

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 836	Site Name: Land between School Fields and Old Lane	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.53ha	Indicative No. Dwellings: 18
Indicative Density: 33dph	Co-ordinates: 390761, 447063	

## 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 existing connections.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Directly adjacent to Flood Zones 2 & 3.				Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.003km	(S29) Listed Building:	Potential/adjacent	0.061km
(S30) Scheduled Monument:	No	2.335km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.189km	(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	0.103km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation 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 Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	Bad neighbouring uses - site is adjacent to industrial units, existing residential properties and a museum. 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:	7.604	(S13) Bus stop:	0.216	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.776	(S15) Secondary school:	2.613	(S16) Sports/leisure centre:	2.633
(S17) Doctors:	0.367	(S18) Hospital:	12.300	(S19) Town / Local centre:	0.153
(S20) Supermarket/store:	5.900	(S21) Employment area:	0.000	(S22) Public house:	0.536
(S23) Corner shop:	0.285	(S24) Post Office:	0.480	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.000		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(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. This is a vacant, undeveloped site in Earby. The site has a bad neighbouring use which would impinge on the amenity of the site if developed. The site also provides a green barrier between the industrial area and the existing housing. This site may be better designated as open space. The intentions of the owner are unclear.

**Constraints:** 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	0	18

# Pendle Strategic Housing Land Availability Assessment

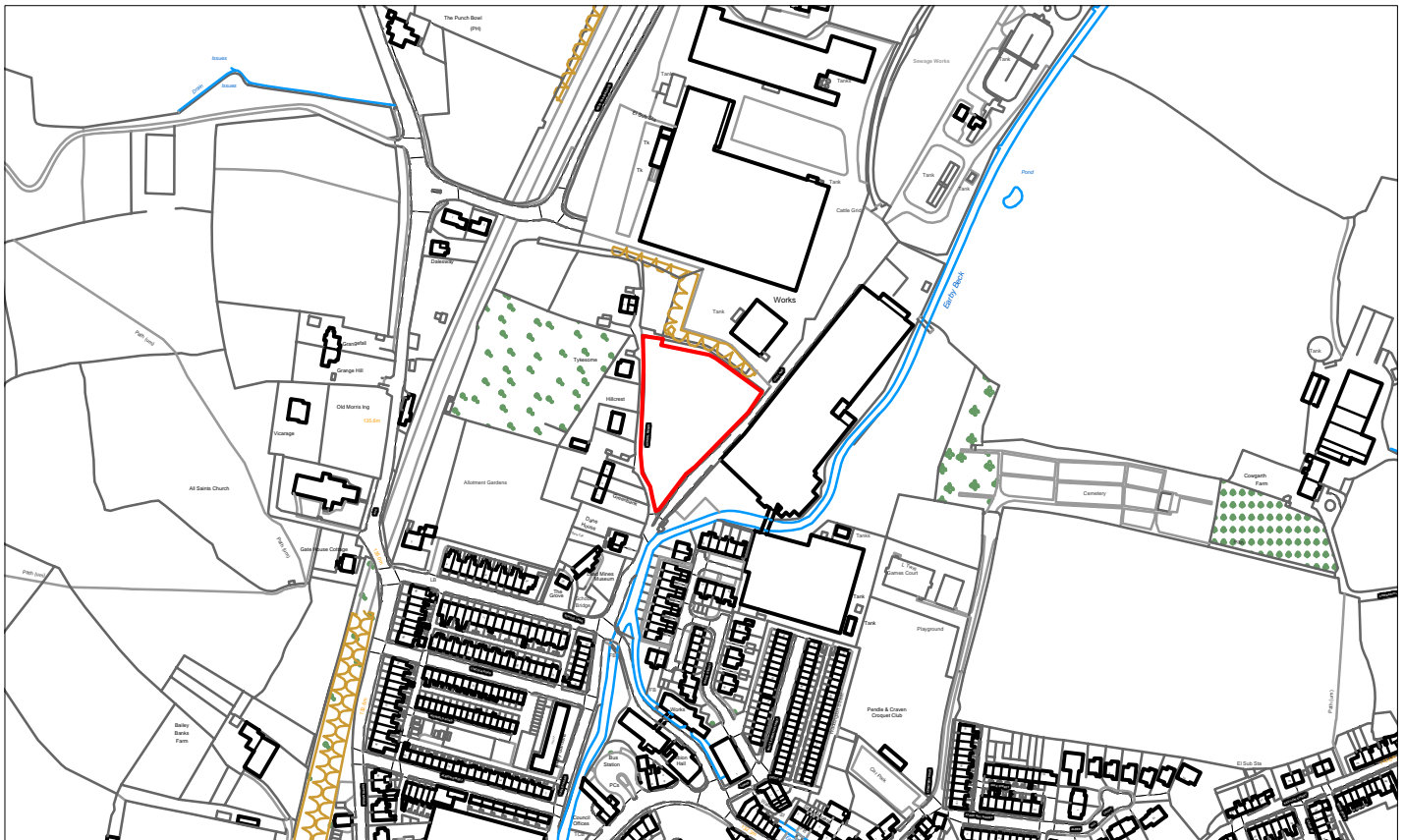
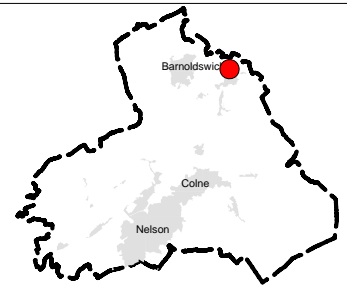
**Site Name:** Land between School Fields and Old Lane

