

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S245	Site Name: Land to the rear of Sheridan Road			Settlement:	Laneshawbridge
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 3.70ha	Indicative No. Dwellings: 74	Indicative Density: 20dph	Co-ordinates:	391743, 440898	

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. Major development therefore potential impact on capacity of existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone. No other flooding issues identified on site.				Flood Zone 1
(S28) Conservation Area:	No	0.215km	(S29) Listed Building:	Potential/adjacent	0.084km
(S30) Scheduled Monument:	No	2.065km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.049km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.217km
(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. 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:	Medium bad neighbouring uses - this site is adjacent to existing residential properties, a school and agricultural land. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	4.780	(S13) Bus stop:	0.480	(S13a) Bus stop frequency:	>15mins
(S14) Primary school:	0.200	(S15) Secondary school:	2.770	(S16) Sports/leisure centre:	4.780
(S17) Doctors:	3.900	(S18) Hospital:	7.500	(S19) Town / Local centre:	3.600
(S20) Supermarket/store:	3.400	(S21) Employment area:	3.600	(S22) Public house:	0.410
(S23) Corner shop:	2.700	(S24) Post Office:	3.200	(S25) Open space:	0.370
(S26) PROW:	0.000	(S27) Cycle route:	0.000		

Availability

(A1) Access issues?	Partial	(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 17

Comments: This site is located outside of the Settlement Boundary for Laneshawbridge. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. New infrastructure will need to be installed and the capacity of the infrastructure networks checked. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to bring the site forward, however, the constraints will need to be resolved before the site can be developed.

Constraints: Settlement Boundary. Access issues. 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	74

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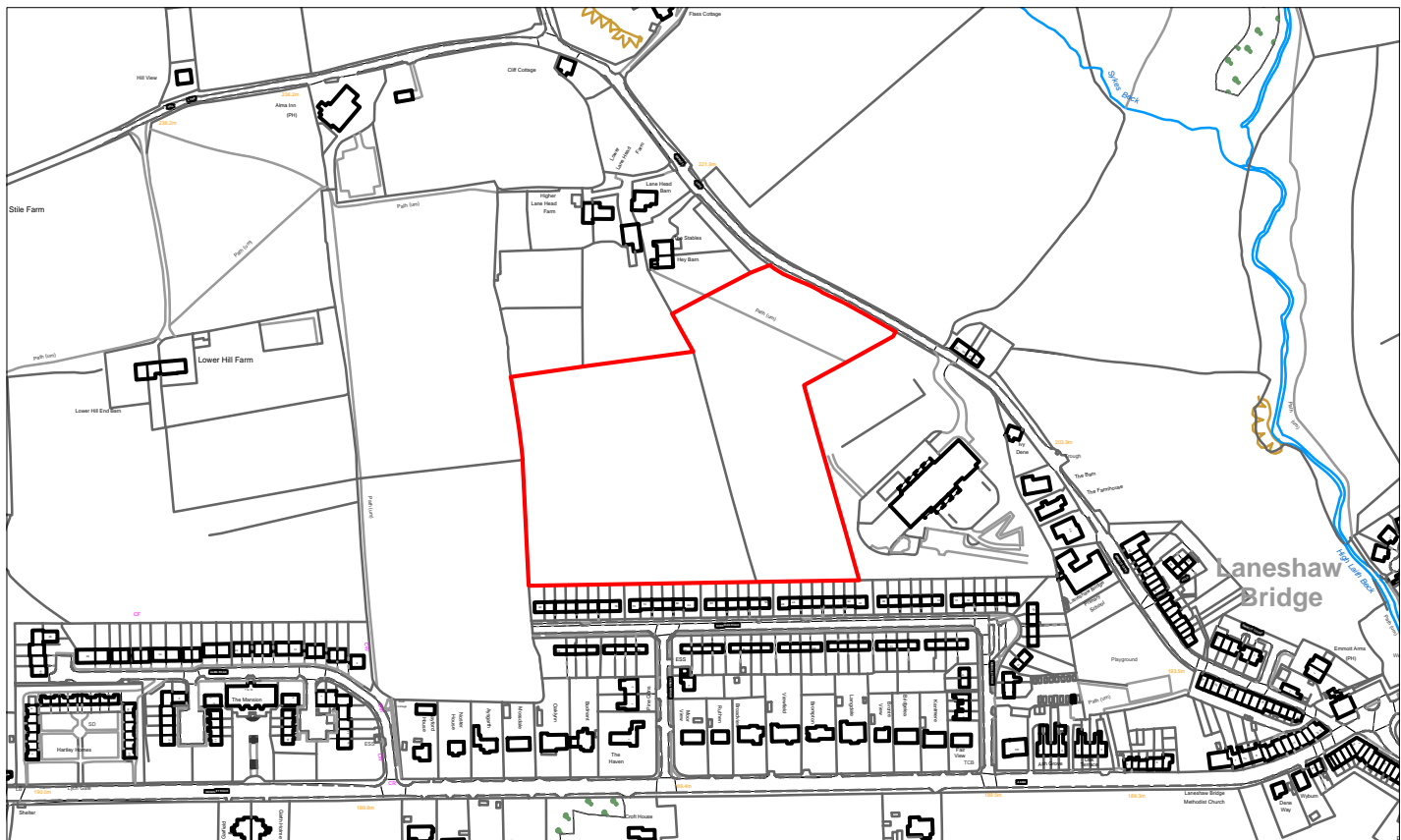
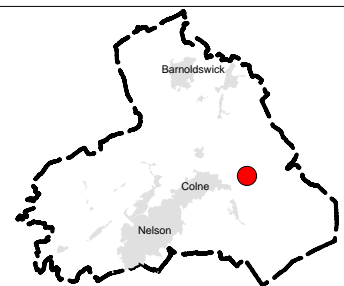
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Location: Laneshawbridge

Site Ref: S245

Site Area: 3.70

Grid Ref: SD 391 440



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Scale: 1 : 5,000

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