

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 984	Site Name: Fernbank Mill			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Coates Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 2.4330ha	Indicative No. Dwellings: 66	Indicative Density: 27 dph	Co-ordinates:	387069, 447143	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site affected by a culverted ordinary watercourse.				Flood Zone 1
(S28) Conservation Area:	No	0.17 km	(S29) Listed Building:	No	0.26 km
(S30) Scheduled Monument:	No	1.88 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.49 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.04 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	Bad neighbouring uses - the site is adjacent to a concrete batching works and existing residential properties. New development unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	10.17	(S13) Bus stop:	0.52	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.89	(S15) Secondary school:	1.86	(S16) Sports/leisure centre:	1.86
(S17) Doctors:	1.43	(S18) Hospital:	13.08	(S19) Town / Local centre:	1.11
(S20) Supermarket/store:	1.28	(S21) Employment area:	1.17	(S22) Public house:	1.16
(S23) Corner shop:	0.72	(S24) Post Office:	1.31	(S25) Open space:	0.87
(S26) PROW:	0.00	(S27) Cycle route:	0.56		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 15

**Comments:** The Council's viability model suggests that this type of site is viable to develop. Planning permission has not yet been granted on this site. A pre-application enquiry has been made and the owner of the site has indicated an intention to develop. Part of the site is likely to come forward within the five year period.

**Constraints:** No constraints identified.

## Timescales (No. dwellings)

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	15	15	36	0

# Pendle Strategic Housing Land Availability Assessment

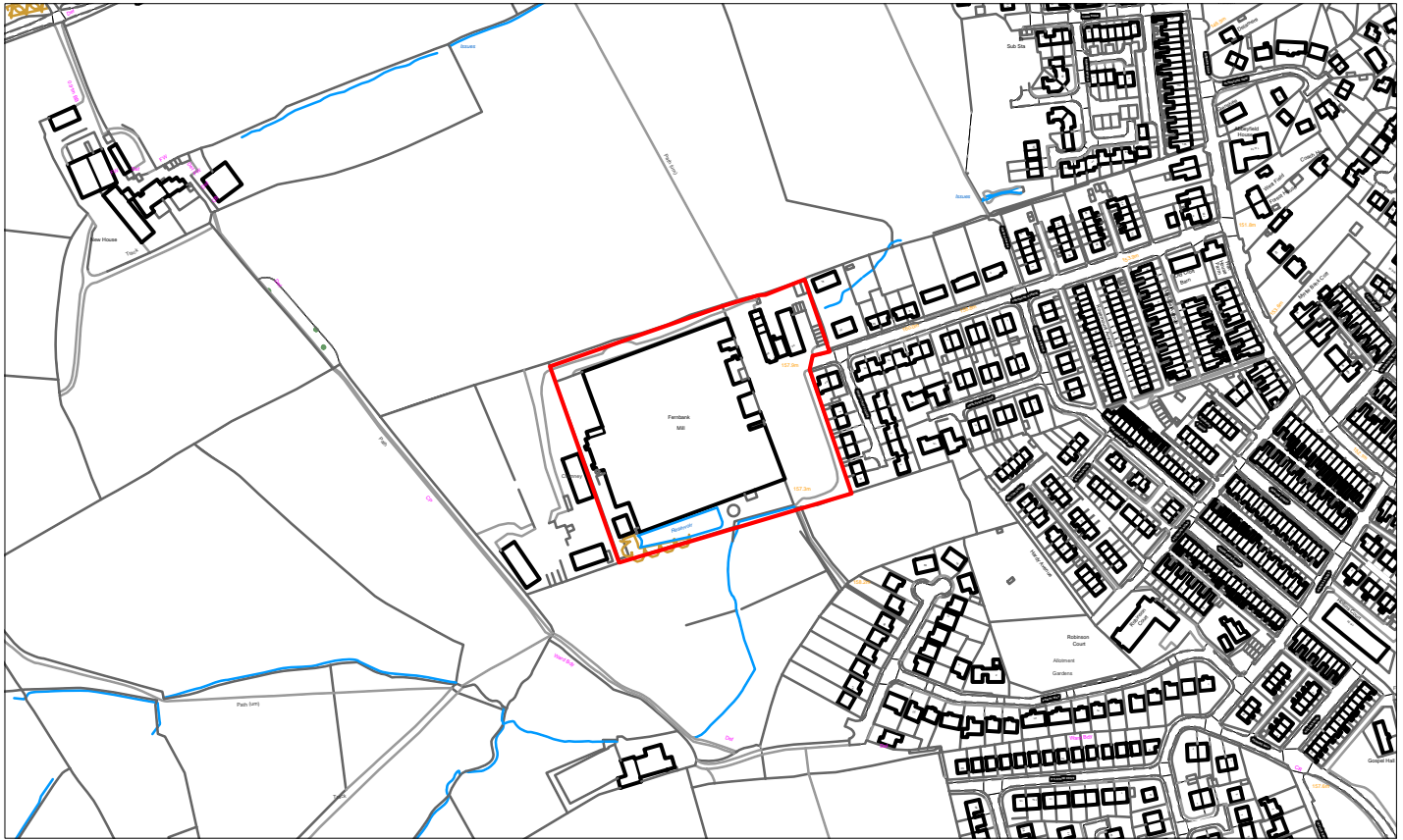
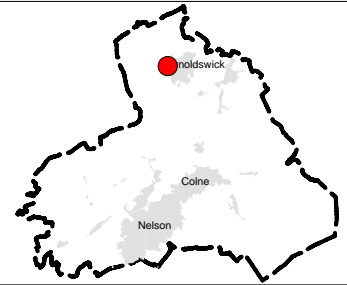
**Site Name:** Fernbank Mill

**Location:** Barnoldswick

**Site Ref:** 984

**Site Area:** 2.433 ha

**Grid Ref:** SD 387 447



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref:	SHLAASS11	Site Name:	Land off Skipton Road		Settlement:	Barnoldswick	
Postcode Sector:	BB18 5	Ward:	Coates Ward	Planning App:	N/A	SHLAA Typology:	VLNPD
Site Area (gross):	5.04ha	Indicative No. Dwellings:	65	Indicative Density:	15 dph	Co-ordinates:	388780, 448001

