

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S119	Site Name: Land to the South of Long Ing Lane			Settlement:	Barnoldswick
Postcode Sector: BB18 6	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 3.34ha	Indicative No. Dwellings: 100	Indicative Density: 30dph	Co-ordinates:	388366, 446538	

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?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site was planted with trees to reduce surface water runoff down-slope into the Silentnight site.				Flood Zone 1
(S28) Conservation Area:	No	0.300km	(S29) Listed Building:	No	0.235km
(S30) Scheduled Monument:	No	2.900km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(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	0.070km
(S33/S34) Natural environment comment:	Yes - there are no designated nature conservation sites on this site but it is within 250m of one. 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:	Medium bad neighbouring uses - site is close to existing residential use, a school and adjacent to a factory. New development unlikely to have an adverse impact on the surrounding uses.				
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(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	9.200	(S13) Bus stop:	0.260	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.930	(S15) Secondary school:	0.930	(S16) Sports/leisure centre:	0.930
(S17) Doctors:	0.600	(S18) Hospital:	11.500	(S19) Town / Local centre:	0.400
(S20) Supermarket/store:	0.500	(S21) Employment area:	0.250	(S22) Public house:	0.800
(S23) Corner shop:	0.220	(S24) Post Office:	0.640	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.370		

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 19

Comments:	The Council's viability model indicates that this type of site is viable to develop. This site is currently covered by trees/woodland and is outside of the designated settlement boundary for Barnoldswick. The trees were planted to help alleviate flooding issues at the adjacent Silentnight factory. The owner of the site has indicated that it is available for development now. However, there are constraints which need to be resolved if the site is to be brought forward.		
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Constraints:	Settlement Boundary. Infrastructure provision and capacity. Open space and TPO trees.		
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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	100

Pendle Strategic Housing Land Availability Assessment

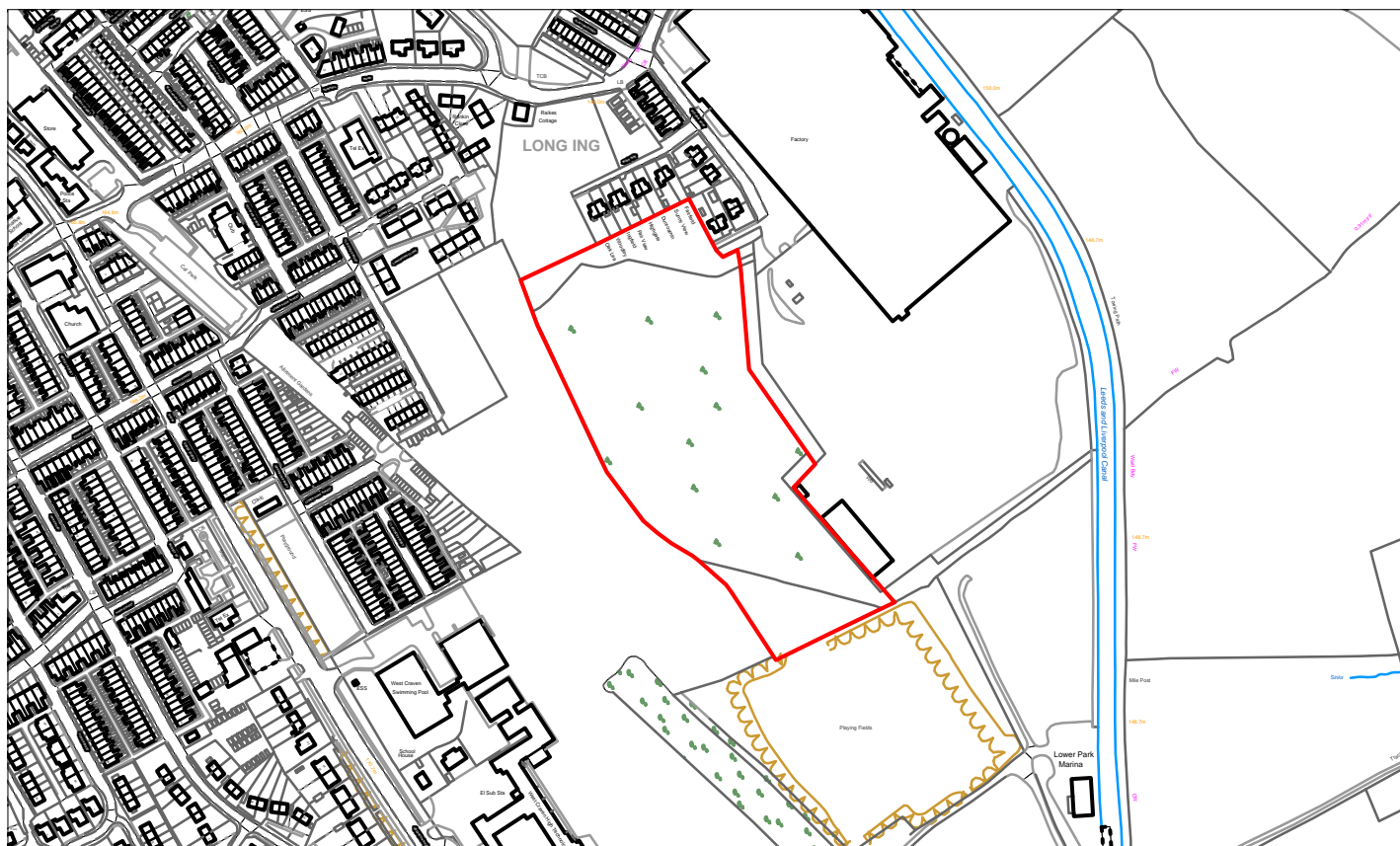
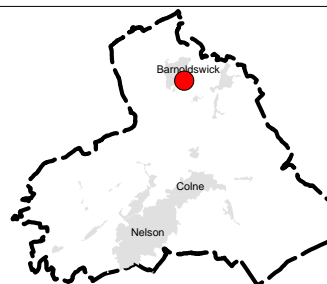
Site Name: Land to South of Long Ing Lane

