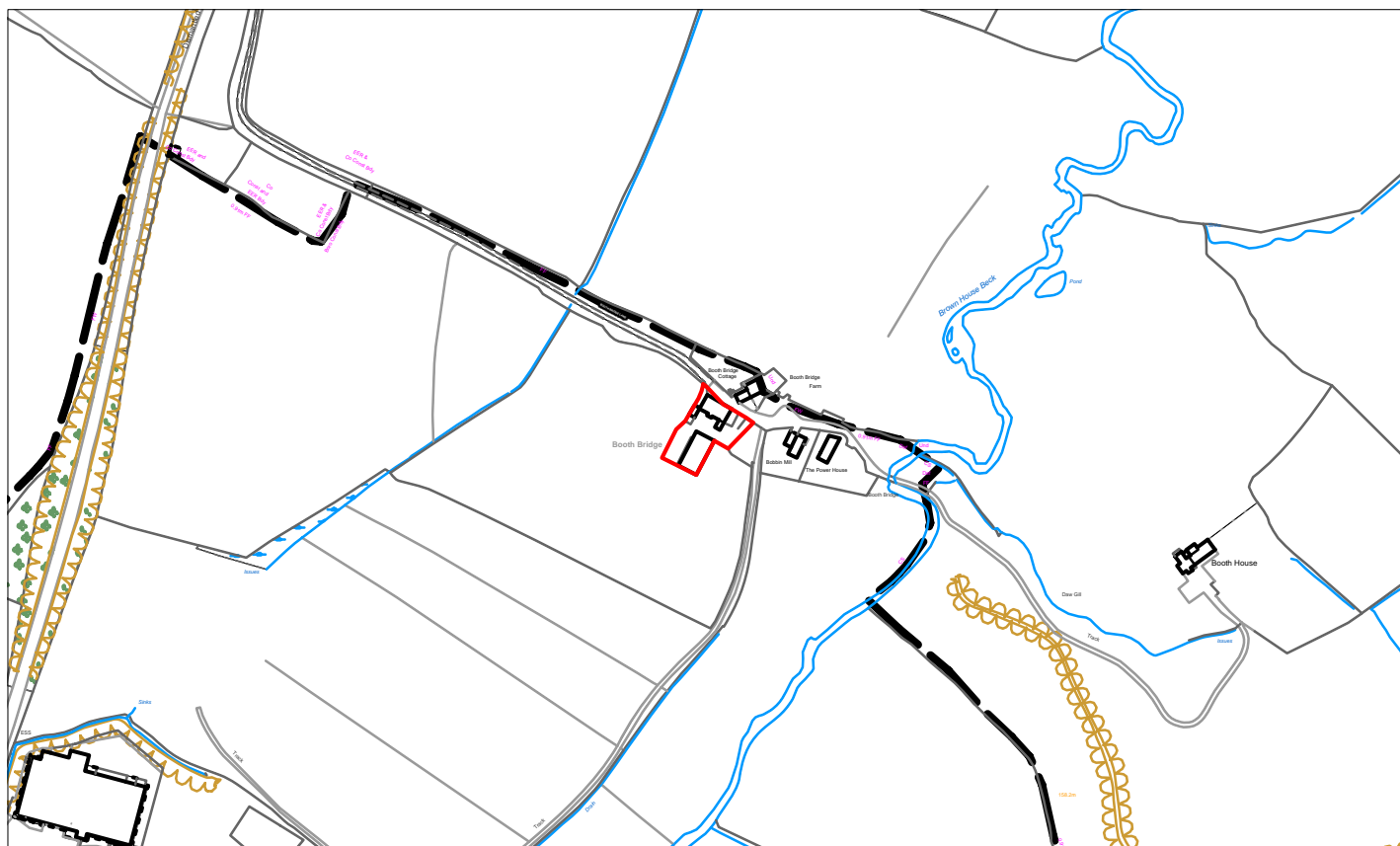
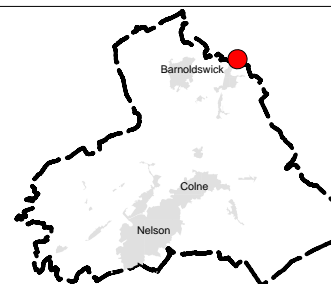
Site Name: Booth Bridge Farm, Booth Bridge Lane

Location: Earby

Site Ref: EY055

Site Area: 0.162 ha

Grid Ref: SD 391 447



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Site Details				
Site Ref:	EY056	Site Name:	Central Working Mens Club, Aspen Lane	
Settlement:	Earby			
Ward:	Earby Ward	SHLAA Typology:	RCB	Co-ordinates:
390821, 446732				
Planning App No.:	13/12/0128P			
Development:	Full: Demolition of rear and single storey extension; conversion of building to two dwellinghouses and erection of one 3 bed dwellinghouse, 5.6m to eaves (8m to ridge)			
Site Area (gross):	0.0300 ha	Indicative No. Dwellings:	2	Indicative Density:
67 dph				

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) Viable
(V3) Viability Model Ref:	Scheme 7
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is well underway.
Constraints to overcome:	No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
2	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