**Location:** Earby

**Site Ref:** 836

**Site Area:** 0.5337 ha

**Grid Ref:** SD 390 447



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 833	Site Name: Land off Red Lion Street	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: I (Car Park)	Site Area (gross): 0.04ha	Indicative No. Dwellings: 4
Indicative Density: 126dph	Co-ordinates: 391247, 446856	

## 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?	No
(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:	Yes	0.000km	(S29) Listed Building:	No	0.358km
(S30) Scheduled Monument:	No	1.869km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.109km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.430km
(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 mainly surrounded by residential development. 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:	7.645	(S13) Bus stop:	0.329	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.500	(S15) Secondary school:	3.032	(S16) Sports/leisure centre:	3.097
(S17) Doctors:	0.645	(S18) Hospital:	12.500	(S19) Town / Local centre:	0.428
(S20) Supermarket/store:	6.100	(S21) Employment area:	0.370	(S22) Public house:	0.010
(S23) Corner shop:	0.501	(S24) Post Office:	1.050	(S25) Open space:	0.207
(S26) PROW:	0.045	(S27) Cycle route:	0.389		

## Availability

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

## Achievability

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

**Comments:** The Council's viability model indicates that this type of site is viable to develop. This site is still in use as a car park. The site is owned by the Council. The site has not been identified for disposal at this time. However, it could provide a longer term development opportunity.

**Constraints:** Site still in use.

## 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	0	4



# Pendle Strategic Housing Land Availability Assessment

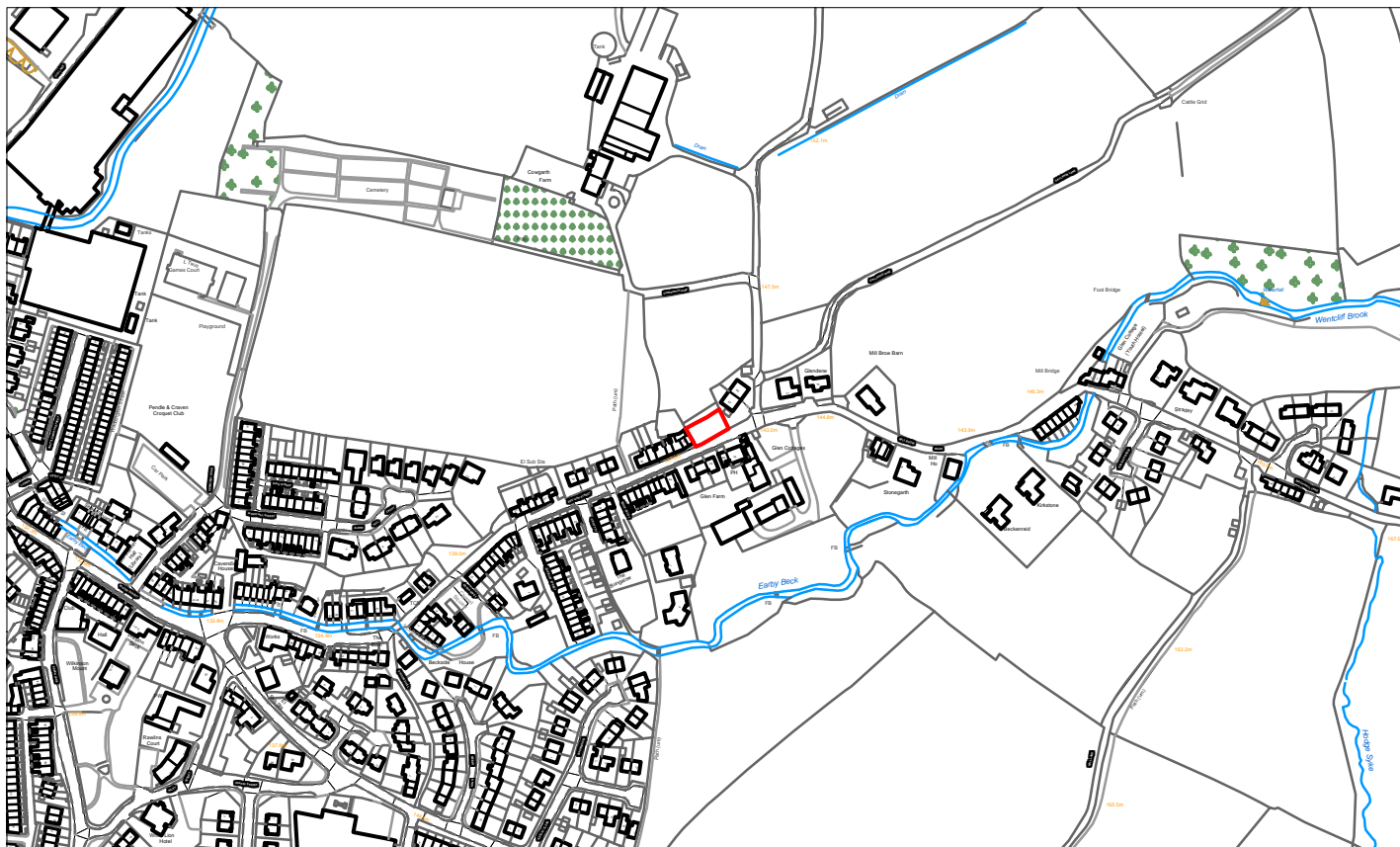
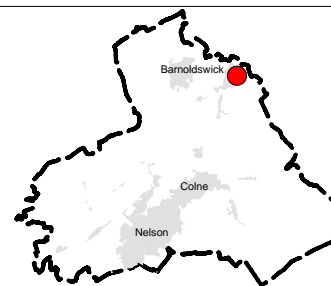
**Site Name:** Land off Red Lion Street

**Location:** Earby

**Site Ref:** 833

**Site Area:** 0.0395 ha

**Grid Ref:** SD 391 446



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