

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1021	Site Name: Mansfield High School	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 1.5360ha	Indicative No. Dwellings: 43
Indicative Density: 28 dph	Co-ordinates: 384965, 436719	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(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?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Site within Flood Zone 2 and a culverted main river watercourse runs under the site.		Flood Zones 2
(S28) Conservation Area:	No	0.12 km	(S29) Listed Building: No 0.23km
(S30) Scheduled Monument:	No	3.61 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.06km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.35km
(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 - the site is close to existing residential properties and a health centre. New development may have some amenity issues for the existing residential developments.

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

(S12) Railway station:	0.600	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.571	(S15) Secondary school:	0.530	(S16) Sports/leisure centre:	2.304
(S17) Doctors:	0.156	(S18) Hospital:	2.396	(S19) Town / Local centre:	0.251
(S20) Supermarket/store:	2.367	(S21) Employment area:	0.251	(S22) Public house:	0.361
(S23) Corner shop:	0.174	(S24) Post Office:	0.408	(S25) Open space:	0.022
(S26) PROW:	0.148	(S27) Cycle route:	1.108		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is owned by Lancashire County Council. It was identified as a potential site for a new primary school, however, an alternative site has now been chosen. This site is therefore available for potential residential development. The site could come forward once the economic circumstances improve.

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	0	0	43	0

Pendle Strategic Housing Land Availability Assessment

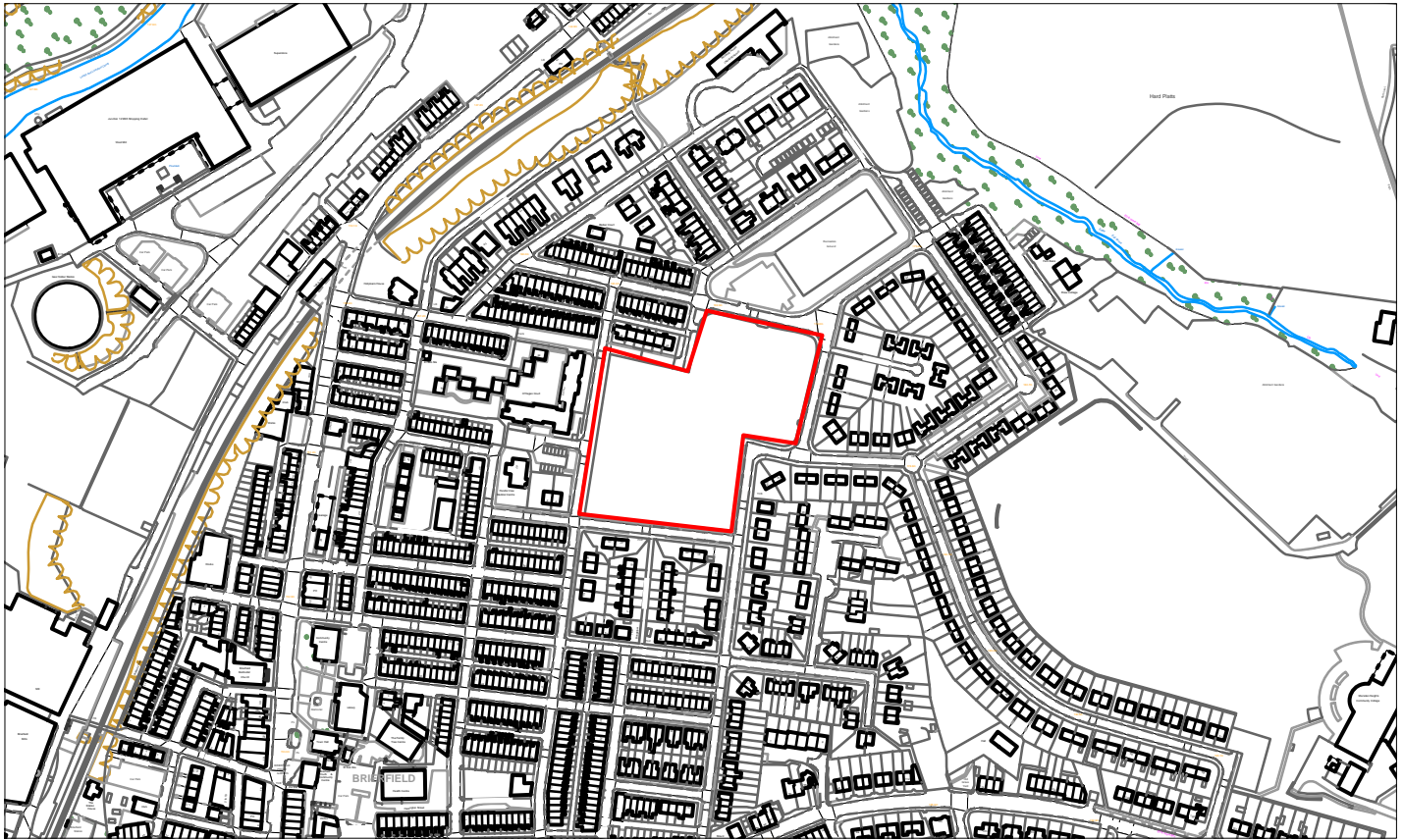
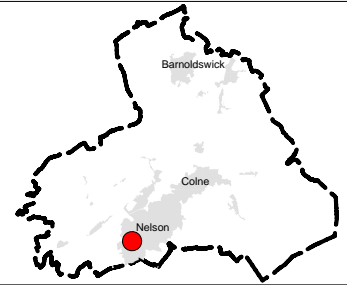
Site Name: Former Mansfield High School