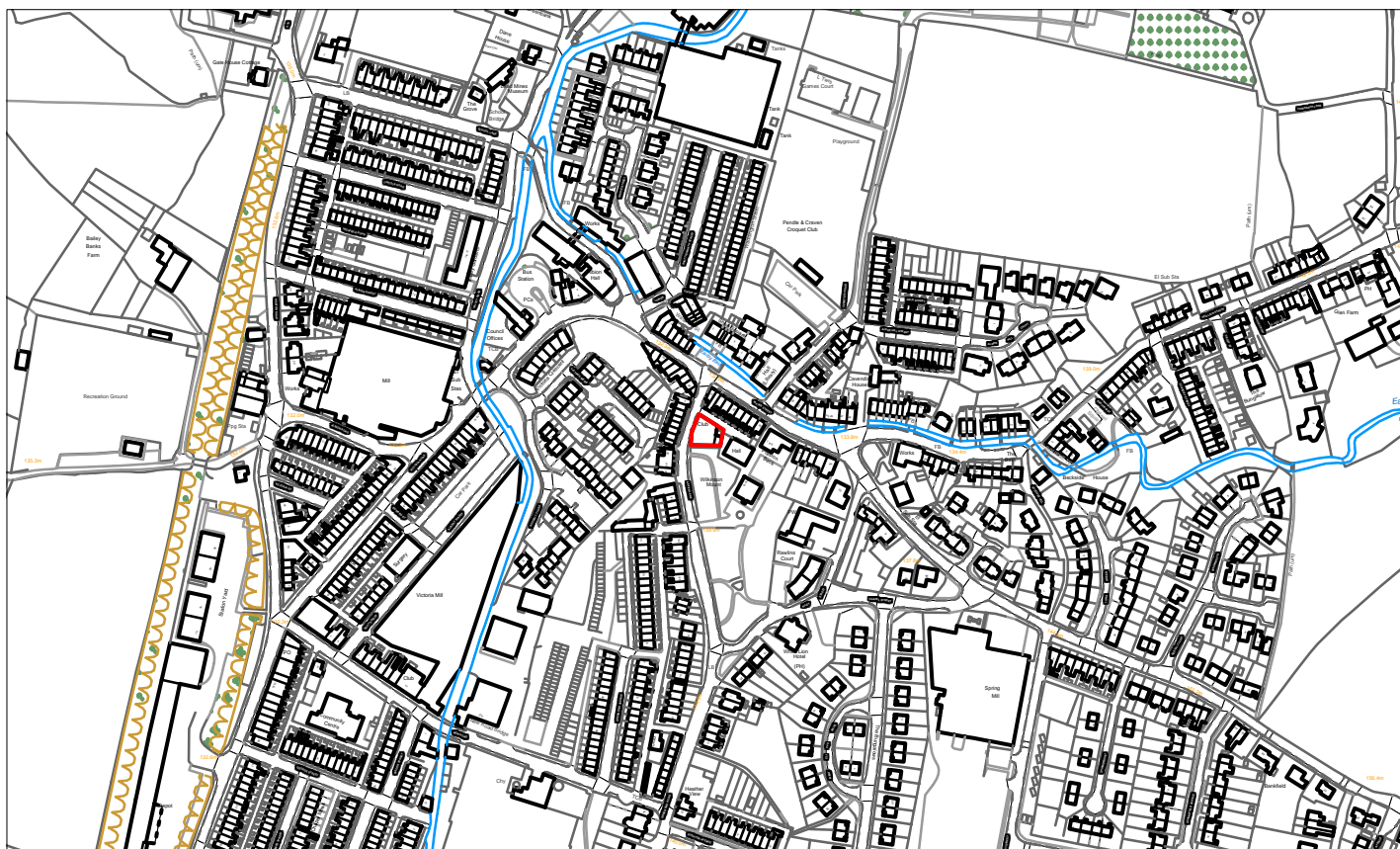
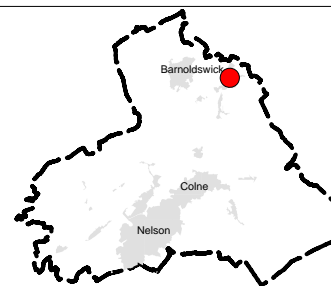
Site Name: Central Working Mens Club, Aspen Lane

Location: Earby

Site Ref: EY056

Site Area: 0.03 ha

Grid Ref: SD 390 446



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:	EY057	Site Name:	Windlefield Farm, Birch Hall Lane	Settlement:	Earby
Ward:	Earby Ward	SHLAA Typology:	I (Barn Conversion)	Co-ordinates:	392273, 446635
Planning App No.:	13/12/0391P				
Development:	Full: Change of use of a barn to a dwelling and external alterations including insertion of window and door openings in all elevations, insertion of 8 rooflights and partial demolition of attached outbuildings.				
Site Area (gross):	0.0500 ha	Indicative No. Dwellings:	1	Indicative Density:	20 dph

Deliverability and Timescales

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

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

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

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started, however, planning permission was only granted in the last year. Development Management records indicate that some of the conditions have been discharged. 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

