Pendle Strategic Housing	Land Availability	Assessifient			
Site Ref: S124 Site N	amo: Land at Trainel	Laithe Farm		Settlement:	Barrowford
	ame: Land at Trough Vard: Barrowford Wa		0.7. App. 11/A		
			ng App: N/A	SHLAA Typology:	
	ndicative No. Dwelling	gs: 481 Indica	ative Density:	40 dph Co-ordinates:	384941, 438889
Suitability – location and infra			S1\ Brannefield / Cr	oonfield?	Croonfield
(S0) Within a Settlement Boun			S1) Brownfield / Gr		Greenfield
(S2) Car parking?	Yes		S3) Loss of employ		No
(S4) Protected employment ar				ettlement character?	
(S7) Suitable infrastructure?	No Constant aire		S8) Infrastructure o	· · · · · · · · · · · · · · · · · · ·	Partial
(S7/S8) Infrastructure commer				Further information r ajor development the	
			•	ays work will also be	•
Suitability – environment and	heritage				
(S9) Contamination?	None identified		S10) Topography:	Gentle slope /	undulating
(S11) Flooding issues / Flood	Not within an identif	ied Flood Zone. T	here are a number	of springs and other	Flood Zone 1
zone:	water features which	· · · · · · · · · · · · · · · · · · ·		to Pendle Water.	
	Further investigation				
(S28) Conservation Area:	Yes		S29) Listed Building		0.00 km
(S30) Scheduled Monument:	No		S31) Archaeology:	Yes	
(S32) TPO:	Yes		S37) Poor air qualit		
(S33) Ecology:	Site covered by an are ecological interest (L	1.	S34) Nature Conser Designation:	rvation No	0.65 km
(S33/S34) Natural	Partial - there are no	designated natu	re conservation site	s on or near this site.	Part of the site is
environment comment:		_		n terms of agricultural	classification the
	site is classed as Gra	•	•		
(S35/S36) Bad neighbour uses and impact on surround area:				by existing residentia is should not adversel	
and impact on surround area.				nadverse impact on su	
(S39) Coal Mining:	Potential		S40) Mineral Safeg	uarding Area (MSA):	Yes
Suitability – distance to servic	es (km)				
(S12) Railway station:	2.20 (S13) B u	ıs stop:	0.32	(S13a) Bus stop frequ	ency: >15 mins
(S14) Primary school:	0.88 (S15) Se	condary school:	2.82	(S16) Sports/leisure c	entre: 1.70
(S17) Doctors:	1.40 (S18) Ho	spital:	2.00	(S19) Town / Local ce	ntre: 1.40
(S20) Supermarket/store:	1.50 (S21) Er	mployment area:	0.00	(S22) Public house:	0.78
(S23) Corner shop:	1.20 (S24) Po	st Office:	1.90	(S25) Open space:	0.65
(S26) PROW:	0.00 (S27) Cy	cle route:	0.25		
Availability					
(A1) Access issues?	No		A2) Vehicular acces	ss: Good	
(A3) Visibility splays / highway	s issues? Adequate		A4) In use?	Partial	
(A5) Ownership?	1 owner -	Private			
Achievability					
(V1) Competing land use? Ye	es		V2) Market Attract	iveness? High	
(V3) Viable?	iable		V3) Viability Mode	Ref: Site Specifi	c Viability Work
Area with the p therefore restr policy constrai	nted outside of the set potential for the site to ricted by the currently nt could be over come the site could be deli	o meet future de planning policy b part of the site o	velopment needs. These. This owner has could come forward	he ability to obtain pla indicated that the sit within five years. The	nning permission is e is viable. If the
Constraints: Settlement Bo	undary, Protected Are	a designation, to	pography/land stabi	lity issues.	
Timescales (No. dwellings)					

6-10 Years

2019-24

331

11-15 Years

2024-29

0

Five Year Period

2016/17

50

2017/18

50

2018/19

50

2014/15

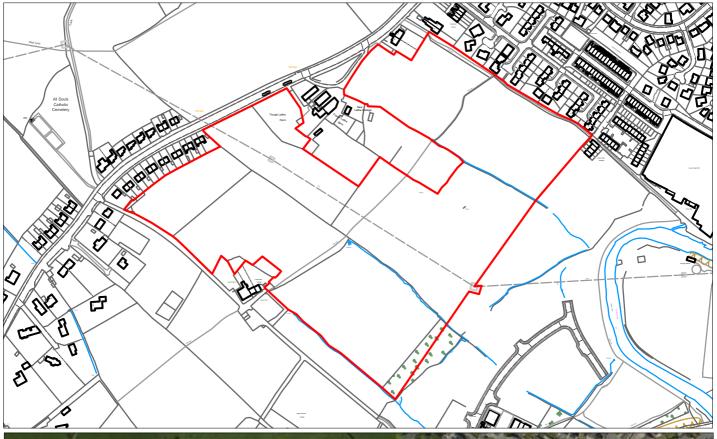
0

2015/16

0

Pendle Strategic Housing Land Availability Assessment Site Name: Land at Trough Laithe Farm Location: Barrowford Site Ref: \$124 Site Area: 12.03 ha Grid Ref: \$D 384 438