Location: Brierfield

Site Ref: 1021

Site Area: 1.5360 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 121	Site Name: Land off Hollin Bank	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.5297ha	Indicative No. Dwellings: 19
Indicative Density: 36 dph	Co-ordinates: 384822, 436995	

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?	Partial	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Connect to existing networks. Further information required about the capacity of 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	0.19 km	(S29) Listed Building:
No			No
(S30) Scheduled Monument:	No	3.44 km	(S31) Archaeology:
No			Potential
(S32) TPO:	No	0.06 km	(S37) Poor air quality:
No			No
(S33) Ecology:	Potential from proximity to a designated site.	(S34) Nature Conservation Designation:	Site within 250m of a designation
			0.06 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is within 250m of a designated nature conservation 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:	Medium bad neighbouring uses - close to retail outlets, busy main road and existing residential properties. New development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.556	(S13) Bus stop:	0.043	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.742	(S15) Secondary school:	0.297	(S16) Sports/leisure centre:	1.579
(S17) Doctors:	0.251	(S18) Hospital:	2.970	(S19) Town / Local centre:	0.326
(S20) Supermarket/store:	2.100	(S21) Employment area:	0.191	(S22) Public house:	0.920
(S23) Corner shop:	0.407	(S24) Post Office:	1.147	(S25) Open space:	0.000
(S26) PROW:	0.160	(S27) Cycle route:	0.160		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Alternative uses have previously been identified for this site, however, none have come to fruition. The current intentions of the landowner are unknown.

Constraints: Position of the landowner unknown. Potential alternative use for the site.