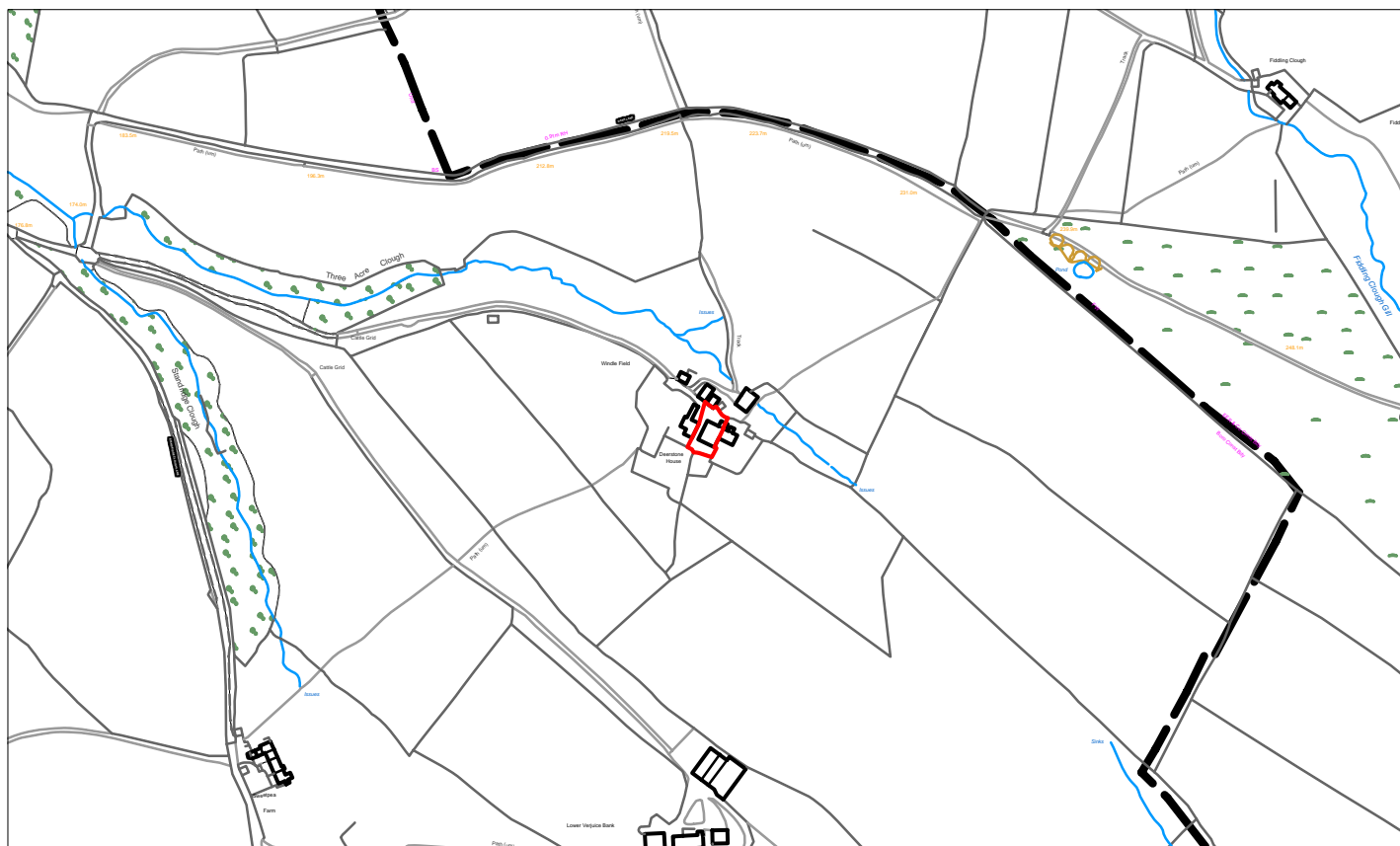
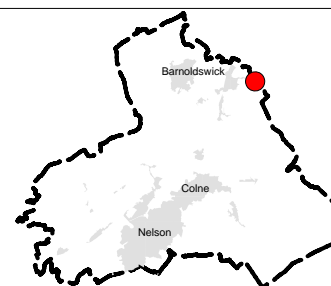
Site Name: Windlefield Farm, Birch Hall Lane

Location: Earby

Site Ref: EY057

Site Area: 0.05 ha

Grid Ref: SD 392 446



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:	EY058	Site Name:	54 Land to rear of Longroyd Road	
		Settlement:	Earby	
Ward:	Earby Ward		SHLAA Typology:	I (Garden Land)
		Co-ordinates:	390705, 446215	
Planning App No.:	13/12/0418P			
Development:	Full: Erection of a detached bungalow (eaves height 2.4m, ridge height 4.3m)			
Site Area (gross):	0.0600 ha	Indicative No. Dwellings:	1	Indicative Density:
				16 dph

Deliverability and Timescales

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

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

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

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has not yet started and the planning permission is over one year old. The site is 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

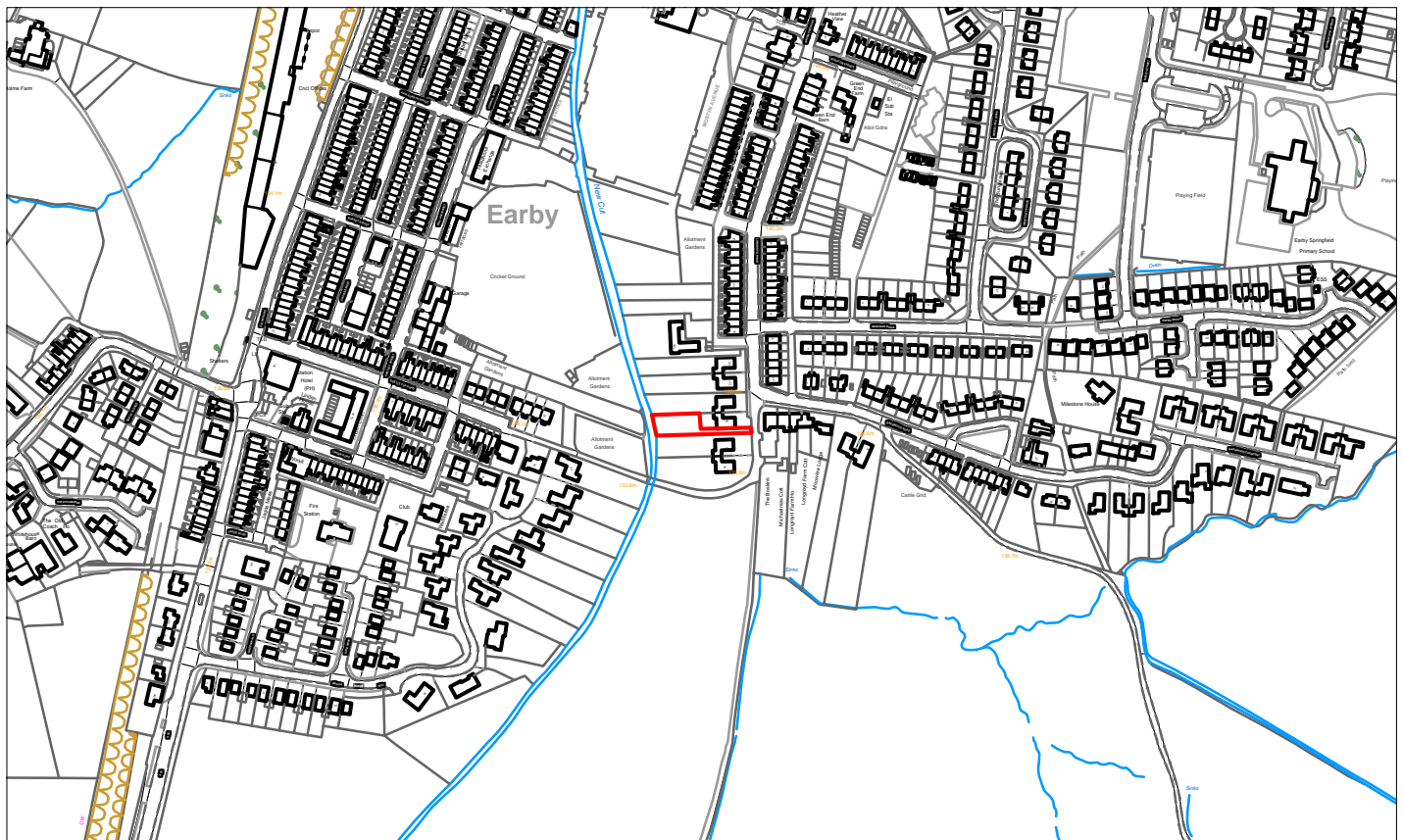
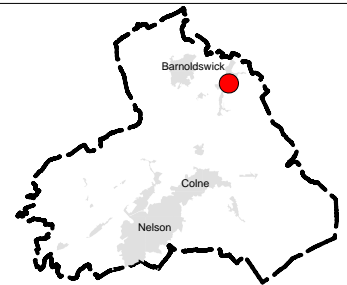
Site Name: 54 Land to rear of Longroyd Road