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone but directly adjacent / bounded by the canal. Site partly within a problem drainage area (see page 97 (map) of SFRA).		Flood Zone 1
(S28) Conservation Area:	No	1.00 km	(S29) Listed Building: Yes 0.00 km
(S30) Scheduled Monument:	No	2.26 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.09 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.00 km
(S33/S34) Natural environment comment:	Yes - site is bounded by the Leeds-Liverpool canal which is designated as a BHS. Careful consideration will need to be given to the impact of any development on this nature conservation designation. Part of the site is covered by an area of ecological interest (LERN record). The site is within the broad agriculture land classification Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to existing housing estate, canal and farmland. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes

## Suitability – distance to services (km)

(S12) Railway station:	11.20	(S13) Bus stop:	0.40	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.30	(S15) Secondary school:	2.70	(S16) Sports/leisure centre:	2.70
(S17) Doctors:	2.20	(S18) Hospital:	12.40	(S19) Town / Local centre:	1.90
(S20) Supermarket/store:	2.10	(S21) Employment area:	1.00	(S22) Public house:	0.70
(S23) Corner shop:	1.20	(S24) Post Office:	2.10	(S25) Open space:	0.00
(S26) PROW:	0.10	(S27) Cycle route:	0.10		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 15
Comments:	This site is located outside of the settlement boundary for Barnoldswick. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be over come the site could come forward within five years.		

**Constraints:** Settlement Boundary. Potential impact on setting of heritage assets.

## Timescales (No. dwellings)

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	20	20	25	0



# Pendle Strategic Housing Land Availability Assessment

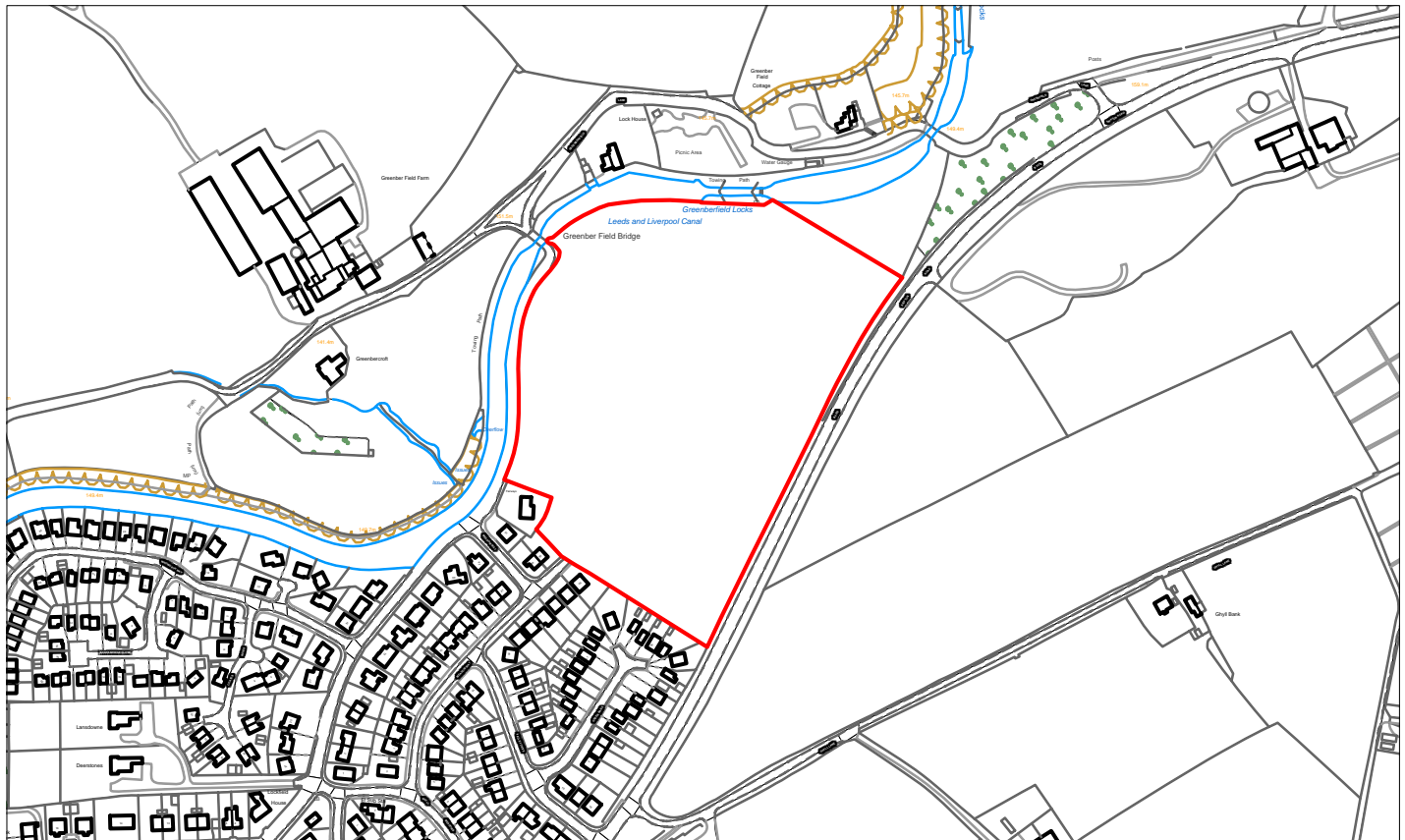
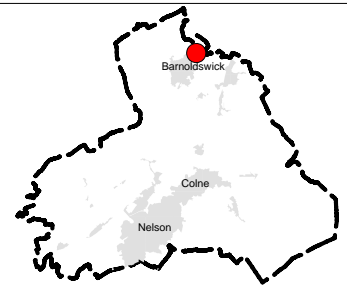
**Site Name:** Land off Skipton Road

