

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: KK017	Site Name: Ardendene, Dotcliffe Road	Settlement: Kelbrook
Ward: Earby Ward	SHLAA Typology: I (Garden Land)	Co-ordinates: 390674, 444586
Planning App No.: 13/12/0444P		
Development: Full: Erection of bungalow and detached single garage.		
Site Area (gross): 0.0400 ha	Indicative No. Dwellings: 1	Indicative Density: 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.

(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	1	0	0	0	0	0

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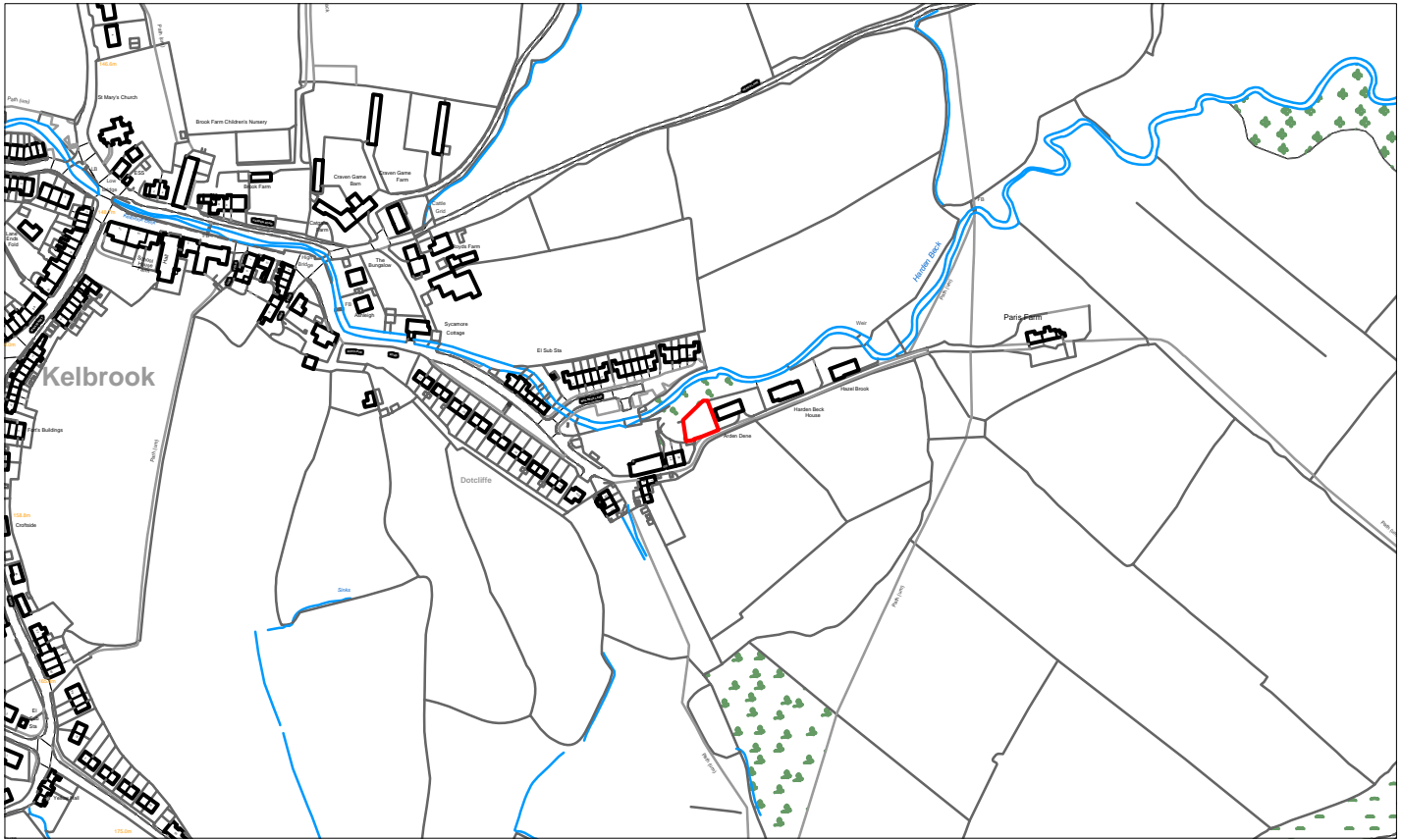
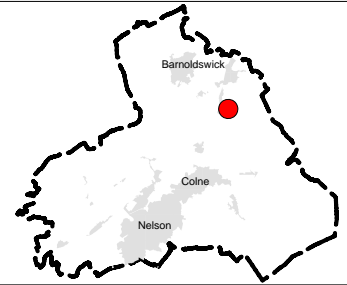
Site Name: Ardentene, Dotcliffe Road

Location: Kelbrook

Site Ref: KK017

Site Area: 0.04 ha

Grid Ref: SD 390 444



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Scale: 1 : 5,000

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