

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:	SH018/ 1040	Site Name:	Salterforth Shed
Settlement:	Salterforth		
Ward:	Earby Ward	SHLAA Typology:	RCB
Co-ordinates:	389084, 445382		
Planning App No.:	13/11/0597P		
Development:	Full: (Major): demolish existing buildings and erect 49 dwellinghouses with associated access roads, car parking, open space, landscaping and all other associated works.		
Site Area (gross):	2.0140 ha	Indicative No. Dwellings:	49
Indicative Density:	24 dph		

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

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Site Specific Viability Work
Comments:	This site is a major development and a site specific viability appraisal was carried out as part of the planning application process. This appraisal indicated that the development of the site is viable. Development at the site has not yet started, and the planning permission is over one year old. The Council has no additional 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	12	12	12	13	0	0

# Pendle Strategic Housing Land Availability Assessment

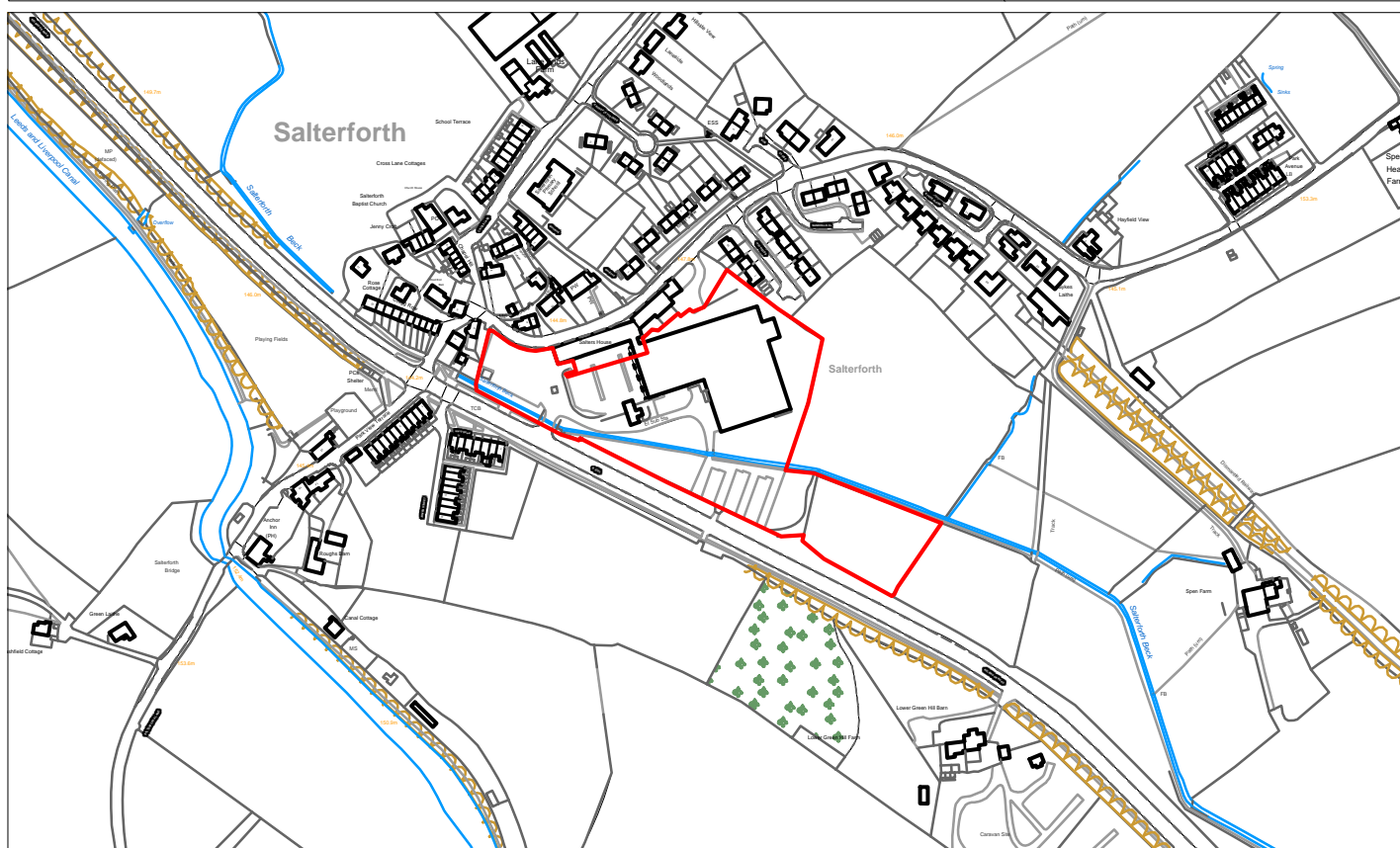
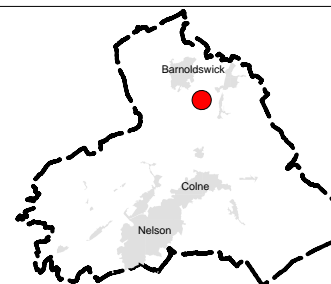
**Site Name:** Salterforth Shed

**Location:** Salterforth

**Site Ref:** SH018 / 1040

**Site Area:** 2.014 ha

**Grid Ref:** SD 389 445



Scale: 1 : 5,000

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### Site Details

<b>Site Ref:</b> SH013	<b>Site Name:</b> Salterforth Mill, Earby Road	<b>Settlement:</b> Salterforth
<b>Ward:</b> Earby Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 389012, 445437
<b>Planning App No.:</b> 13/12/0401P		
<b>Development:</b>	Full: Major: Conversion of mill building to 14 one and two bed flats on three floors with garages at ground floor and parking accessed off Kelbrook Road.	
<b>Site Area (gross):</b>	0.1300 ha	<b>Indicative No. Dwellings:</b> 14
		<b>Indicative Density:</b> 107 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>	Scheme 12
<b>Comments:</b>	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.		
<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	7	7	0	0	0	0