**Location:** Barnoldswick

**Site Ref:** SHLAASS11

**Site Area:** 5.04 ha

**Grid Ref:** SD 388 448



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 1042	Site Name: Hope Technology, Coates New (Hope) Mill			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Coates Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.4615ha	Indicative No. Dwellings: 30	Indicative Density: 65 dph	Co-ordinates:	388237, 447451	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Extend to connect to the existing networks.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site adjacent to the canal.				Flood Zone 1
(S28) Conservation Area:	No	0.36 km	(S29) Listed Building:	No	0.18 km
(S30) Scheduled Monument:	No	2.24 km	(S31) Archaeology:	Yes	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	Yes		(S34) Nature Conservation Designation:	Yes (part of site)	0.00 km
(S33/S34) Natural environment comment:	Yes - the site is partially covered by a Biological Heritage Site. The site is also covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Bad neighbouring uses - site is next to existing residential properties, the canal and the Rolls Royce industrial complex. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	10.10	(S13) Bus stop:	0.15	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.52	(S15) Secondary school:	1.65	(S16) Sports/leisure centre:	1.65
(S17) Doctors:	1.22	(S18) Hospital:	13.20	(S19) Town / Local centre:	0.90
(S20) Supermarket/store:	0.96	(S21) Employment area:	0.13	(S22) Public house:	0.41
(S23) Corner shop:	0.26	(S24) Post Office:	1.13	(S25) Open space:	0.06
(S26) PROW:	0.06	(S27) Cycle route:	0.06		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	No
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 11

**Comments:** The Council's viability model suggests that this type of site is viable to develop. Planning permission has not yet been granted on this site. However, extensive pre-application discussions have taken place and a planning application is pending on the site. This site has HCA funding and will come forward within the five year period.

**Constraints:** No constraints identified.

## Timescales (No. dwellings)

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



# Pendle Strategic Housing Land Availability Assessment

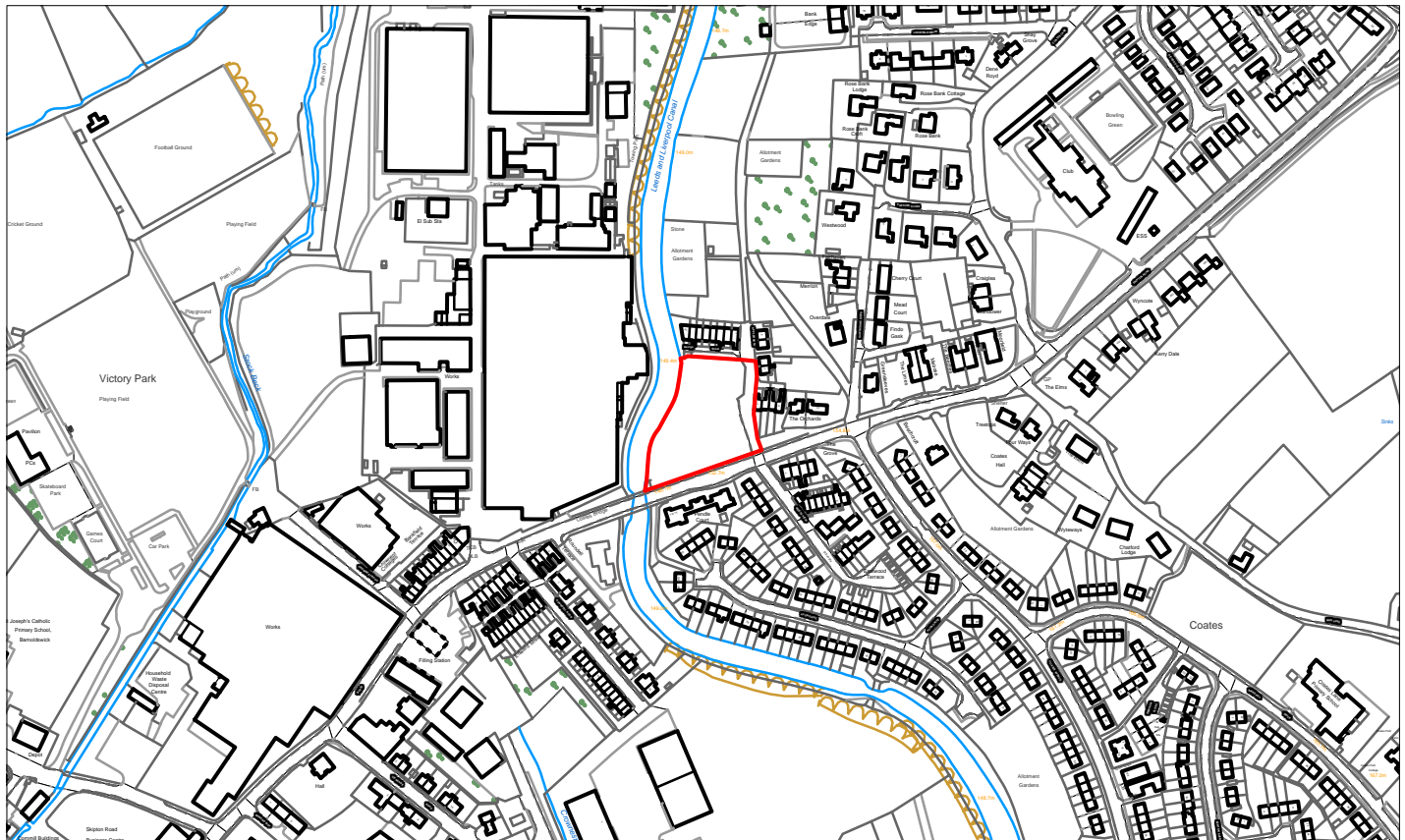
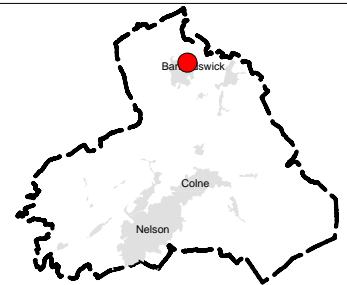
**Site Name:** Hope Technology, Coates New (Hope) Mill

**Location:** Barnoldswick

**Site Ref:** 1042

**Site Area:** 0.4615 ha

**Grid Ref:** SD 388 447



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 881	Site Name: Land behind Raikes Cottage			Settlement:	Barnoldswick
Postcode Sector: BB18 6	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 1.0210ha	Indicative No. Dwellings: 29	Indicative Density: 28 dph	Co-ordinates:	388264, 446703	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Extend to connect to the existing networks.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	0.27 km	(S29) Listed Building: No 0.50 km
(S30) Scheduled Monument:	No	2.82 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.01 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.19 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. Part of the site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No direct bad neighbouring uses. Close to an industrial area and surrounded by existing residential properties. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes

