

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: BO010		Site Name: Brownley Park Farm			Settlement: Blacko		
Postcode Sector: BB9 6		Ward: Blacko and Higherford Ward		Planning App: N/A 13/09/0509P		SHLAA Typology: I (Barn Conversion)	
Site Area (gross): 0.0290ha		Indicative No. Dwellings: 1		Indicative Density: 34 dph		Co-ordinates: 385866, 441867	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(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?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(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	1.58 km	(S29) Listed Building: No 0.33 km
(S30) Scheduled Monument:	No	1.72 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.21 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 - the site is surrounded by existing farm buildings and open countryside. Scale of new development unlikely to have an adverse impact on surrounding uses.

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

Suitability – distance to services (km)

(S12) Railway station:	5.052	(S13) Bus stop:	0.335	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.415	(S15) Secondary school:	4.893	(S16) Sports/leisure centre:	4.777
(S17) Doctors:	3.512	(S18) Hospital:	5.024	(S19) Town / Local centre:	2.652
(S20) Supermarket/store:	4.600	(S21) Employment area:	2.652	(S22) Public house:	0.706
(S23) Corner shop:	2.827	(S24) Post Office:	3.017	(S25) Open space:	0.314
(S26) PROW:	0.000	(S27) Cycle route:	1.995		

Availability

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

Achievability

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

Comments: The Council's viability model indicates that this type of site is viable to develop. However, development at the site has not been started and the planning permission has now expired. A new planning application will need to be approved before work can start at this site. There is no up-to-date information of the owner's intention to develop the site.

Constraints: Position of the landowner unknown.

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	0	1	0

Pendle Strategic Housing Land Availability Assessment

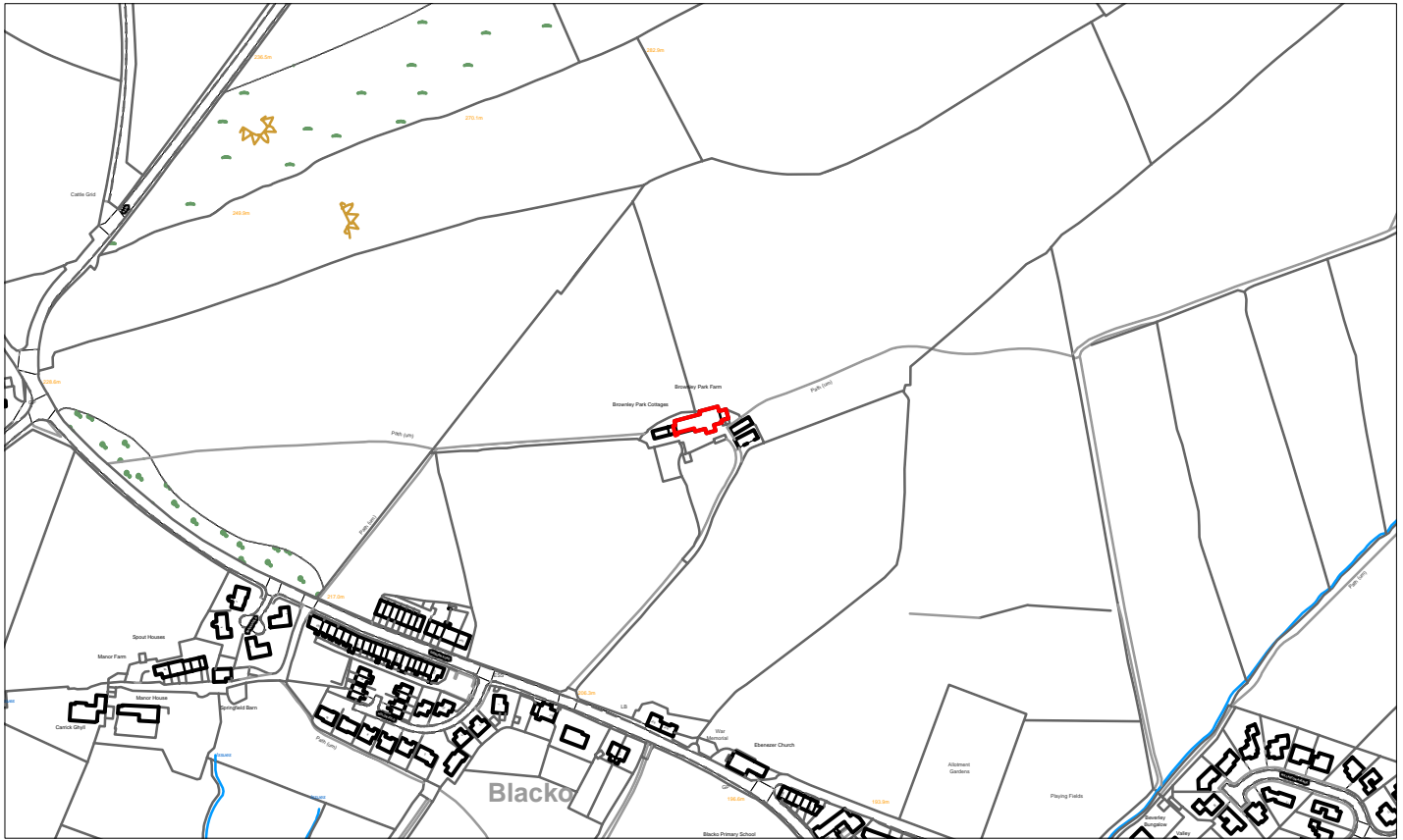
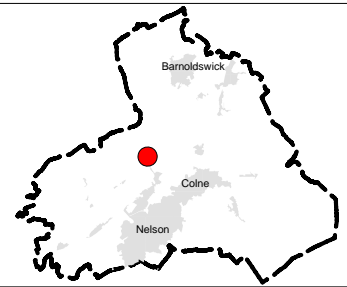
Site Name: Brownley Park Farm

Location: Blacko

Site Ref: BO010

Site Area: 0.0290 ha

Grid Ref: SD 385 441



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013