# Pendle Strategic Housing Land Availability Assessment

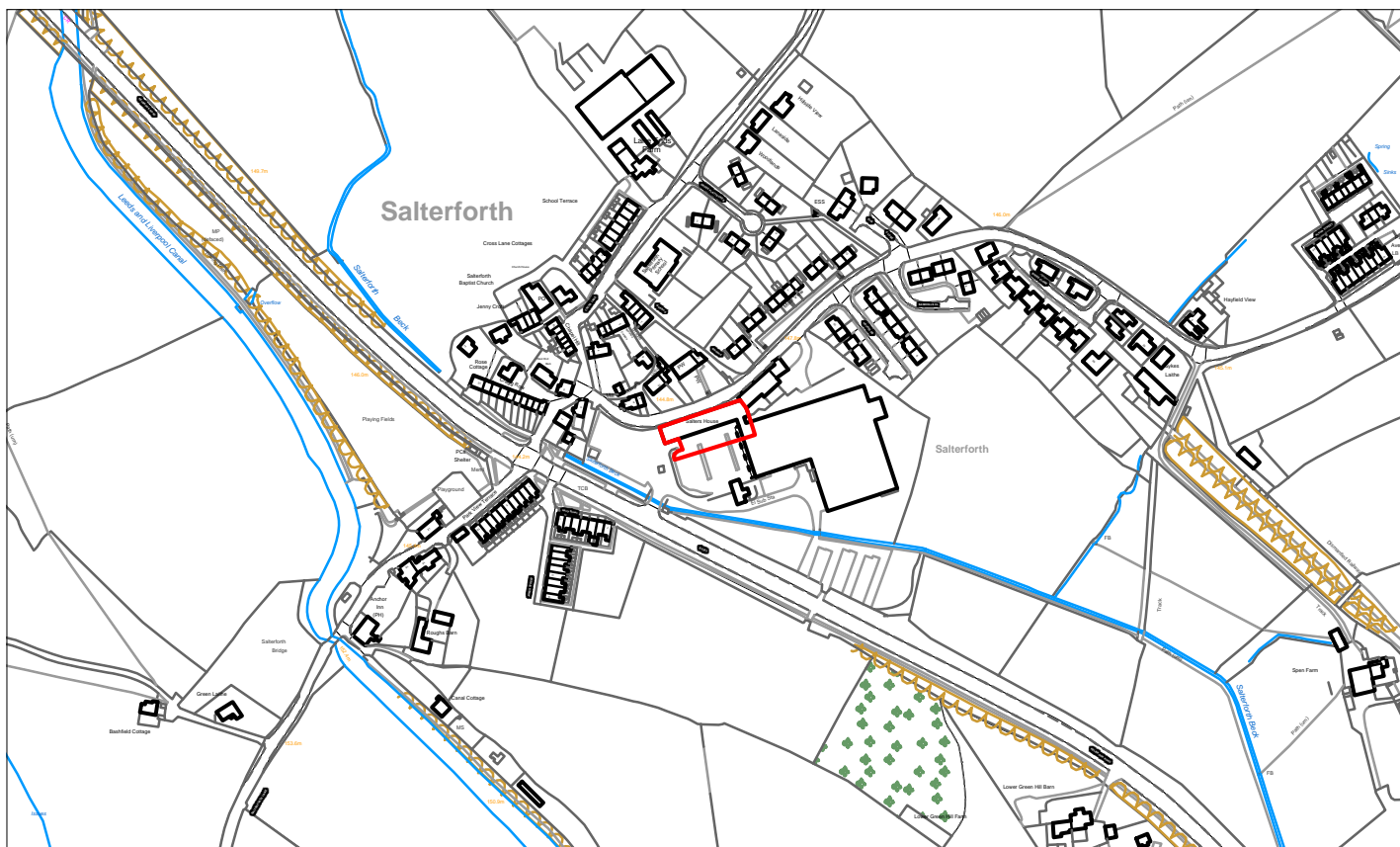
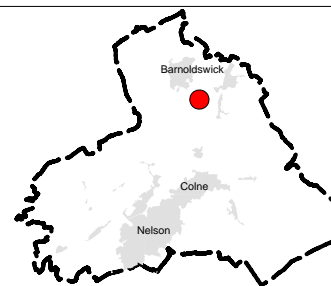
**Site Name:** Salterforth Mill, Earby Road

**Location:** Salterforth

**Site Ref:** SH013

**Site Area:** 0.13 ha

**Grid Ref:** SD 389 445



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Pendle Strategic Housing Land Availability Assessment

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Site Details				
Site Ref:	SH012	Site Name:	Former Silentnight Restaurant, Earby Road	
Settlement:	Salterforth			
Ward:	Earby Ward	SHLAA Typology:	RCB	Co-ordinates:
389078, 445473				
Planning App No.:	13/11/0211P			
Development:	Full: Extension of Time: Extend time limit for implementation of Planning Permission 13/08/0139P: Change of use of former industrial building to form 5 dwellings with additional openings.			
Site Area (gross):	0.2650 ha	Indicative No. Dwellings:	5	Indicative Density:
19 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>	Scheme 8
<b>Comments:</b>	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. Discussions between the owner and Development Management Officers indicate a new planning application is likely to be submitted in the near future for the site. 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	5	0	0	0	0	0