## Suitability – distance to services (km)

(S12) Railway station:	6.02	(S13) Bus stop:	0.30	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.48	(S15) Secondary school:	0.43	(S16) Sports/leisure centre:	0.30
(S17) Doctors:	0.38	(S18) Hospital:	12.08	(S19) Town / Local centre:	0.16
(S20) Supermarket/store:	0.30	(S21) Employment area:	0.05	(S22) Public house:	0.67
(S23) Corner shop:	0.42	(S24) Post Office:	0.51	(S25) Open space:	0.02
(S26) PROW:	0.07	(S27) Cycle route:	0.26		

## Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 11

**Comments:** The Council's viability model indicates that this type of site is viable to develop. The site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing. The owner of the site has recently submitted a planning application for 29 dwellings. This shows that the owner is looking to bring the site forward.

**Constraints:** No constraints identified.

## Timescales (No. dwellings)

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	14	15	0	0



# Pendle Strategic Housing Land Availability Assessment

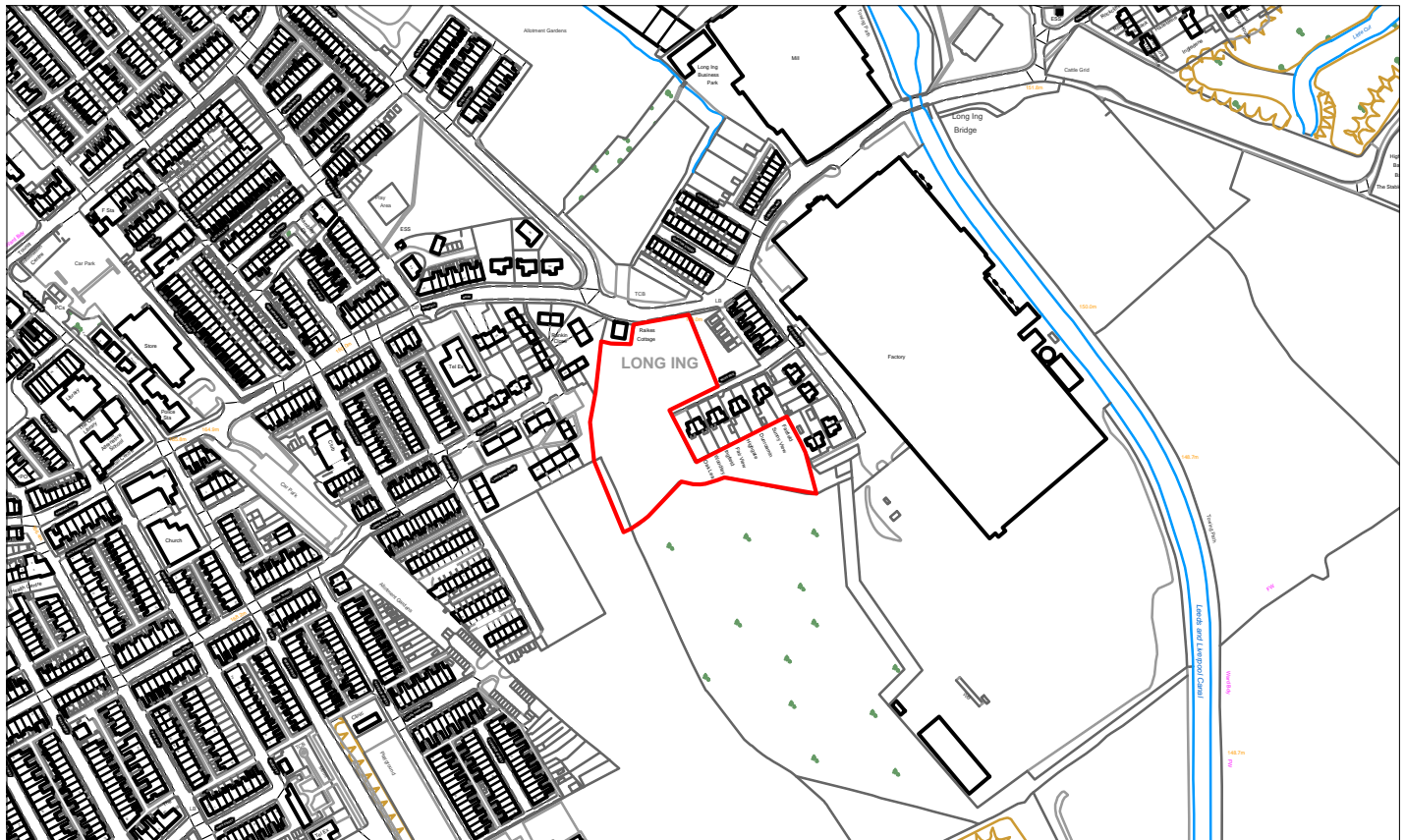
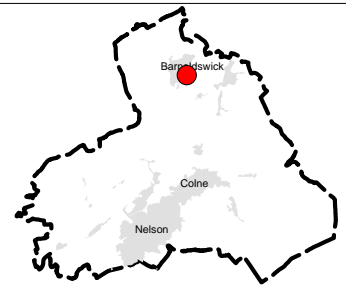
**Site Name:** Land behind Raikes Cottage

**Location:** Barnoldswick

**Site Ref:** 881

**Site Area:** 0.6507 ha

**Grid Ref:** SD 388 446



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S225	Site Name: Land at Lane Ends Farm			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Coates Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.61ha	Indicative No. Dwellings: 18	Indicative Density: 30 dph	Co-ordinates:	387418, 447618	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Small to medium sized development. Capacity of existing network likely to be sufficient but further investigation may be required.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Waterbody runs along the southern edge of the site. Further investigation required.				Flood Zone 1
(S28) Conservation Area:	No	0.46 km	(S29) Listed Building:	Potential/adjacent	0.02 km
(S30) Scheduled Monument:	No	1.59 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.71 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - site is mainly surrounded by existing residential use. New development unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No
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## Suitability – distance to services (km)

(S12) Railway station:	10.40	(S13) Bus stop:	0.12	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.79	(S15) Secondary school:	1.80	(S16) Sports/leisure centre:	1.80
(S17) Doctors:	1.30	(S18) Hospital:	14.60	(S19) Town / Local centre:	0.99
(S20) Supermarket/store:	1.20	(S21) Employment area:	1.00	(S22) Public house:	1.20
(S23) Corner shop:	0.54	(S24) Post Office:	1.25	(S25) Open space:	0.34
(S26) PROW:	0.08	(S27) Cycle route:	0.02		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	2 owners - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 11

**Comments:** This site is located outside of the settlement boundary for Barnoldswick. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be over come the site could come forward within five years.

