

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S217	Site Name: Site East of Spen Brook Road and South of Osbourne Terrace			Settlement: Spen Brook
Postcode Sector: BB12 9	Ward: Higham and Pendleside Ward	Planning App: N/A		SHLAA Typology: VLNPD
Site Area (gross): 2.40ha	Indicative No. Dwellings: 29	Indicative Density: 12dph	Co-ordinates:	382637, 438848

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. Medium sized development. Previous issues with the wastewater treatment works at Spen Brook. Capacity needs to be checked.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Dimpenley Clough runs to the north of the site.	Flood Zone 1	
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building: No 0.150km
(S30) Scheduled Monument:	No	3.741km	(S31) Archaeology: Potential
(S32) TPO:	No	0.220km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.000km
(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 - this site is adjacent to existing residential development and open countryside. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	4.800	(S13) Bus stop:	0.160	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.570	(S15) Secondary school:	5.700	(S16) Sports/leisure centre:	5.300
(S17) Doctors:	5.000	(S18) Hospital:	5.800	(S19) Town / Local centre:	4.900
(S20) Supermarket/store:	5.200	(S21) Employment area:	4.900	(S22) Public house:	0.900
(S23) Corner shop:	2.100	(S24) Post Office:	2.200	(S25) Open space:	0.120
(S26) PROW:	0.000	(S27) Cycle route:	4.000		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Minor Improvements	(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 16

Comments:	This site is located outside of the Settlement Boundary for Spen Brook. It is also located within the Forest of Bowland AONB. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. This site would be considered as a major development in the AONB and there would need to be exceptional circumstances to warrant the release of this land. Major infrastructure improvements would be also be required. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to develop this site, but the constraints will need to be resolved before it can be developed.		
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Constraints: Settlement Boundary. AONB. 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	29

Pendle Strategic Housing Land Availability Assessment

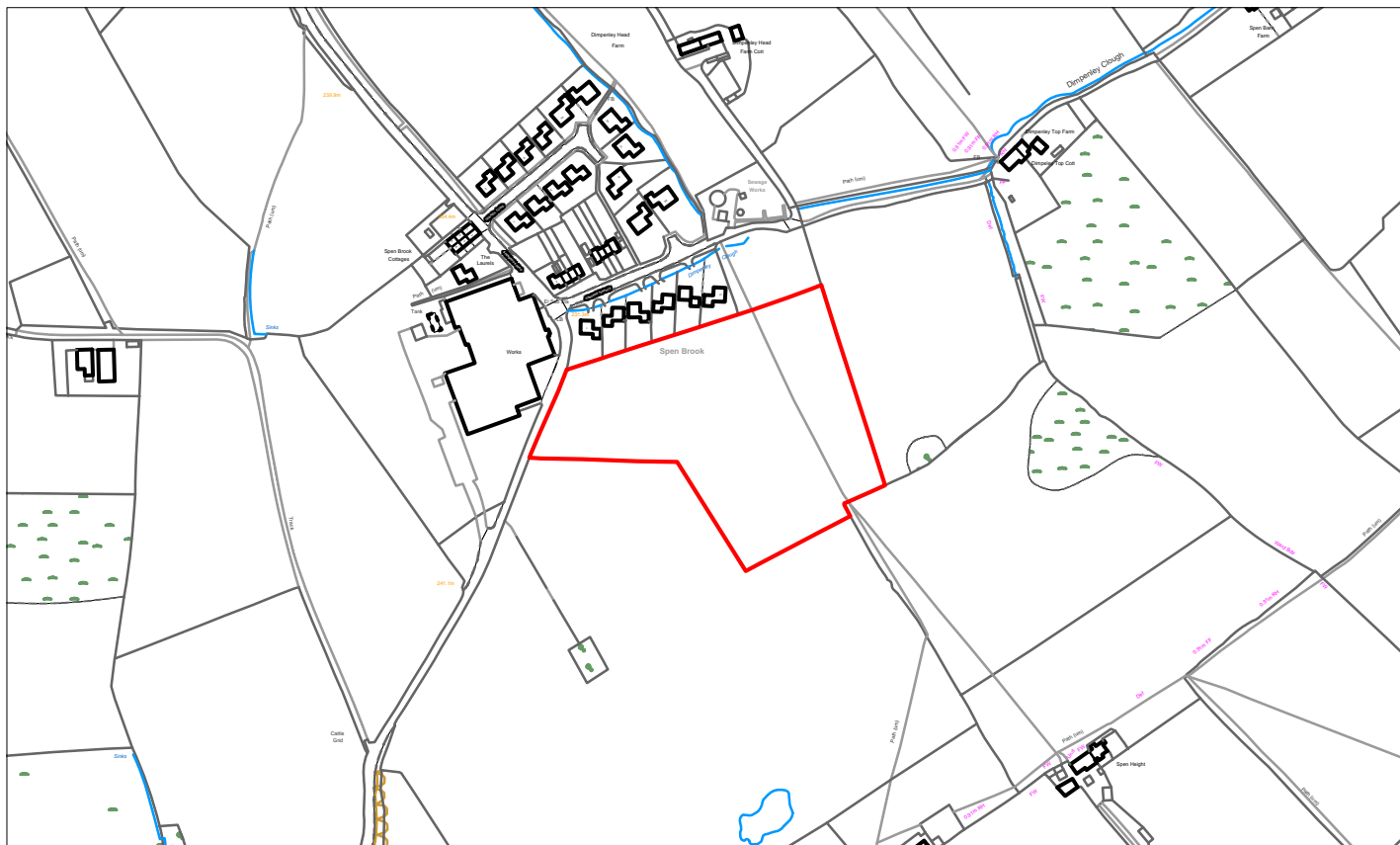
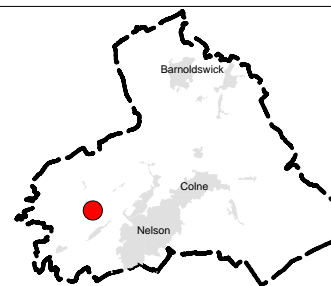
Site Name: Site East of Spen Brook Road