# Pendle Strategic Housing Land Availability Assessment

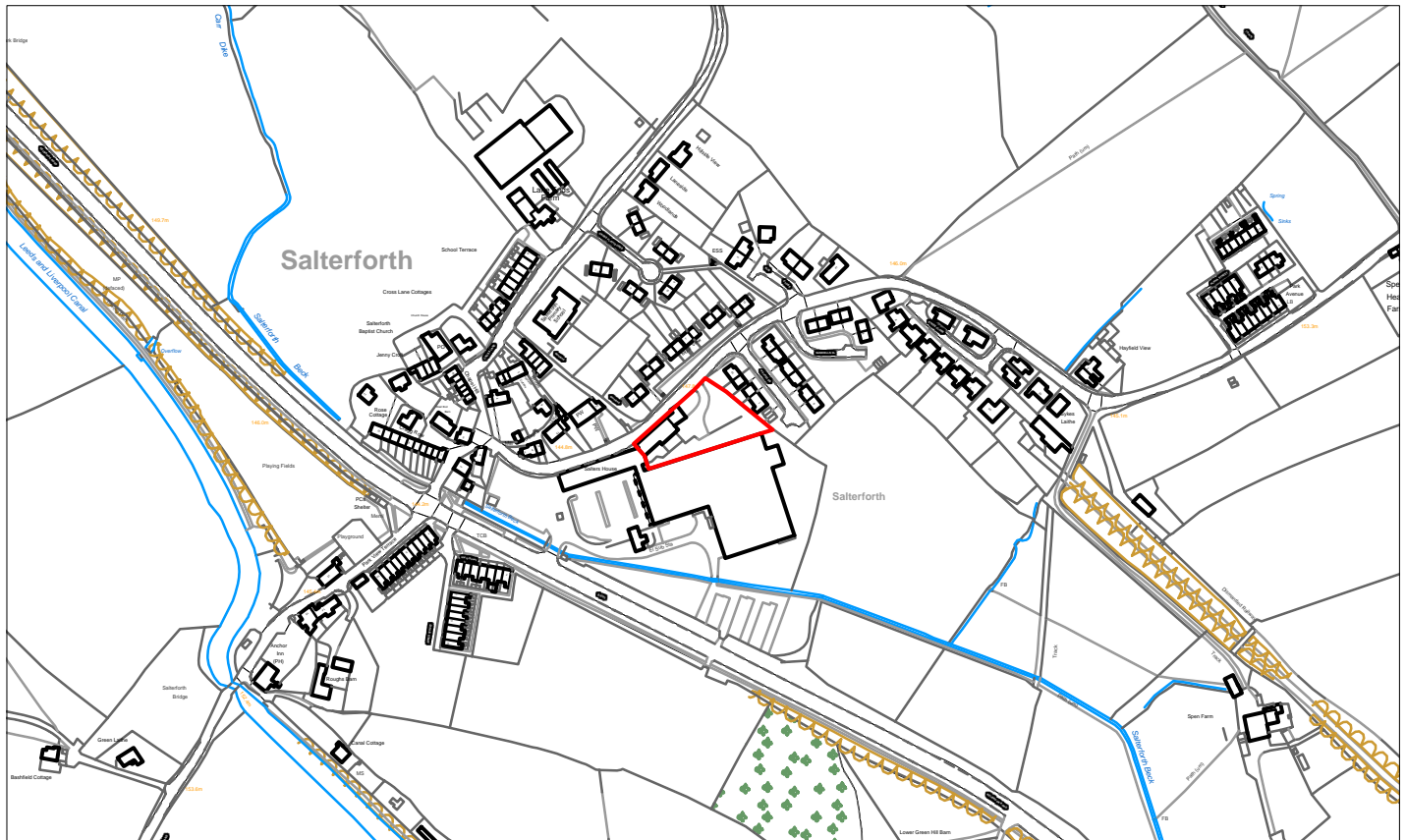
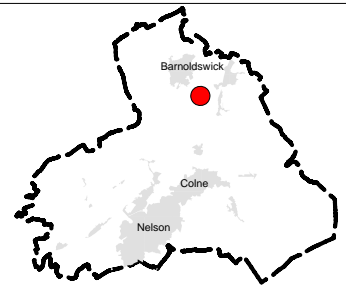
**Site Name:** Former Silentsnight Restuarant, Earby Road

**Location:** Salterforth

**Site Ref:** SH012

**Site Area:** 0.265 ha

**Grid Ref:** SD 389 445



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Site Details				
Site Ref:	SH011	Site Name:	Higher Green Hill Farm Barn, Salterforth Lane	
		Settlement:	Salterforth	
Ward:	Earby Ward		SHLAA Typology:	I (Barn Conversion)
		Co-ordinates:	388699, 445037	
Planning App No.:	13/05/0363P			
Development:	Conversion of barn to three holiday cottages			
Site Area (gross):	0.0870 ha	Indicative No. Dwellings:	3	Indicative Density:
				34 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 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Part of the site was completed several years ago. There is still one unit left to complete. 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