Location: Earby

Site Ref: EY058

Site Area: 0.06 ha

Grid Ref: SD 390 446



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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:	EY059	Site Name:	The Bungalow, Croft Street	
		Settlement:	Earby	
Ward:	Earby Ward	SHLAA Typology:	I (Garden Land)	Co-ordinates:
				391197, 446738
Planning App No.:	13/12/0435P			
Development:	Outline: Erection of a single bungalow (Access, landscaping and scale) (Re-submission).			
Site Area (gross):	0.0700 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 3
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	1	0	0	0

Pendle Strategic Housing Land Availability Assessment

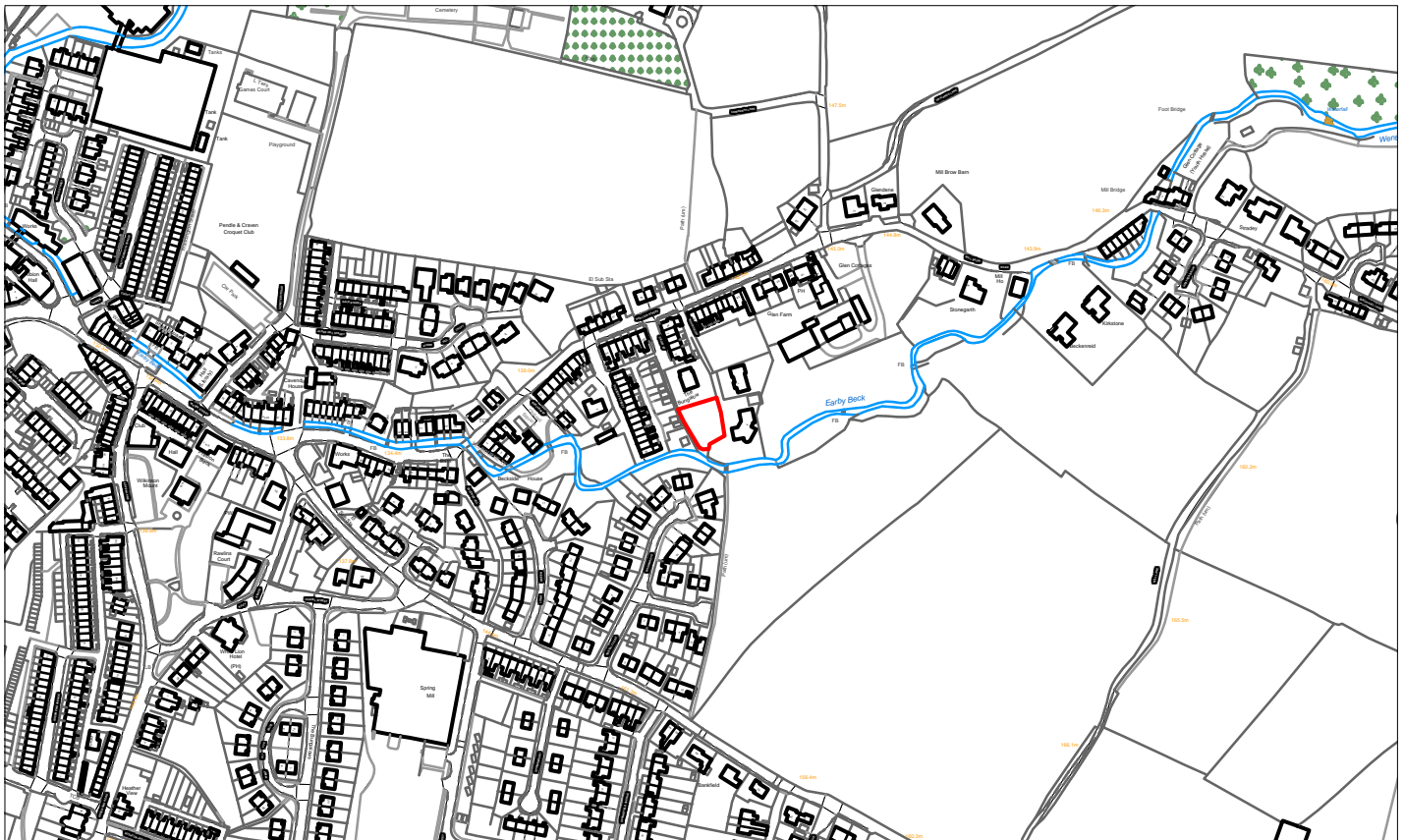
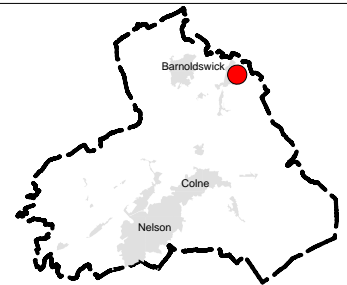
Site Name: The Bungalow, Croft Street

Location: Earby

Site Ref: EY059

Site Area: 0.07 ha

Grid Ref: SD 391 446



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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: EY060 | Site Name: Field Barn, Coolham Lane | Settlement: Earby

Ward: Earby Ward | SHLAA Typology: I (Barn Conversion) | Co-ordinates: 391654, 446132

Planning App No.: 13/12/0462P

Development: Full: Conversion of barn to dwellinghouse and formation of access.