Location: Spen Brook

Site Ref: S217

Site Area: 2.40 ha

Grid Ref: SD 382 438



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S239	Site Name: Site to east of 11 Osbourne Terrace	Settlement: Spen Brook
Postcode Sector: BB12 9	Ward: Higham and Pendleside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.28ha	Indicative No. Dwellings: 4
Indicative Density: 14dph	Co-ordinates: 382637, 438848	

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. Small development. Previous issues with the wastewater treatment works at Spen Brook. Capacity needs to be checked.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Dimpenley Clough runs to the north of the site.			Flood Zone 1	
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.150km
(S30) Scheduled Monument:	No	3.741km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.220km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.000km
(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 - this site is adjacent to existing residential development and open countryside. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA):	Yes	

Suitability – distance to services (km)

(S12) Railway station:	4.800	(S13) Bus stop:	0.160	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.570	(S15) Secondary school:	5.700	(S16) Sports/leisure centre:	5.300
(S17) Doctors:	5.000	(S18) Hospital:	5.800	(S19) Town / Local centre:	4.900
(S20) Supermarket/store:	5.200	(S21) Employment area:	4.900	(S22) Public house:	0.900
(S23) Corner shop:	2.100	(S24) Post Office:	2.200	(S25) Open space:	0.120
(S26) PROW:	0.000	(S27) Cycle route:	4.000		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate/Minor issues
(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 8

Comments: This is a small site adjacent to the Settlement Boundary for Spen Brook. The site is also located within the Forest of Bowland AONB. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to develop the site, however, the constraints will need to be resolved before the site can be developed.

Constraints: Settlement Boundary. AONB.