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	19	0

Pendle Strategic Housing Land Availability Assessment

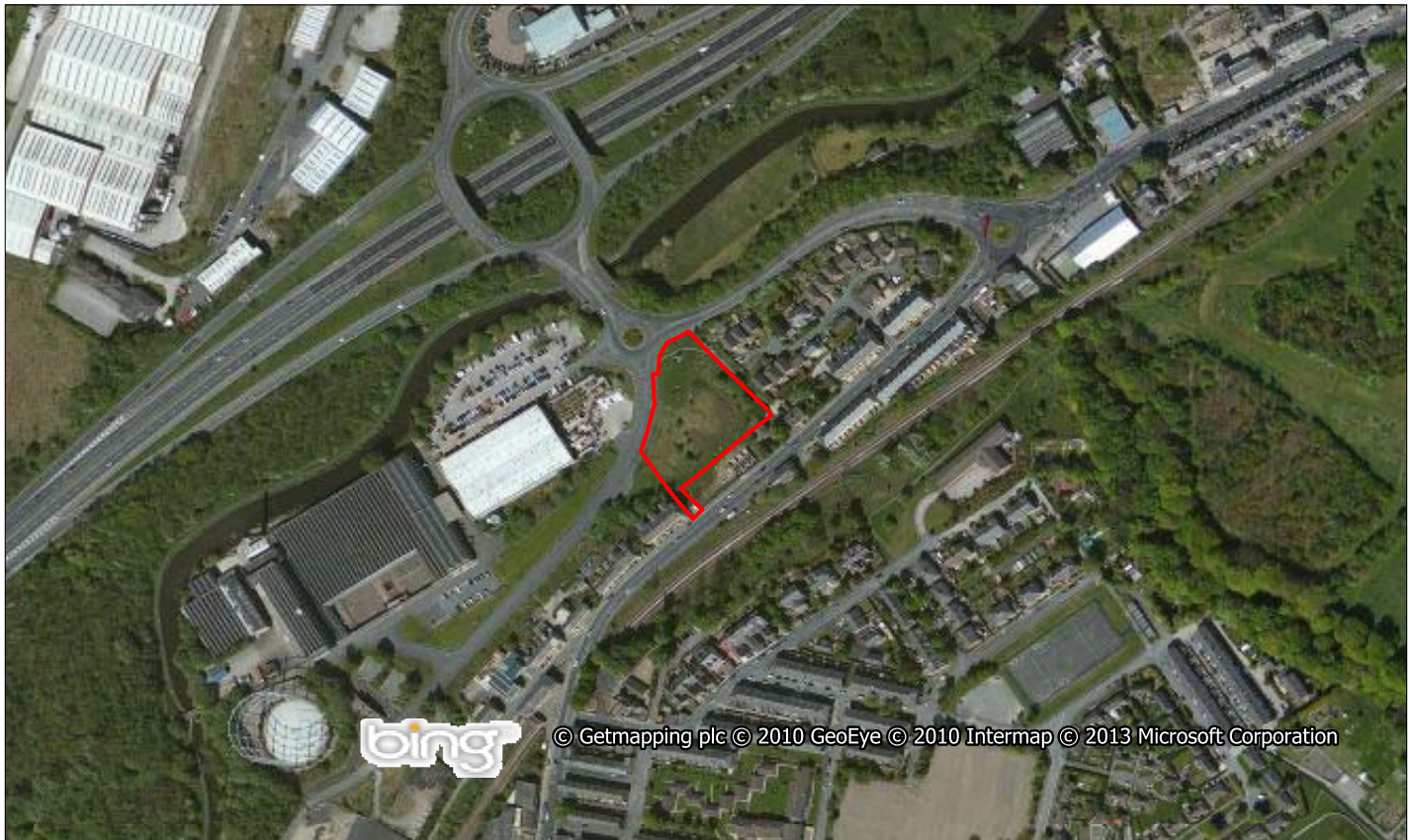
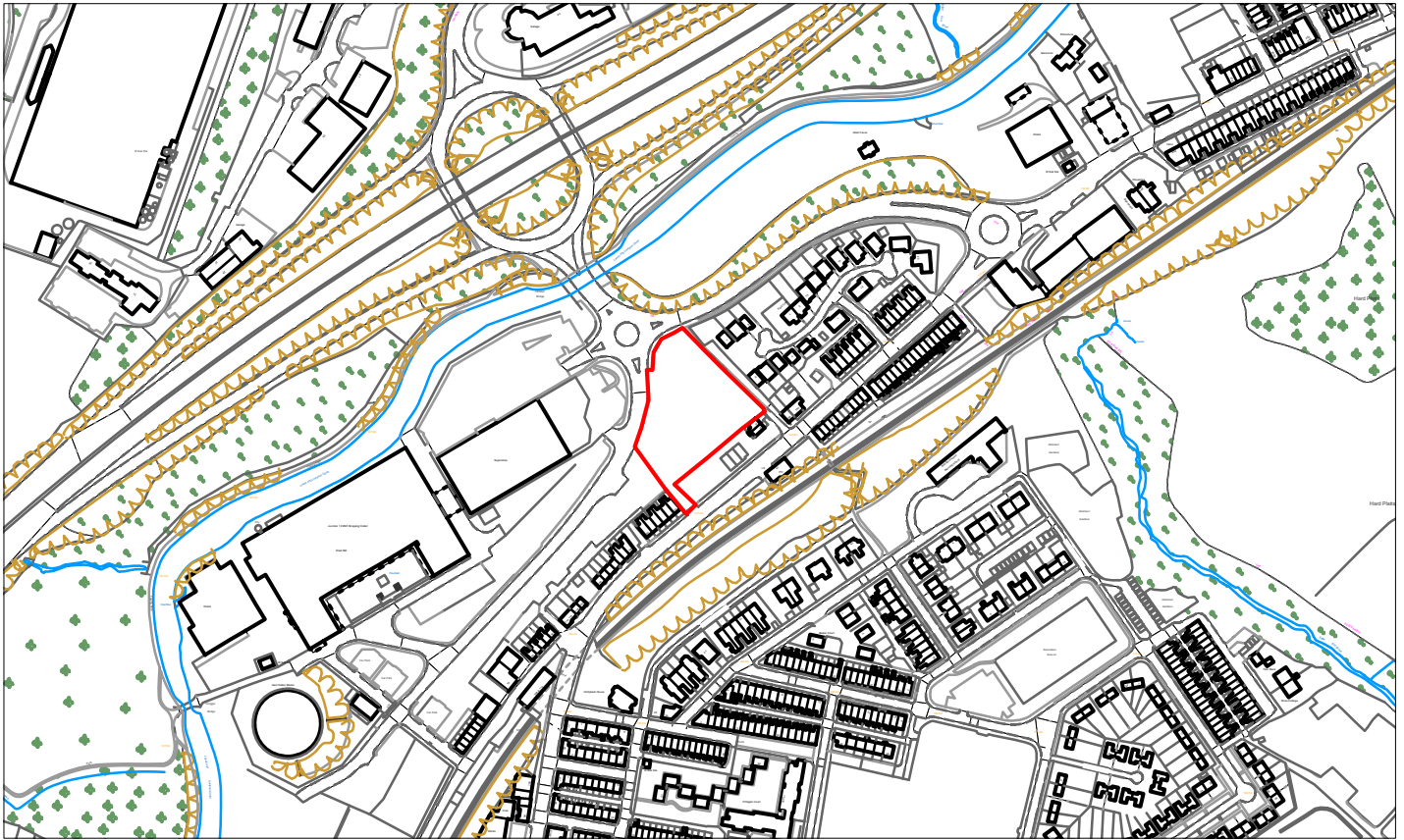
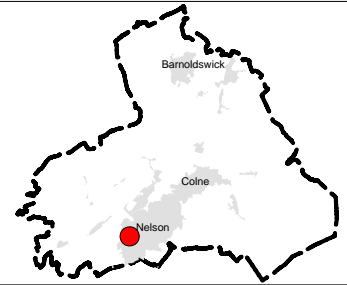
Site Name: Land off Hollin Bank