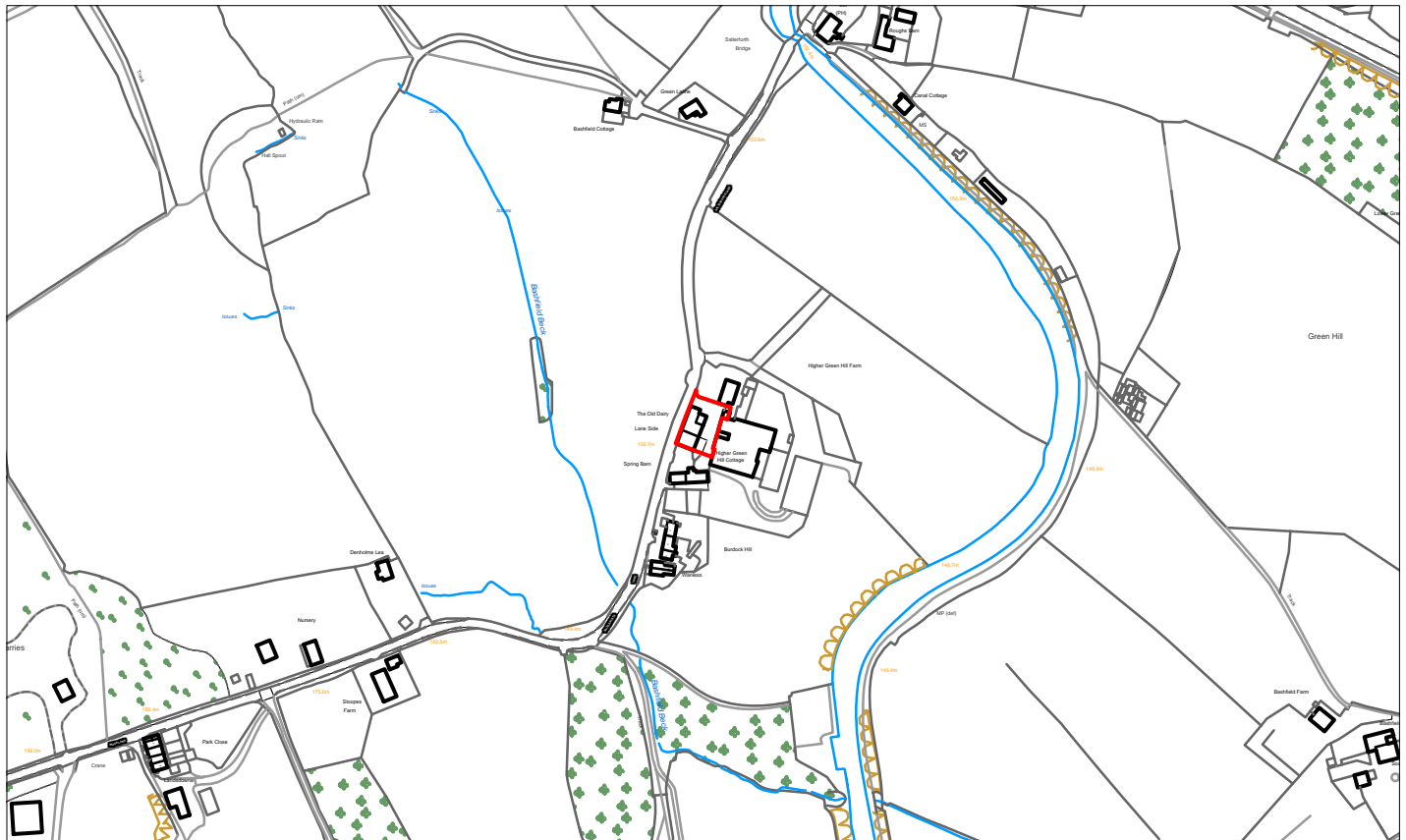
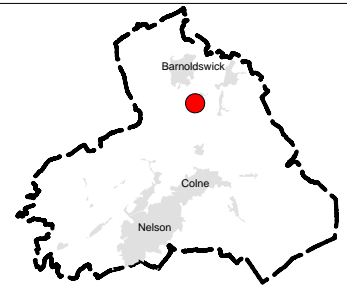
**Site Name:** Higher Green Hill Farm Barn, Salterforth Lane

**Location:** Salterforth

**Site Ref:** SH011

**Site Area:** 0.087 ha

**Grid Ref:** SD 388 445



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### Site Details

<b>Site Ref:</b> SH016	<b>Site Name:</b> Whitemoor Pumping Station, High Lane	<b>Settlement:</b> Salterforth
<b>Ward:</b> Earby Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 388214, 444167
<b>Planning App No.:</b> 13/12/0402P		
<b>Development:</b>	Full: Change of use of water treatment works buildings to 2 dwellings and external alterations including the insertion of new window openings.	
<b>Site Area (gross):</b>	0.1600 ha	<b>Indicative No. Dwellings:</b> 2
		<b>Indicative Density:</b> 12 dph

### Deliverability and Timescales

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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) Viable	<b>(V3) Viability Model Ref:</b>	Scheme 4
<b>Comments:</b>	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 additional 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	2	0	0	0	0	0