**Constraints:** Settlement Boundary. Potential highways issues.

## Timescales (No. dwellings)

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	9	9	0	0

# Pendle Strategic Housing Land Availability Assessment

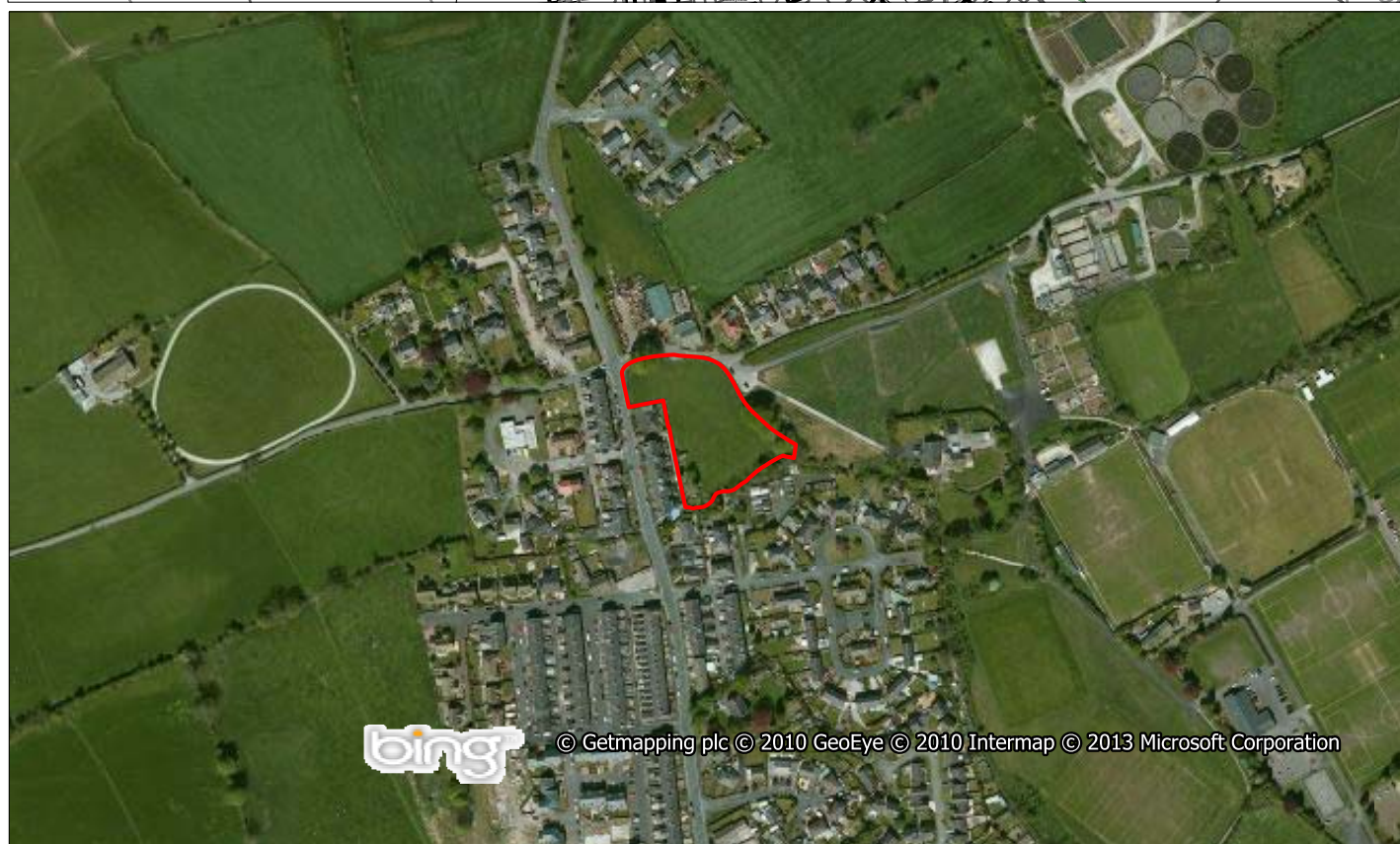
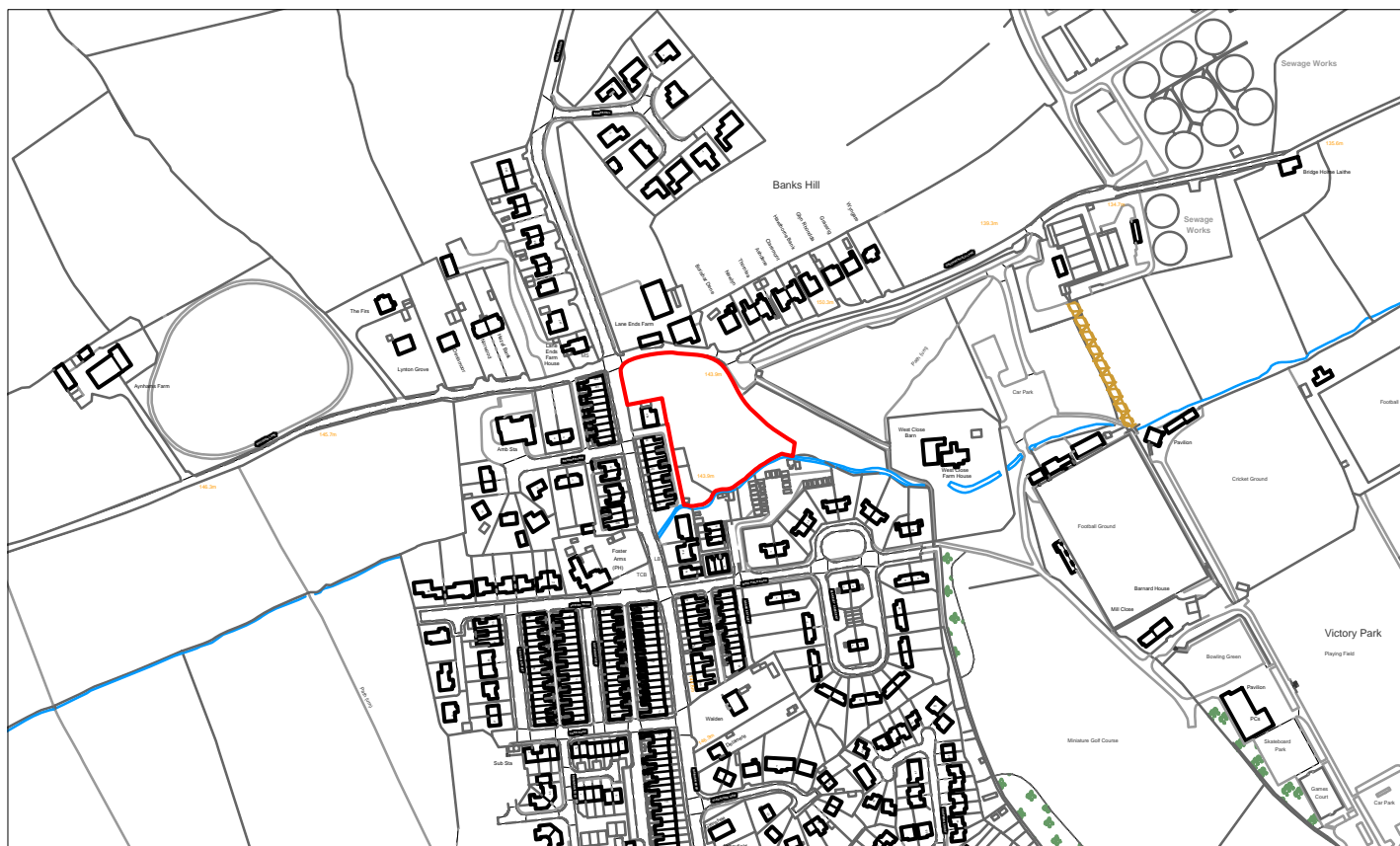
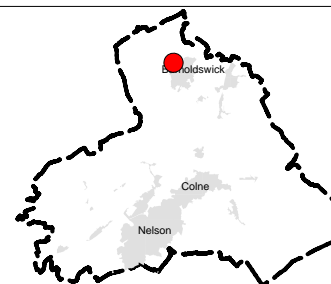
**Site Name:** Land at Lane Ends Farm