Site Area (gross): 0.0450 ha | Indicative No. Dwellings: 1 | Indicative Density: 22 dph

Deliverability and Timescales

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

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

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

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

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

Constraints to overcome: No constraints identified.

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

Pendle Strategic Housing Land Availability Assessment

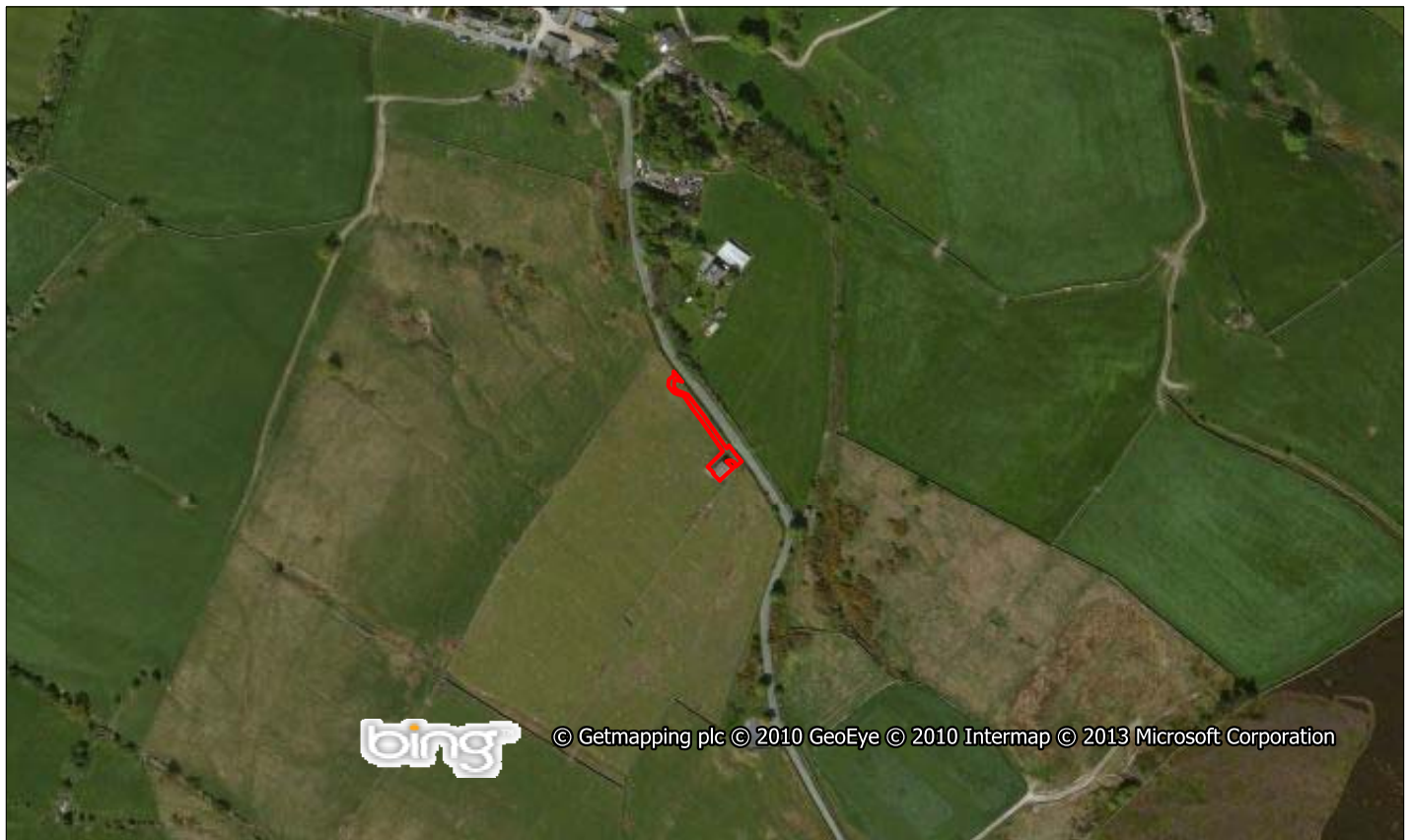
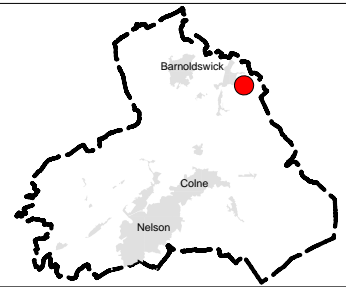
Site Name: Field Barn, Coolham Lane

Location: Earby

Site Ref: EY060

Site Area: 0.045 ha

Grid Ref: SD 391 446



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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:	EY061	Site Name:	Land to rear of 2-4 Mill Brow Road	Settlement:	Earby
Ward:	Earby Ward	SHLAA Typology:	I (Garden Land)	Co-ordinates:	391354, 446818
Planning App No.:	13/12/0007P				
Development:	Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m)				
Site Area (gross):	0.1200 ha	Indicative No. Dwellings:	1	Indicative Density:	8 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) Not Viable
(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started and work is well underway.
Constraints to overcome:	No constraints identified.