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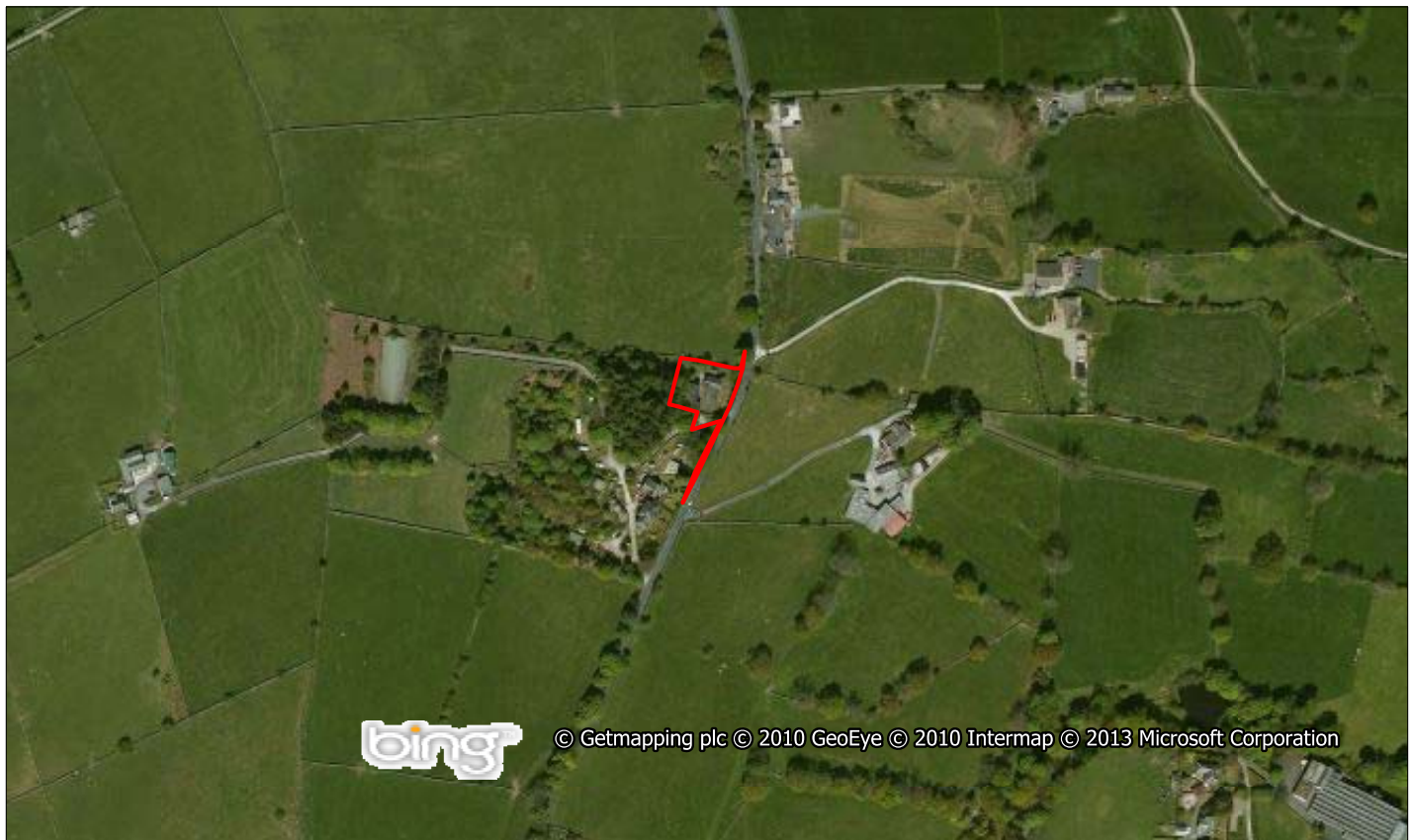
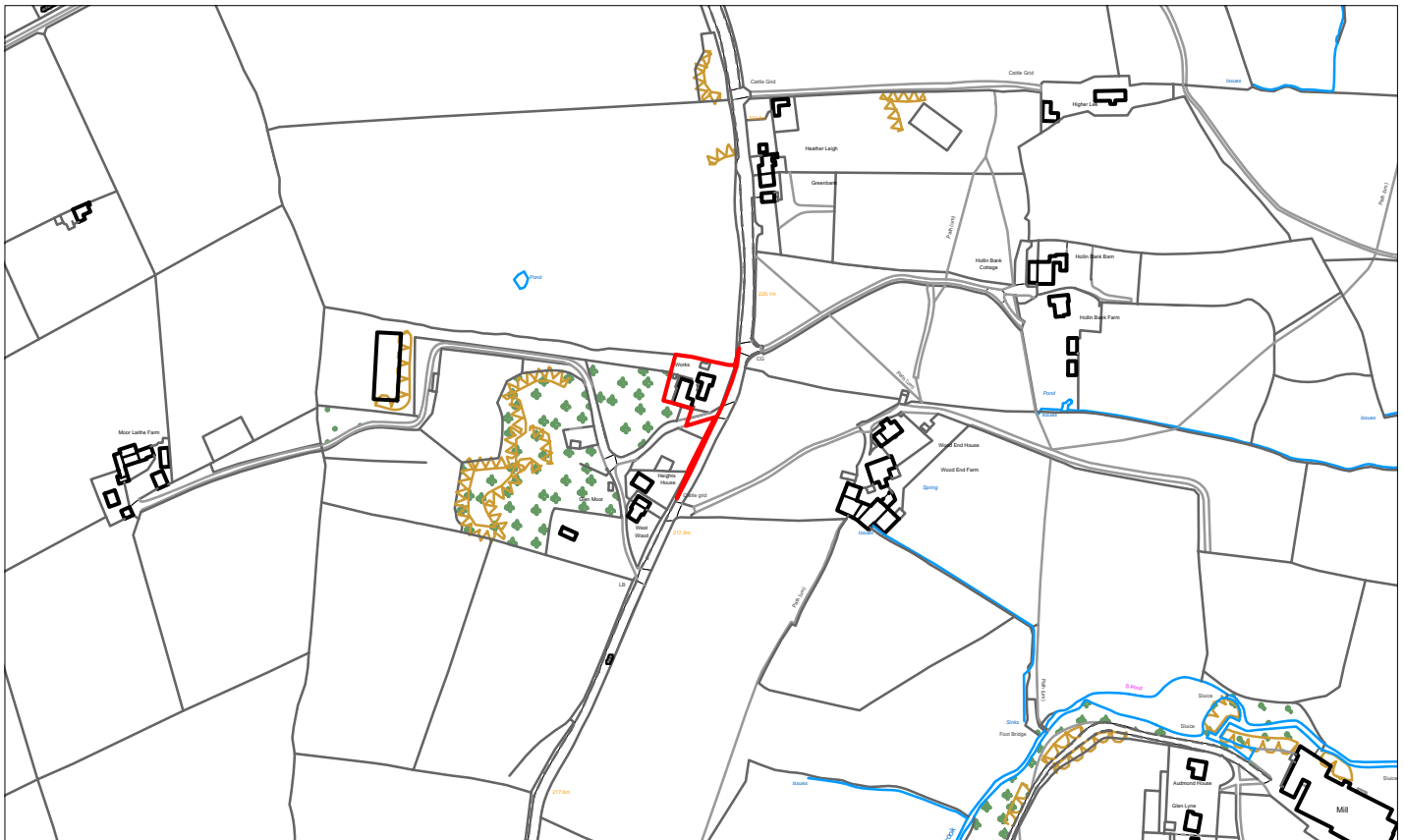
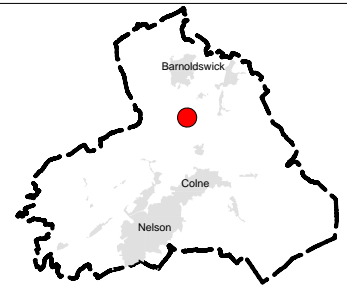
**Site Name:** Whitemoor Pumping Station, High Lane