Location: Brierfield

Site Ref: 121

Site Area: 0.5297 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: BR028	Site Name: Land adjacent to 170 Colne Road			Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: 13/03/0870P	SHLAA Typology: PDVDLB	
Site Area (gross): 0.1090ha	Indicative No. Dwellings: 6	Indicative Density: 55 dph	Co-ordinates:	384825, 436963

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	No	(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:	Steep slope	
(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	0.13 km	(S29) Listed Building:	No	0.35 km
(S30) Scheduled Monument:	No	3.48 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.06 km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.13 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is within 250m of a designated nature conservation 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 adjacent to existing residential properties and open land. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.734	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	1.204	(S15) Secondary school:	1.111	(S16) Sports/leisure centre:	1.648
(S17) Doctors:	0.434	(S18) Hospital:	1.963	(S19) Town / Local centre:	0.397
(S20) Supermarket/store:	1.962	(S21) Employment area:	0.397	(S22) Public house:	0.402
(S23) Corner shop:	0.365	(S24) Post Office:	0.578	(S25) Open space:	0.015
(S26) PROW:	0.624	(S27) Cycle route:	0.624		

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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has been started but work has stopped and the developer is no longer on site. The site has previously been listed on the problem sites scheduled for Brierfield and Reedley committee. It is unclear when the developer will recommence work on the site.

Constraints: Financial position of the developer.