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

Pendle Strategic Housing Land Availability Assessment

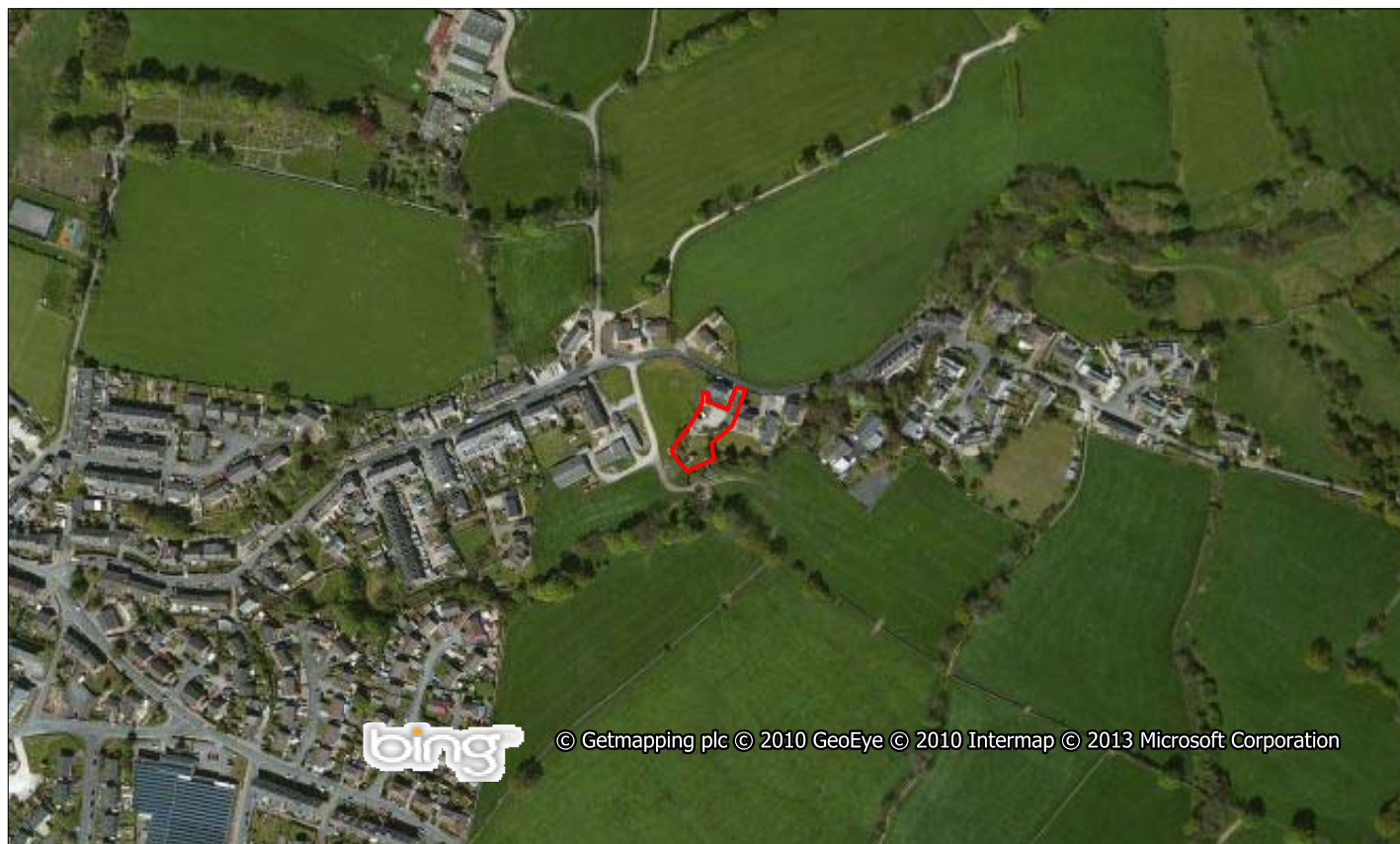
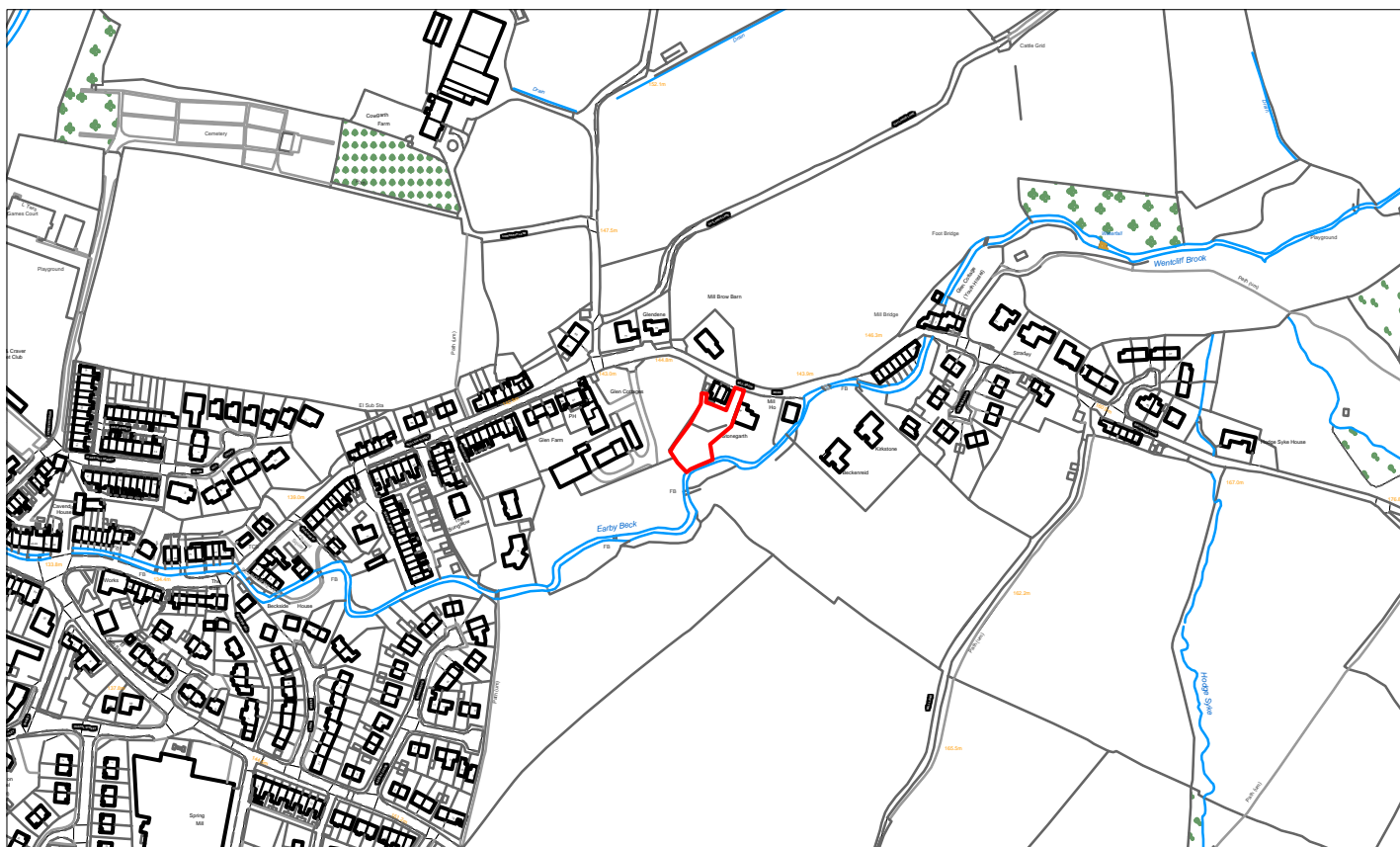
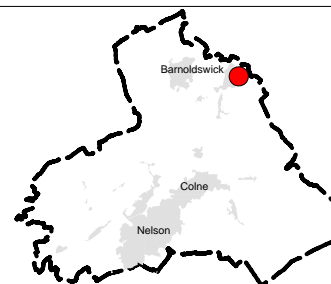
Site Name: Land to rear 2-4 Mill Brow Road

