

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:	NH008/1027	Site Name:	Former Spen Brook Mill		
		Settlement:	Spen Brook		
Ward:	Higham and Pendleside Ward	SHLAA Typology:	RCB	Co-ordinates:	382452, 438831
Planning App No.:	13/13/0531P				
Development:	Dwelling numbers based on refused planning application (13/12/0346P).				
Site Area (gross):	0.8960 ha	Indicative No. Dwellings:	28	Indicative Density:	33 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:	Site Specific Viability Work
Comments:	This site is a major development and a site specific viability appraisal was carried out as part of the planning application process. This appraisal indicated that the development of the site is viable. Development at the site has not yet started, however, planning permission was only granted in the last 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
0	0	14	14	0	0	0

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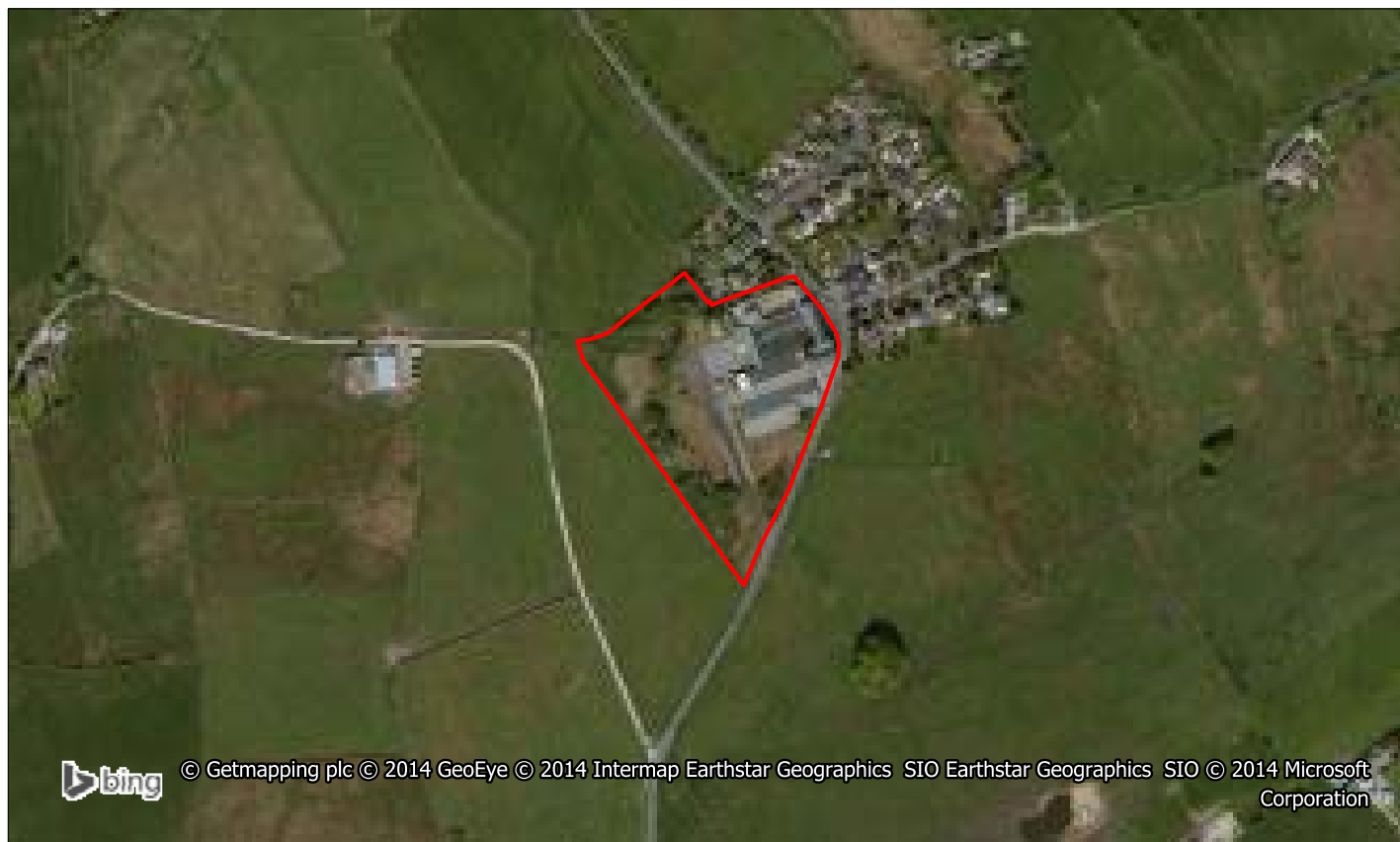
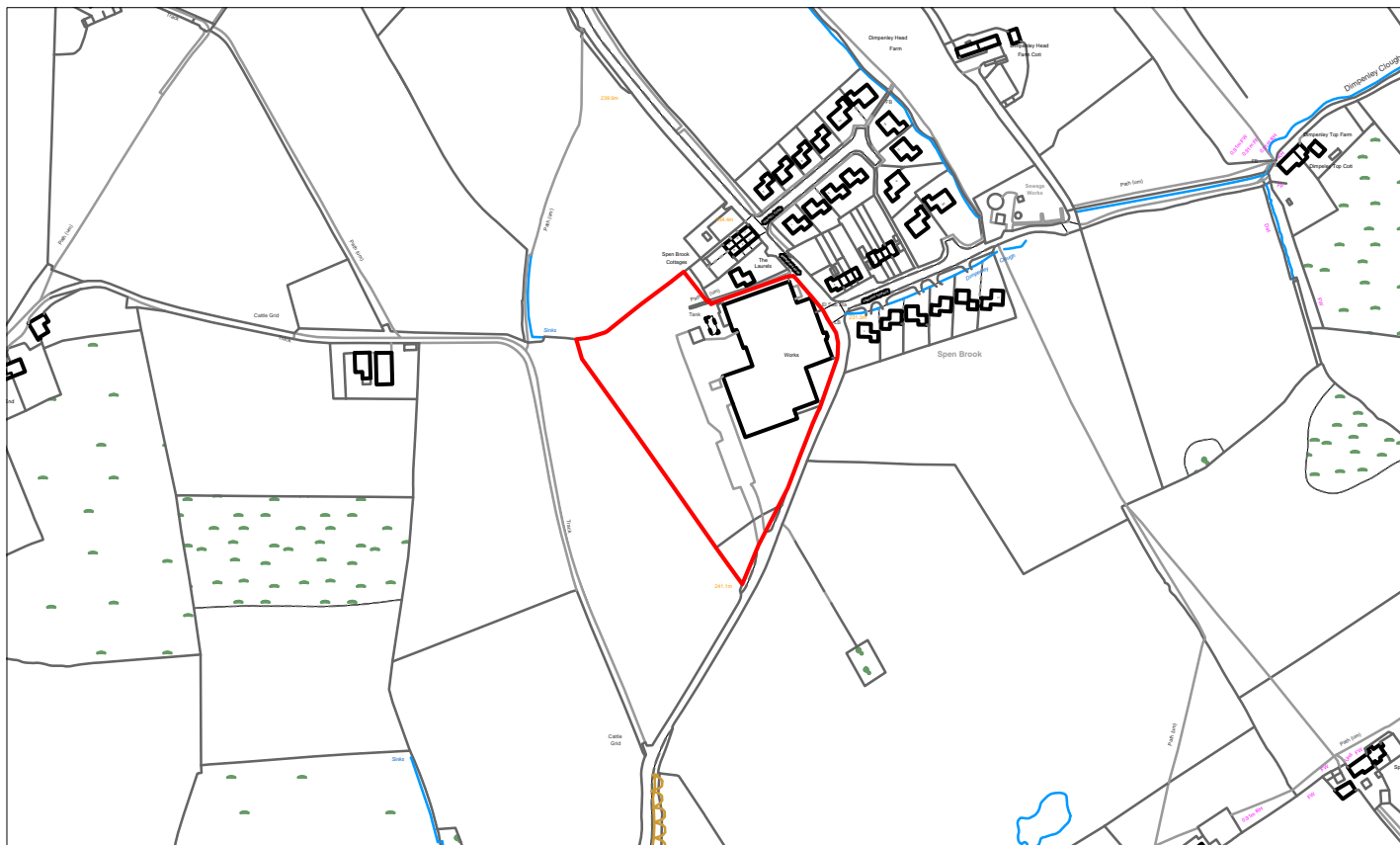
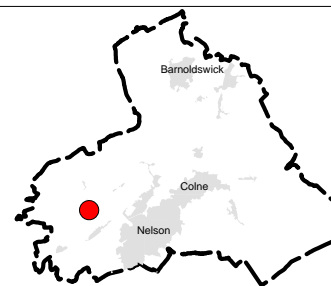
Site Name: Former Spen Brook Mill

Location: Newchurch-in-Pendle

Site Ref: NH008

Site Area: 0.896 ha

Grid Ref: SD 382 438



Scale: 1 : 5,000

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Site Details				
Site Ref: NH007		Site Name: Lower Houses Farm		Settlement: Newchurch-in-Pendle
Ward: Higham and Pendleside Ward		SHLAA Typology: I (Barn Conversion)		Co-ordinates: 380999, 437942
Planning App No.: 13/05/0488P				
Development: Conversion of barn to two dwellings				
Site Area (gross): 0.1790 ha		Indicative No. Dwellings: 2		Indicative Density: 11 dph

Deliverability and Timescales

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*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 started but work has stopped. It is unclear when development will restart. 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

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Site Name: Lower Houses Farm

Location: Newchurch-in-Pendle

Site Ref: NH007

Site Area: 0.179 ha

Grid Ref: SD 381 437