Location: Barnoldswick

Site Ref: S119

Site Area: 3.34 ha

Grid Ref: SD 388 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S091		Site Name: Land off Foster Road			Settlement: Barnoldswick		
Postcode Sector: BB18 5		Ward: Coates Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 3.11ha		Indicative No. Dwellings: 93		Indicative Density: 30dph		Co-ordinates: 387163, 447397	

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?	No
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified flood zone. Northern and southern boundaries potentially affected by issues - further investigation needed.		Flood Zone 1
(S28) Conservation Area:	No	0.300km	(S29) Listed Building: No 0.100km
(S30) Scheduled Monument:	No	1.644km	(S31) Archaeology: None identified
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.930km
(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 part of the site is Urban and part is Grade 4 - poor quality farm		
(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 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:	10.500	(S13) Bus stop:	0.200	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.950	(S15) Secondary school:	1.850	(S16) Sports/leisure centre:	1.850
(S17) Doctors:	1.350	(S18) Hospital:	14.600	(S19) Town / Local centre:	1.000
(S20) Supermarket/store:	1.200	(S21) Employment area:	1.100	(S22) Public house:	1.200
(S23) Corner shop:	0.550	(S24) Post Office:	1.300	(S25) Open space:	0.360
(S26) PROW:	0.000	(S27) Cycle route:	0.180		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(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 19
Comments:	The Council's viability model indicates that this type of site is viable to develop. The promoters of the site have indicated that they no longer have an interest in the site. It is unclear as to the intentions of the current owner.		

Constraints: Settlement Boundary. Infrastructure provision and capacity.