Location: Earby

Site Ref: EY061

Site Area: 0.12 ha

Grid Ref: SD 391 446



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:	EY063	Site Name:	Waddington Street	Settlement:	Earby
Ward:	Earby Ward	SHLAA Typology:	PDVDLB	Co-ordinates:	390851, 446819
Planning App No.:	13/13/0222P				
Development:	Full: Erection of a detached dwelling house (Eaves height 4.9m, ridge height 7.1m)				
Site Area (gross):	0.0470 ha	Indicative No. Dwellings:	1	Indicative Density:	21 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) Not Viable
(V3) Viability Model Ref:	Scheme 3
Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has not yet started, however, the planning permission was only granted in the last year. Development Management and Building Control records indicate that conditions have been discharged and building regulation plans have been approved. 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

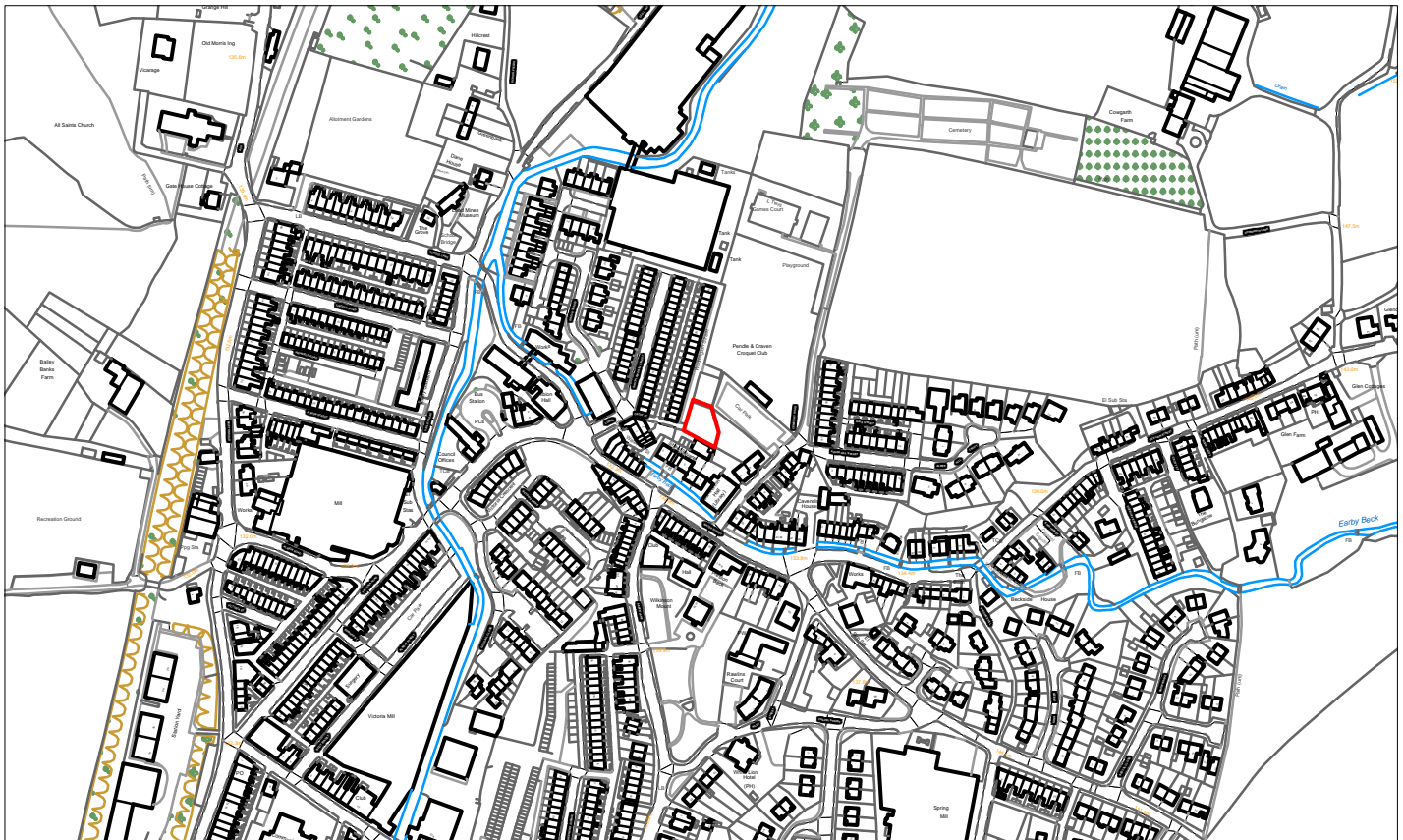
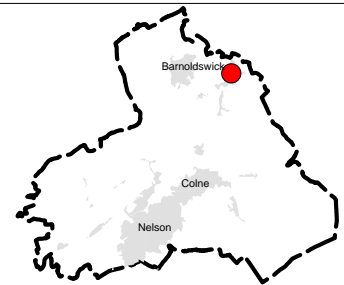
Site Name: Waddington Street