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

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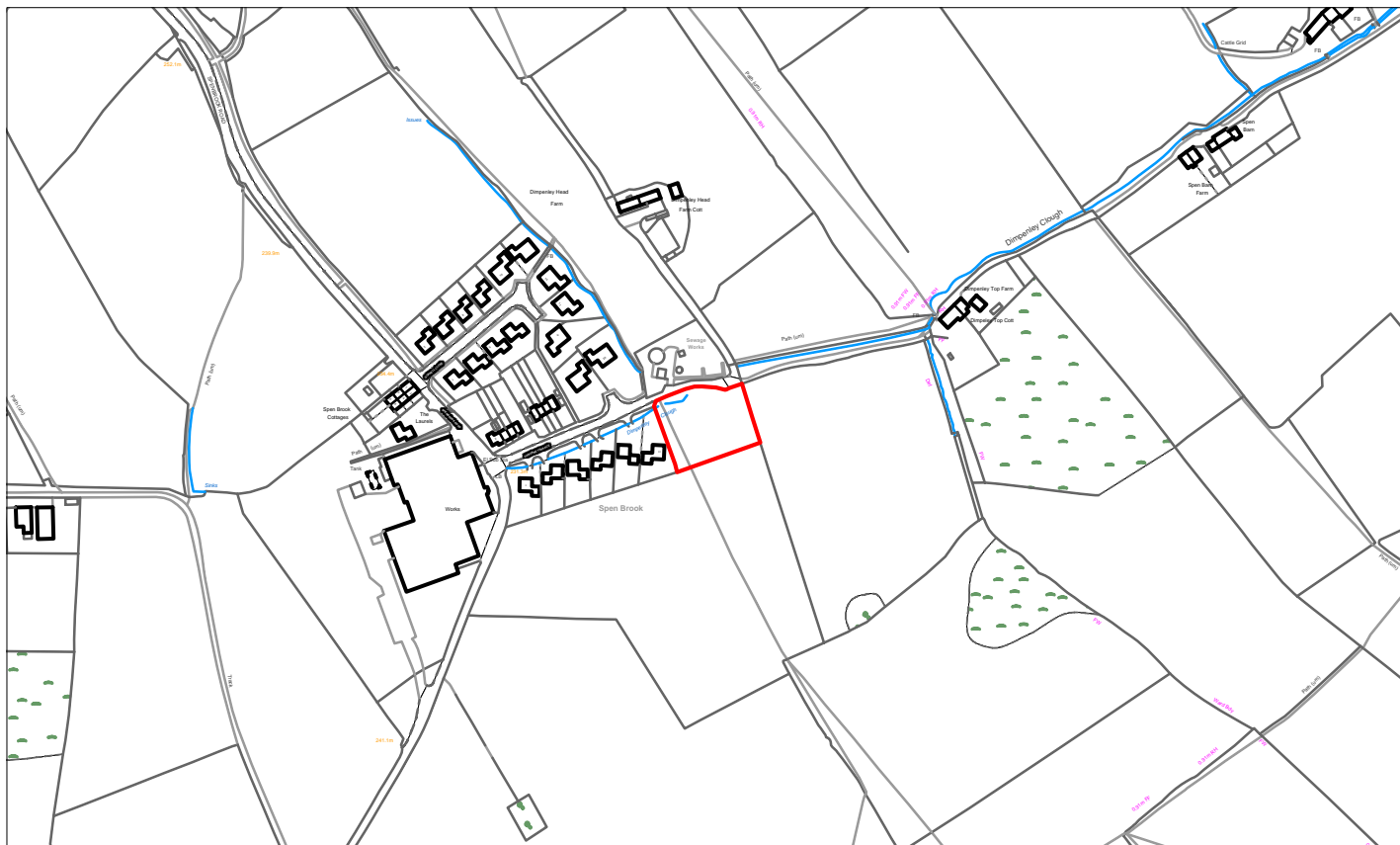
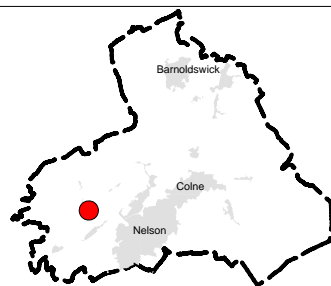
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