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	93

Pendle Strategic Housing Land Availability Assessment

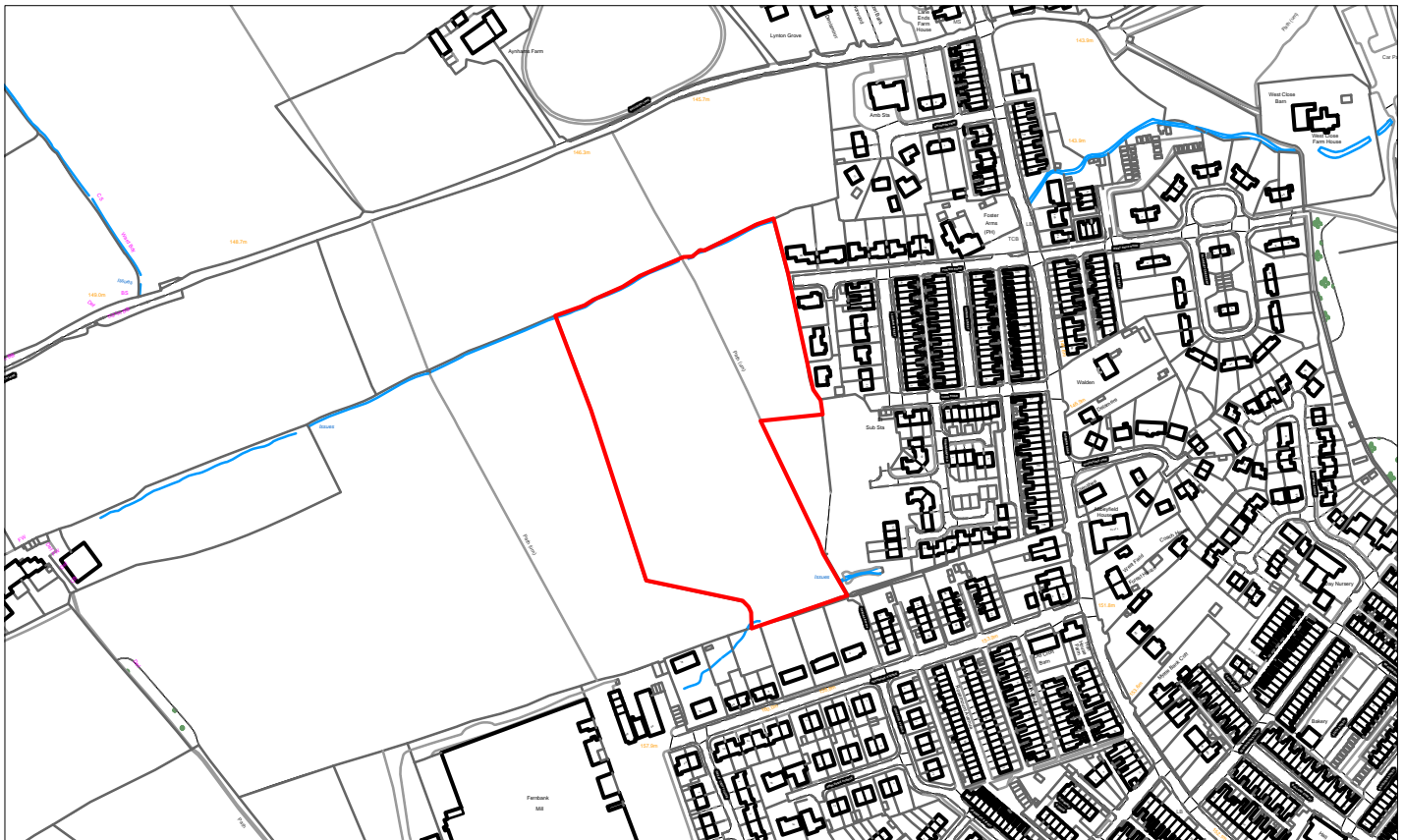
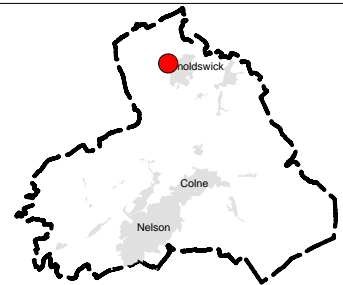
Site Name: Land off Foster Road

Location: Barnoldswick

Site Ref: S091

Site Area: 3.11 ha

Grid Ref: SD 387 447



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S168	Site Name: Gisburn Street Works			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Coates Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 0.09ha	Indicative No. Dwellings: 3	Indicative Density: 30dph	Co-ordinates:	387723, 447194	

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	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Flat		
(S11) Flooding issues / Flood zone:	Site adjacent to Flood Zone 3 and adjacent and partly within Flood Zone 2.		Flood Zone 2		
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.260km
(S30) Scheduled Monument:	No	2.157km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.580km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.460km
(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: Medium bad neighbouring uses - site is surround by existing residential use, a school and a depot. New development unlikely to have an adverse impact on the surrounding uses.

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

(S12) Railway station:	10.000	(S13) Bus stop:	0.050	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.070	(S15) Secondary school:	1.280	(S16) Sports/leisure centre:	1.280
(S17) Doctors:	0.850	(S18) Hospital:	13.100	(S19) Town / Local centre:	0.470
(S20) Supermarket/store:	0.670	(S21) Employment area:	0.230	(S22) Public house:	0.670
(S23) Corner shop:	0.330	(S24) Post Office:	0.750	(S25) Open space:	0.010
(S26) PROW:	0.060	(S27) Cycle route:	0.190		

Availability

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

Achievability

(V1) Competing land use?	Yes	(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 currently in employment use and there may be competing uses for the site. The site is located in a mainly residential area. The site survey form was not completed and it is unclear as to the current intentions of the owner.

