

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1060	Site Name: Dotcliffe Yard, Dotcliffe Road	Settlement: Kelbrook
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.1520ha	Indicative No. Dwellings: 3
Indicative Density: 20 dph	Co-ordinates: 390617, 444569	

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?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Extend to existing connections.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Site affected by an open and culverted main river watercourse and a culverted ordinary watercourse. Part of site covered by Flood Zones 2 and 3.		Flood Zones 2 & 3
(S28) Conservation Area:	No	1.56 km	(S29) Listed Building: No 0.22 km
(S30) Scheduled Monument:	No	1.95 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.34 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 residential properties. New development is 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:	6.539	(S13) Bus stop:	0.493	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.634	(S15) Secondary school:	3.246	(S16) Sports/leisure centre:	3.246
(S17) Doctors:	2.484	(S18) Hospital:	10.140	(S19) Town / Local centre:	2.298
(S20) Supermarket/store:	3.924	(S21) Employment area:	2.298	(S22) Public house:	0.515
(S23) Corner shop:	0.800	(S24) Post Office:	2.371	(S25) Open space:	0.020
(S26) PROW:	0.017	(S27) Cycle route:	0.126		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(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 8

Comments: The Council's viability model indicates that this type of site is viable to develop. The site previously had planning permission for the erection of three dwellings. Construction work has not started and the permission has now expired. 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	3	0

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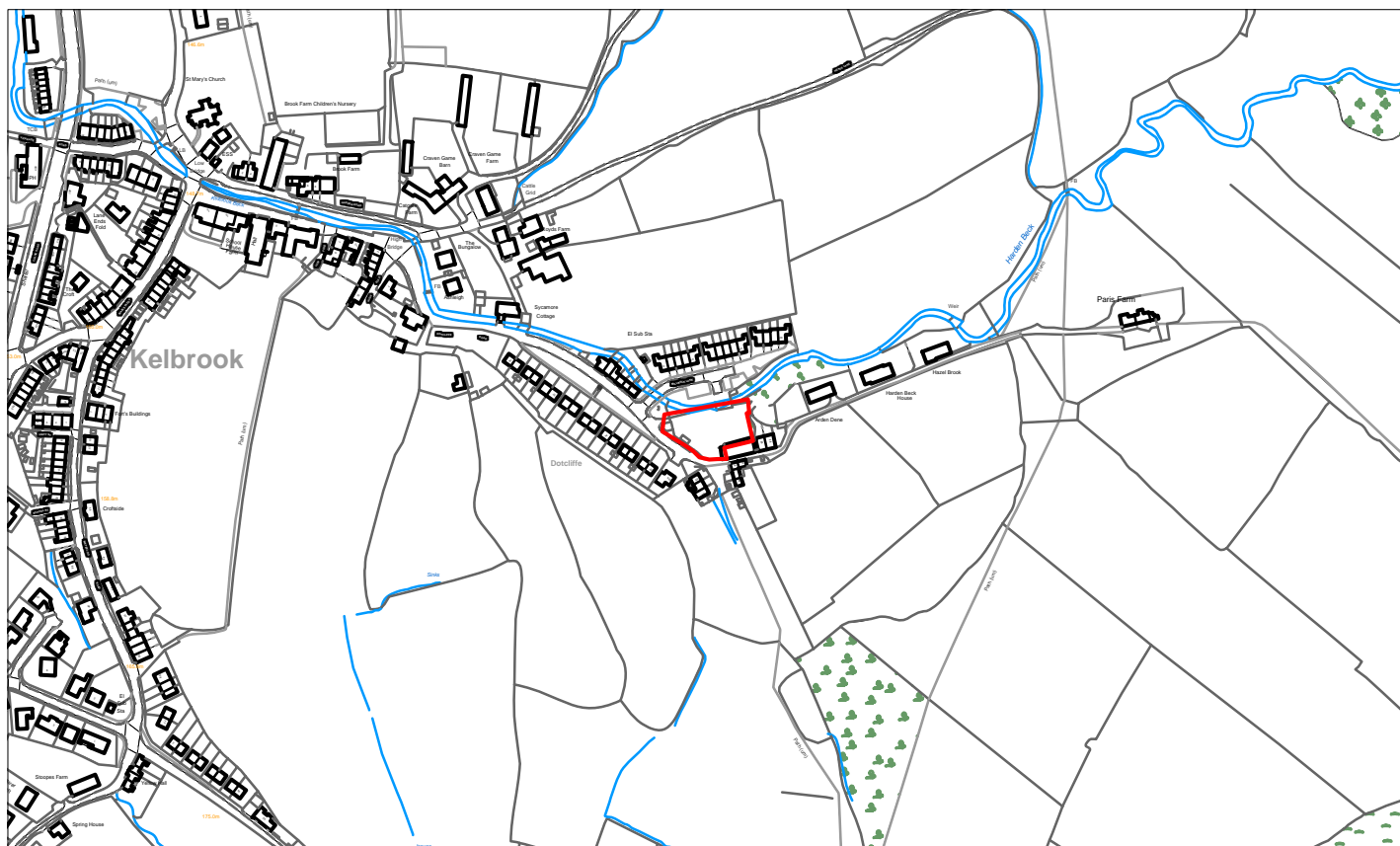
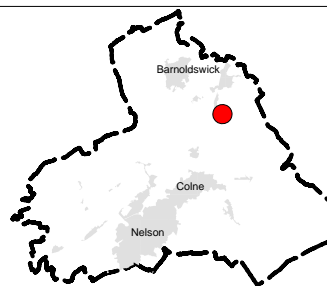
Site Name: Dotcliffe Yard, Dotcliffe Road

Location: Kelbrook

Site Ref: 1060

Site Area: 0.1290 ha

Grid Ref: SD 390 444



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Scale: 1 : 5,000

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