**Location:** Salterforth

**Site Ref:** SH016

**Site Area:** 0.16 ha

**Grid Ref:** SD 388 444



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### Site Details

<b>Site Ref:</b> SH014	<b>Site Name:</b> Fanny Grey Hotel, High Lane	<b>Settlement:</b> Salterforth
<b>Ward:</b> Earby Ward	<b>SHLAA Typology:</b> RCB	<b>Co-ordinates:</b> 388133, 444586
<b>Planning App No.:</b> 13/12/0080P		
<b>Development:</b>	Full: Change of use of public house to a dwelling, erection of a two storey side extension and single storey side extension, alteration to existing window openings, formation of new window openings and installation of a roof lantern.	

<b>Site Area (gross):</b>	0.4600 ha	<b>Indicative No. Dwellings:</b>	1	<b>Indicative Density:</b>	2 dph
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### Deliverability and Timescales

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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) Viable	<b>(V3) Viability Model Ref:</b>	Scheme 4
<b>Comments:</b>	The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is nearly complete. Building Control records indicate that the developer is progressing with the development of the site.		
<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	0	0	0	0	0	0



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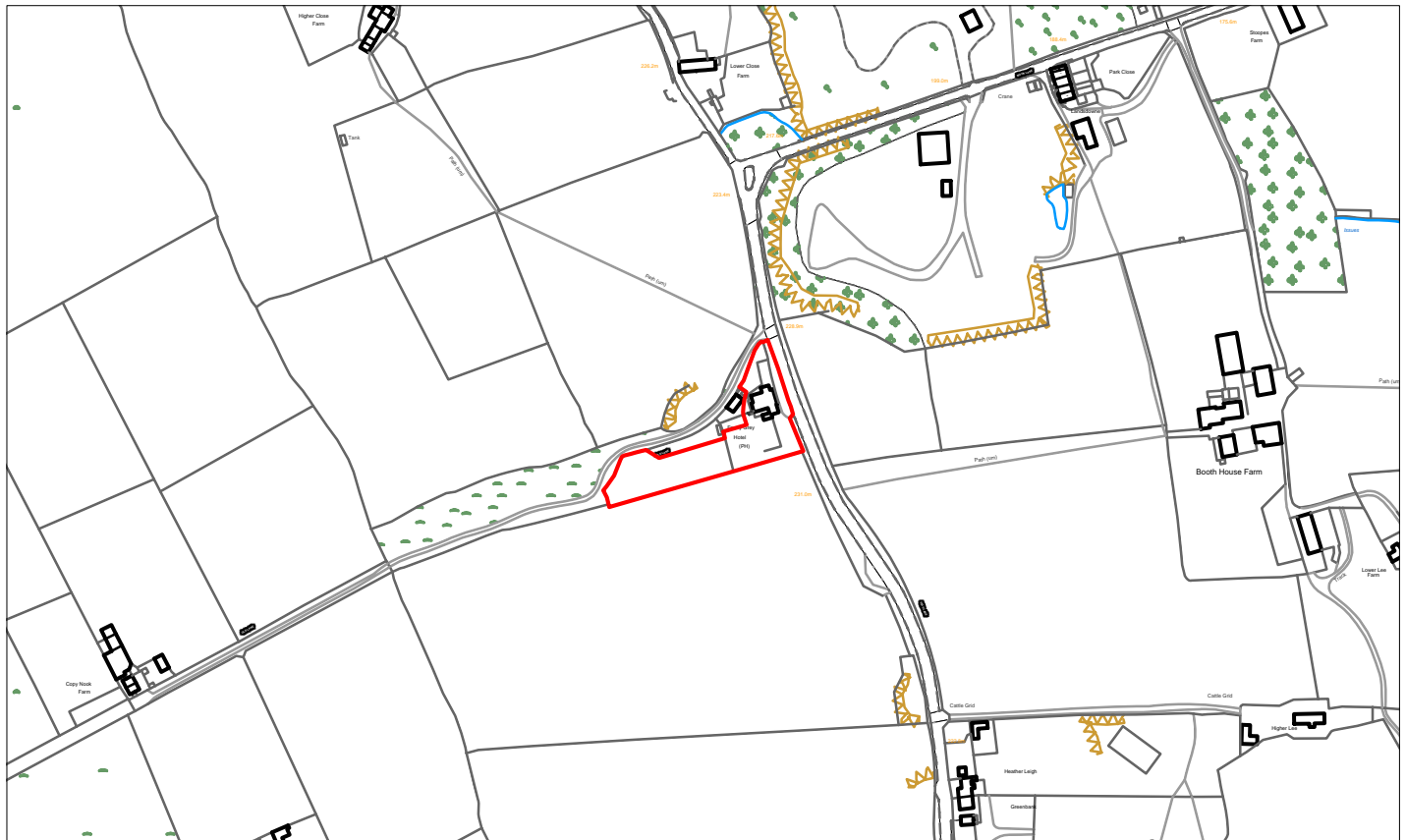
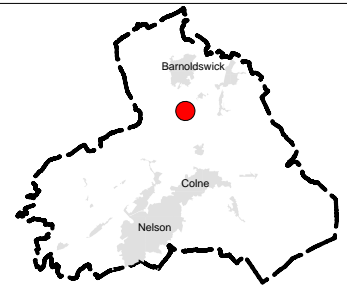
**Site Name:** Fanny Grey Hotel, High Lane