Constraints: Site still in use. 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	3

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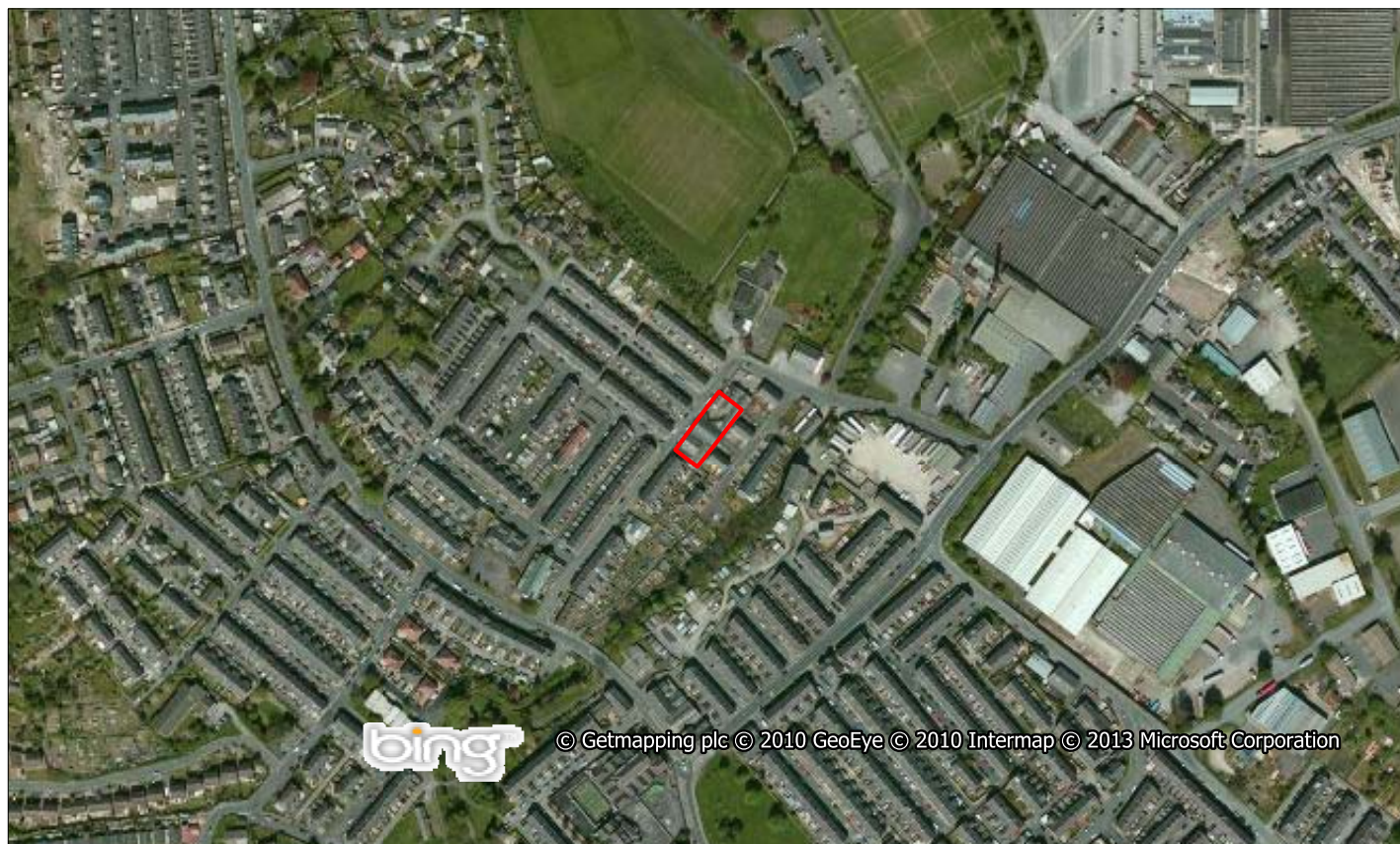
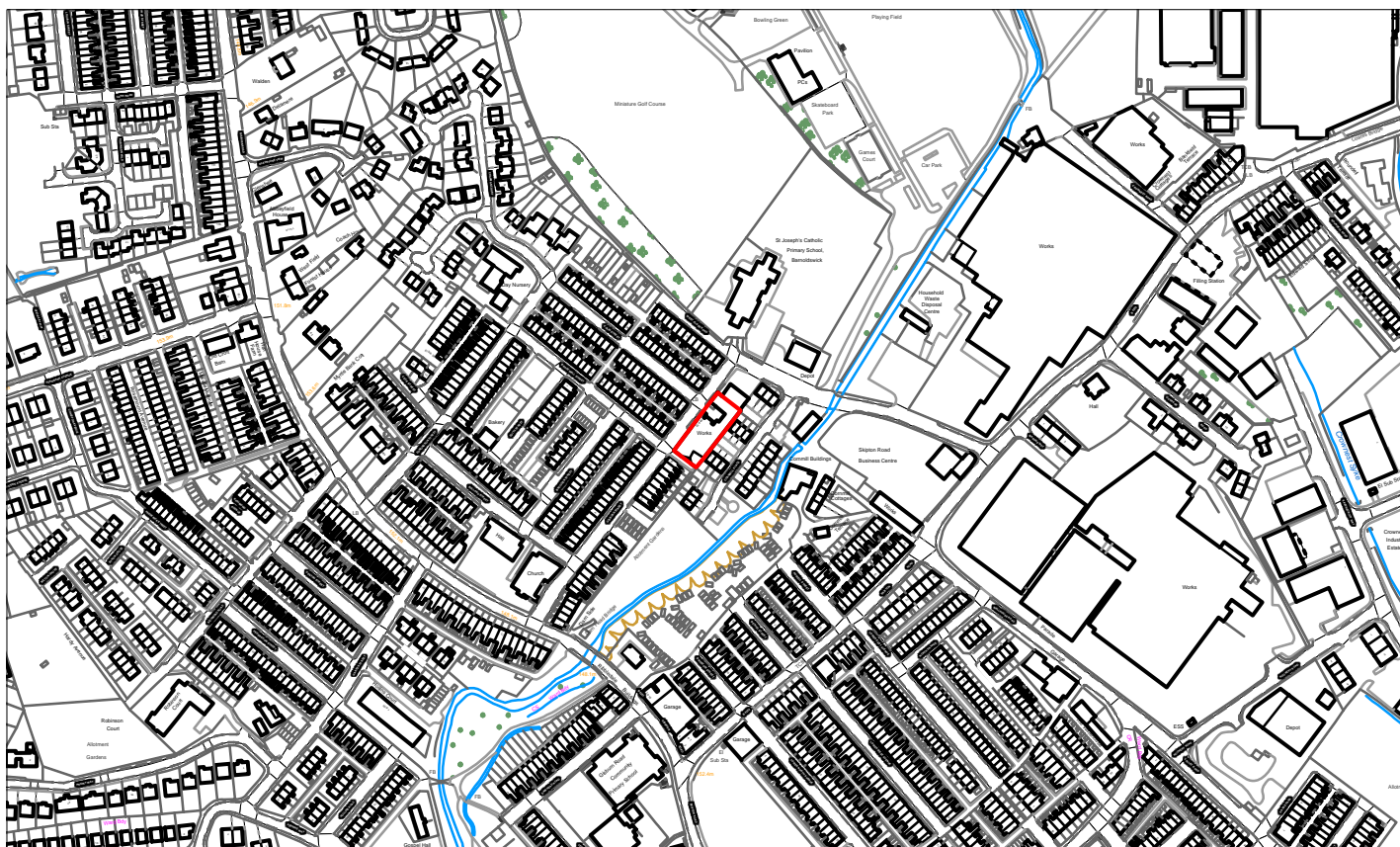
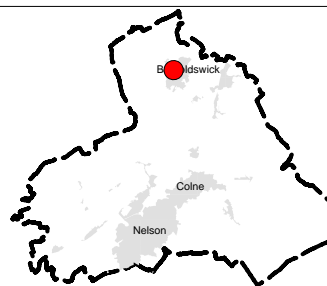
Site Name: Gisburn Street Works

Location: Barnoldswick

Site Ref: S168

Site Area: 0.09 ha

Grid Ref: SD 387 447



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