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	6	0

Pendle Strategic Housing Land Availability Assessment

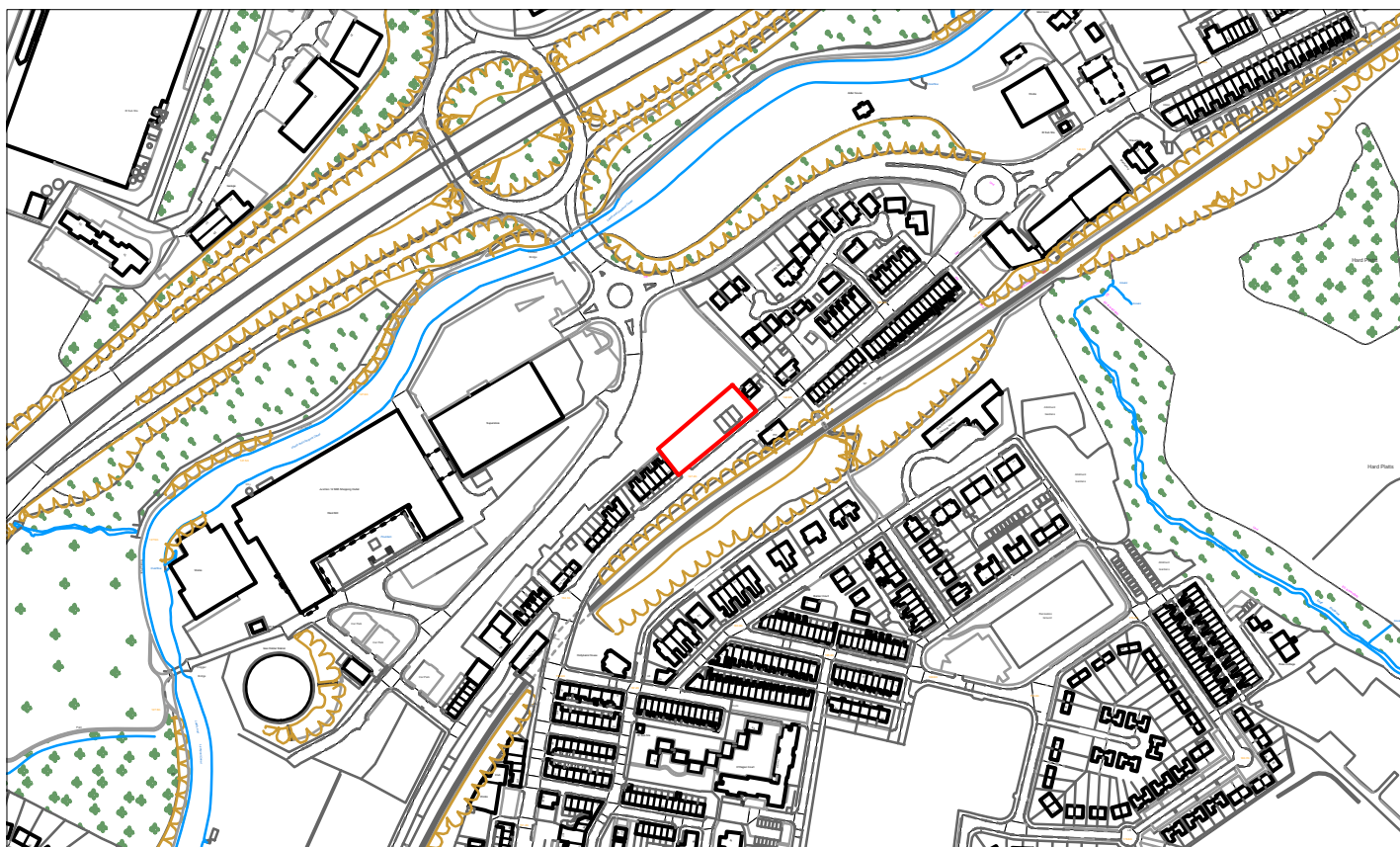
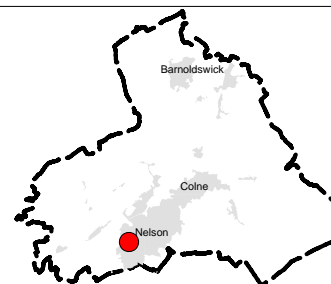
Site Name: Land adjacent to 170 Colne Road

Location: Brierfield

Site Ref: BR028

Site Area: 0.1090 ha

Grid Ref: SD 384 436



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