**Location:** Barnoldswick

**Site Ref:** S225

**Site Area:** 0.61 ha

**Grid Ref:** SD 387 447



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S165		Site Name: Land between Moorlands and The Homelands, Manchester Road		Settlement: Barnoldswick	
Postcode Sector: BB18 5		Ward: Craven Ward		Planning App: N/A	
SHLAA Typology: I (Garden Land)					
Site Area (gross): 0.18ha		Indicative No. Dwellings: 6		Indicative Density: 30 dph	
Co-ordinates:		387684, 445873			

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Residential curtilage site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other identified flooding issues.				Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	No	0.38 km
(S30) Scheduled Monument:	No	3.34 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.63 km

(S33/S34) Natural environment comment: No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - site is mainly surrounded by existing residential use and open countryside. New development unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining: No (S40) Mineral Safeguarding Area (MSA): No

## Suitability – distance to services (km)

(S12) Railway station:	8.30	(S13) Bus stop:	0.10	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.80	(S15) Secondary school:	1.17	(S16) Sports/leisure centre:	1.17
(S17) Doctors:	0.90	(S18) Hospital:	11.00	(S19) Town / Local centre:	0.76
(S20) Supermarket/store:	1.10	(S21) Employment area:	0.81	(S22) Public house:	0.47
(S23) Corner shop:	0.93	(S24) Post Office:	0.96	(S25) Open space:	0.20
(S26) PROW:	0.16	(S27) Cycle route:	0.90		

## Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 7

Comments: This site is located outside of the settlement boundary for Barnoldswick. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be over come the site could come forward within five years.

Constraints: Settlement Boundary.