Location: Earby

Site Ref: EY063

Site Area: 0.047 ha

Grid Ref: SD 390 446



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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: EY064 Site Name: Sweetpea Farm Settlement: Earby

Ward: Earby Ward SHLAA Typology: I (Barn Conversion) Co-ordinates: 391965, 446420

Planning App No.: 13/13/0232P

Development: Full: Conversion of farm buildings to a single dwelling house and associated parking.

Site Area (gross): 0.0270 ha Indicative No. Dwellings: 1 Indicative Density: 37 dph

Deliverability and Timescales

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

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

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

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

Comments: The Council's viability model suggests that this type of site is viable to develop. Development has not yet started on site, however, the planning permission was only granted in the last year. Building control records indicate that internal work has started. 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

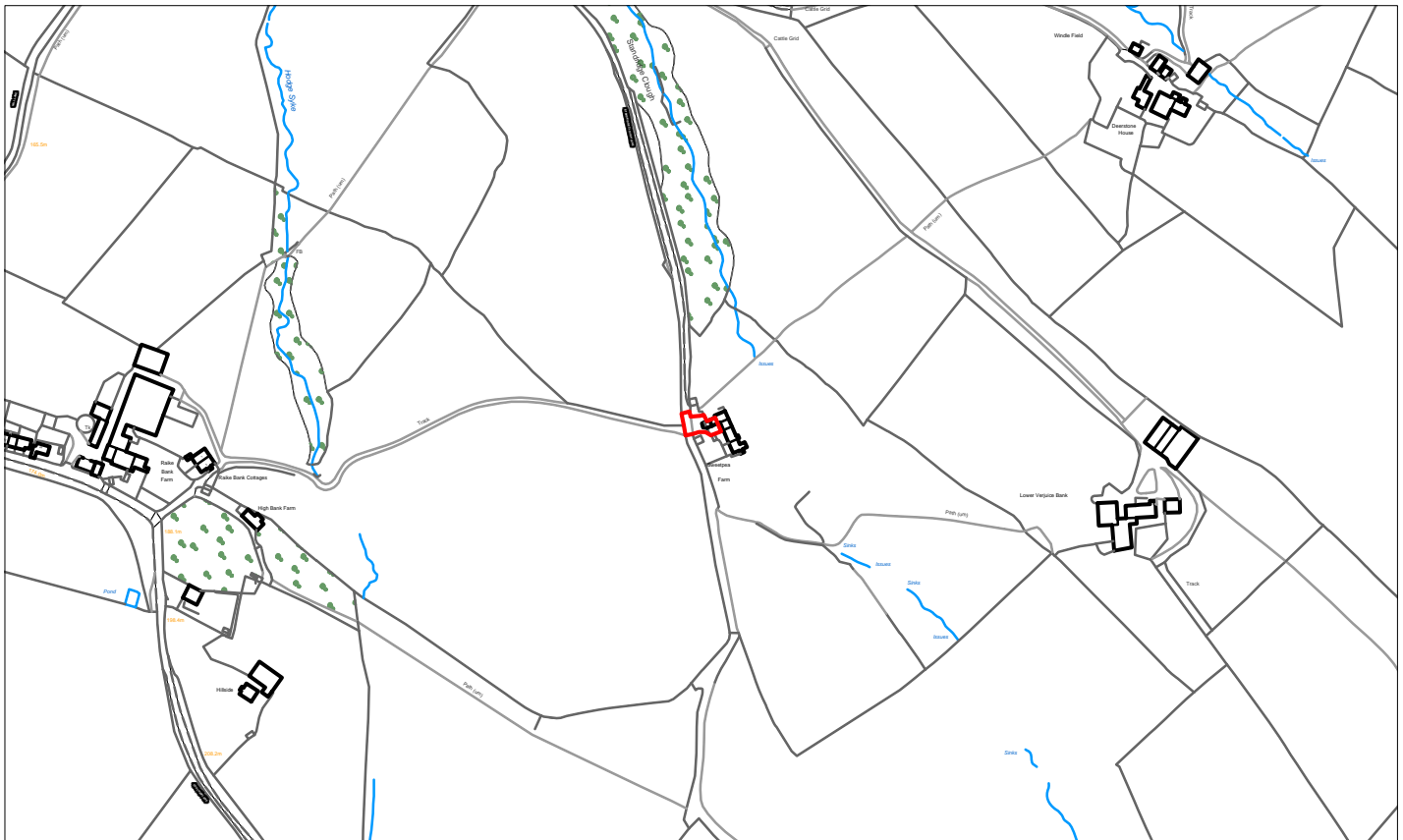
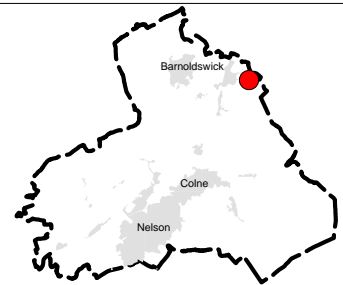
Site Name: Sweatpea Farm

Location: Earby

Site Ref: EY064

Site Area: 0.027 ha

Grid Ref: SD 391 446



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