**Location:** Salterforth

**Site Ref:** SH014

**Site Area:** 0.46 ha

**Grid Ref:** SD 388 444



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### Site Details

<b>Site Ref:</b> SH015	<b>Site Name:</b> The Old Barn to the rear of the Fanny Grey Hotel, Old Lane	<b>Settlement:</b> Salterforth
<b>Ward:</b> Earby Ward	<b>SHLAA Typology:</b> I (Barn Conversion)	<b>Co-ordinates:</b> 388105, 444606
<b>Planning App No.:</b> 13/12/0183P		
<b>Development:</b>	Full: Change of use of barn to a dwelling, erection of two storey side extension, alterations to existing window and door openings and insertion of new window openings in front and rear elevation, erection of detached outbuilding and formation of new access	

<b>Site Area (gross):</b>	0.0900 ha	<b>Indicative No. Dwellings:</b>	1	<b>Indicative Density:</b>	11 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.”*

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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) Viable	<b>(V3) Viability Model Ref:</b>	Scheme 4
<b>Comments:</b>	The Council's viability model suggests that this type of site is viable to develop. Development at the site has started and work is progressing. Building Control records indicate that the developer is progressing with the development of the site.		
<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	0	0	0	0	0	0

# Pendle Strategic Housing Land Availability Assessment

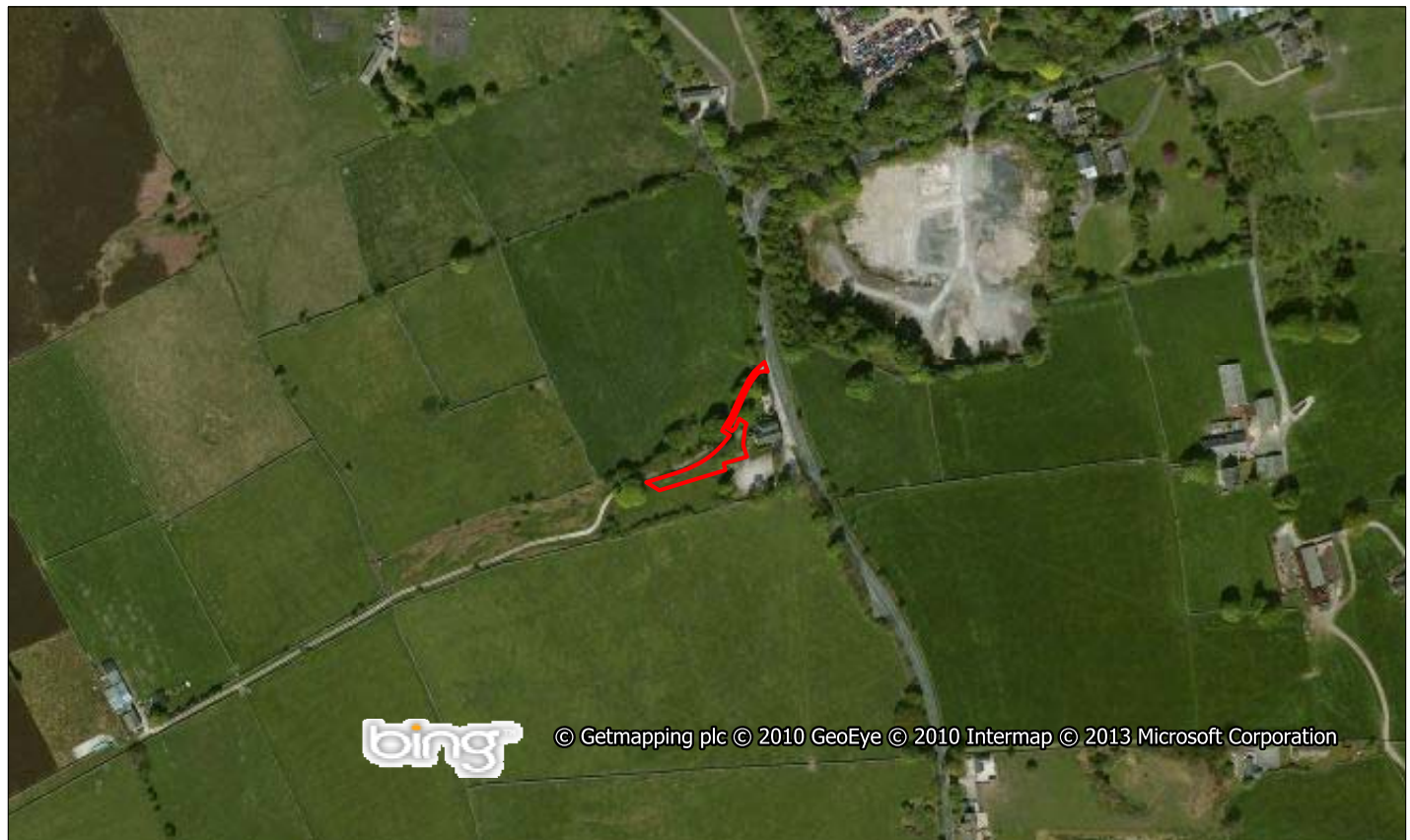
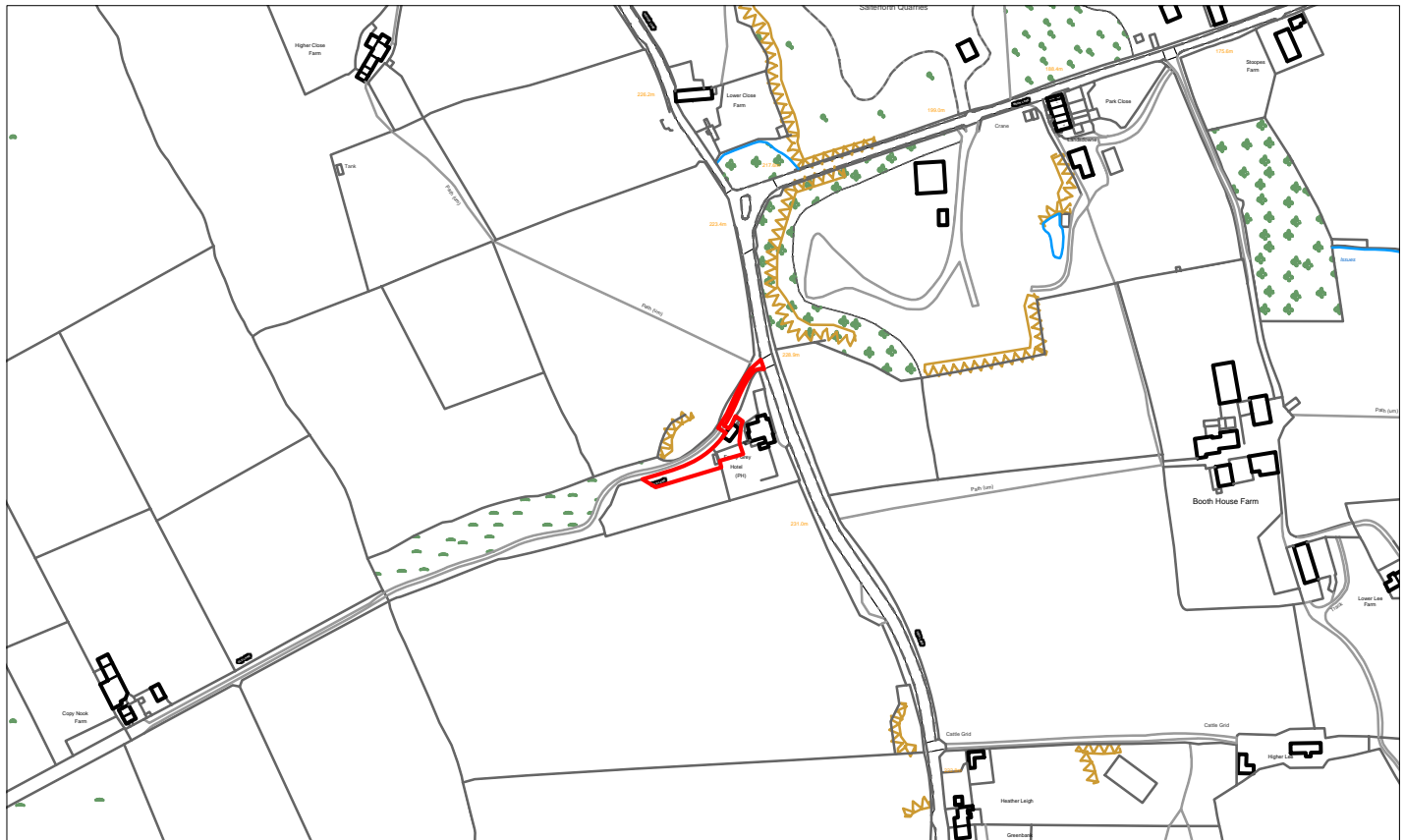
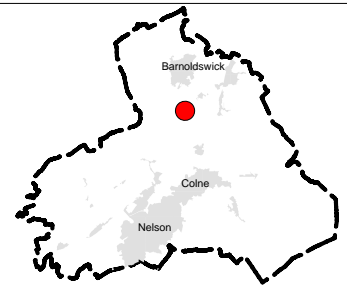
**Site Name:** The Old Barn to rear of the Fanny Grey Hotel

**Location:** Salterforth

**Site Ref:** SH015

**Site Area:** 0.09 ha

**Grid Ref:** SD 388 444



Scale: 1 : 5,000

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