## Timescales (No. dwellings)

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

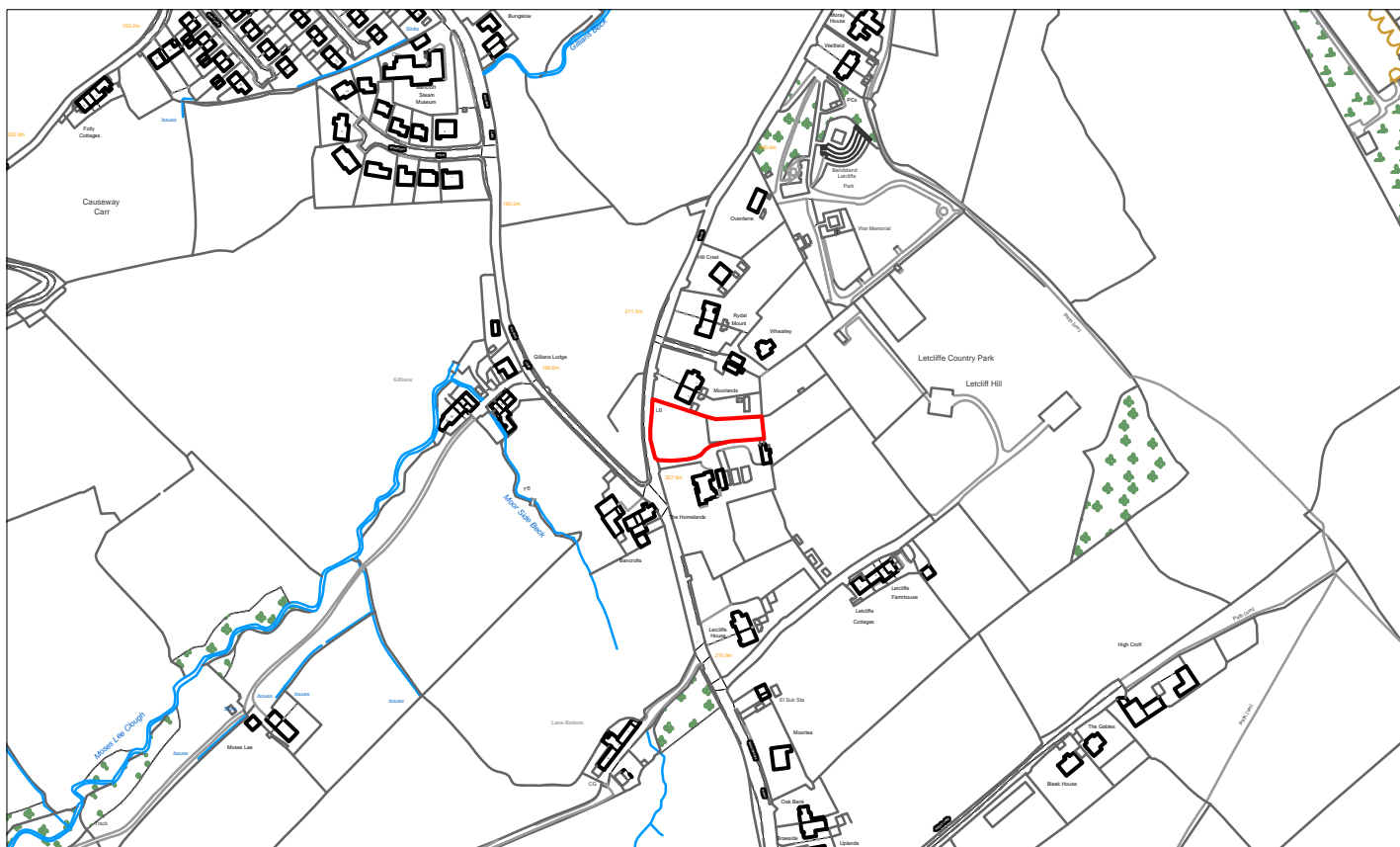
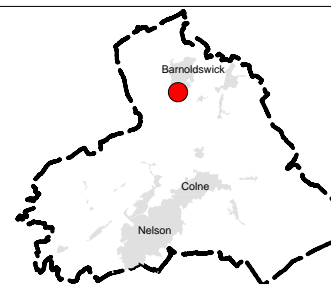
**Site Name:** Land between Moorlands and The Homelands

**Location:** Barnoldswick

**Site Ref:** S165

**Site Area:** 0.18 ha

**Grid Ref:** SD 387 445



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S016	Site Name: Former builders yard off Gillians Lane			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.06ha	Indicative No. Dwellings: 1	Indicative Density: 17 dph	Co-ordinates:	387541, 445949	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site is within 30m of Moor Side Beck - no information regarding flood risk from this waterbody. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building: No 0.34 km
(S30) Scheduled Monument:	No	3.22 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.12 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.67 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - site is adjacent to an existing residential development and surrounded by open countryside. New development unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes
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## Suitability – distance to services (km)

(S12) Railway station:	8.50	(S13) Bus stop:	0.10	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.01	(S15) Secondary school:	1.35	(S16) Sports/leisure centre:	1.35
(S17) Doctors:	1.00	(S18) Hospital:	13.10	(S19) Town / Local centre:	0.73
(S20) Supermarket/store:	1.20	(S21) Employment area:	0.76	(S22) Public house:	0.67
(S23) Corner shop:	0.89	(S24) Post Office:	1.00	(S25) Open space:	0.47
(S26) PROW:	0.04	(S27) Cycle route:	1.06		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 4

**Comments:** This site is located outside of the settlement boundary for Barnoldswick. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. A pre-application enquiry has been made on this site. If the policy constraints could be over come the site could come forward within five years.

**Constraints:** Settlement Boundary.

## Timescales (No. dwellings)

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	1	0	0



# Pendle Strategic Housing Land Availability Assessment

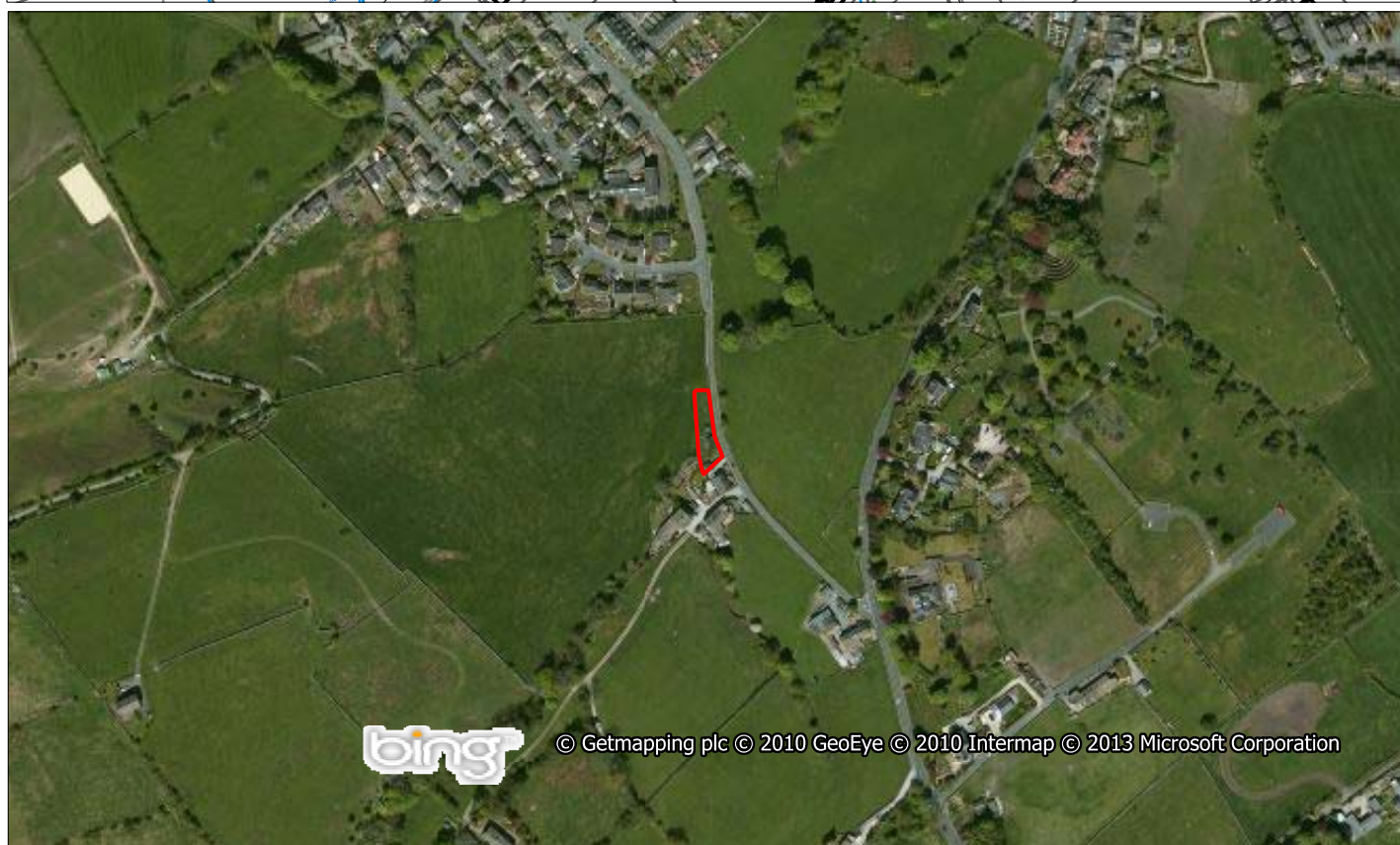
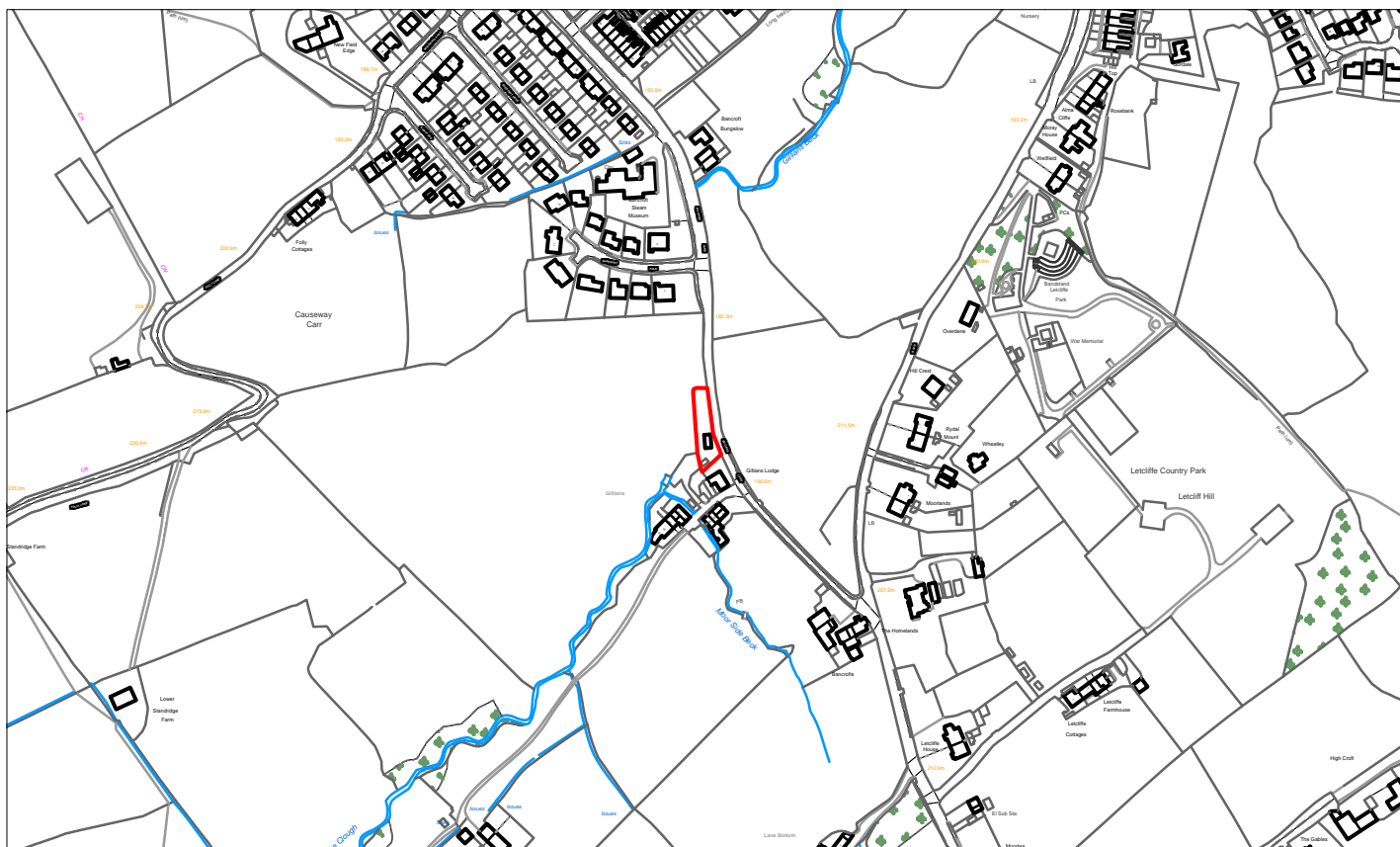
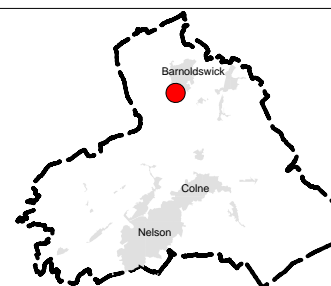
**Site Name:** Former Builders Yard off Gillians Lane

**Location:** Barnoldswick

**Site Ref:** S016

**Site Area:** 0.06 ha

**Grid Ref:** SD 387 445



Scale: 1 : 5,000

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