Site Details								
Site Ref: S199	Site	Name:	Land to rear of St.	Thomas's Primary So	chool, Wheatley Lane Roa	d Settlement:	Barrowfo	ord
Postcode Secto	r: BB9 6	Ward:	Barrowford Wa	rd Plann	ing App : N/A	SHLAA Typology	: VLNPD	
Site Area (gross	s): 6.56ha	Indicati	ive No. Dwelling	s: 197 Indic	cative Density:	30 dph Co-ordinates	: 3852	88, 439526
Suitability – lo	cation and in	rastruct	ure					
(S0) Within a S	ettlement Bo	undary?	No		(S1) Brownfield / Gr	eenfield?	Greenfie	ld
(S2) Car parking	g?		Yes		(S3) Loss of employ	ment land?	No	
(S4) Protected	employment	area?	No		(S5) Open space / se	ettlement character?	No	
(S7) Suitable in	frastructure?		No		(S8) Infrastructure of	apacity?	Partial	
(S7/S8) Infrastr	ucture comm	ent	capacity to prov	vide the necessa	ary infrastructure. Ma	Further information ajor development the vays work will also be	erefore pot	
Suitability – en	vironment a	nd herita	ge					
(S9) Contamina	ition?	None	eidentified		(S10) Topography:	Gentle slope	/ undulatii	ng
(S11) Flooding zone:	issues / Flood		within an identifi of the site.	ed Flood Zone.	Water feature runs a	llong the westerly	Flood Zor	ne 1
(S28) Conserva	tion Area:	No		0.17 km	(S29) Listed Building	g: No		0.25 km
(S30) Schedule	d Monument	: No			(S31) Archaeology:	Potential		
(S32) TPO:		Yes		0.00 km	(S37) Poor air qualit			
(S33) Ecology:		None	eidentified		(S34) Nature Conser Designation:	rvation No		0.78 km
(S33/S34) Natu environment of (S35/S36) Bad	omment:	by ar	n area of ecologio ed as Grade 4 - p	cal interest (LER poor quality farn	N - record). In terms nland.	or near this site. The of agricultural classif	ication the	e site is
and impact on	surround are		ential and a scho ct on surroundir		outheast. New develo	ppment is unlikely to	have an ac	lverse
(S39) Coal Mini	_	Yes			(S40) Mineral Safeg	uarding Area (MSA):	Yes	
Suitability – di		rices (km						
(S12) Railway s			2.40 (S13) Bu			(S13a) Bus stop frequ		>15 mins
(S14) Primary s	chool:			condary school:		(S16) Sports/leisure		2.10
(S17) Doctors:			0.53 (S18) Ho	•		(S19) Town / Local ce	entre:	0.61
(S20) Superma				nployment area	-	(S22) Public house:		0.80
(S23) Corner sh	iop:		0.70 (S24) Po			(S25) Open space:		0.01
(S26) PROW:			0.00 (S27) Cy	cie route:	0.98			
Availability (A1) Access issu			Ves		(A2) Vahisular assas	ne. Door		
		ove icen	Yes Adaguata		(A2) Vehicular acces			
(A3) Visibility s (A5) Ownership		ays 155U	es? Adequate 1 owner - F	Private	(A4) In use?	Partial		
Achievability	J:		T OWING! - F	TIIVALE				
(V1) Competing	land use?	No			(V2) Market Attract	iveness? High		
(V3) Viable?	5 14114 4501		ıl / Viable		(V3) Viability Mode		8	
Comments:	therefore re taking place indicates that completed t	cated ou stricted b with the of this typh he site su	utside of the sett by the current pl owner of a rans be of site is marg urvey form indica	anning policy ba om strip in orde ginally viable to ating that finance	ry for Barrowford. These. Discussions with er to gain access to the develop. The land ov	ne ability to obtain plathe owner indicate the site. The Council's wher is willing to develop	anning per hat negotiviability meloot	ations are odel e and has
Constraints: Timescales (No		Boundary	/. Access into the	e site.				

11-15 Years

2024-29

0

6-10 Years

2019-24

157

Five Year Period

2016/17

0

2017/18

20

2018/19

20

2014/15

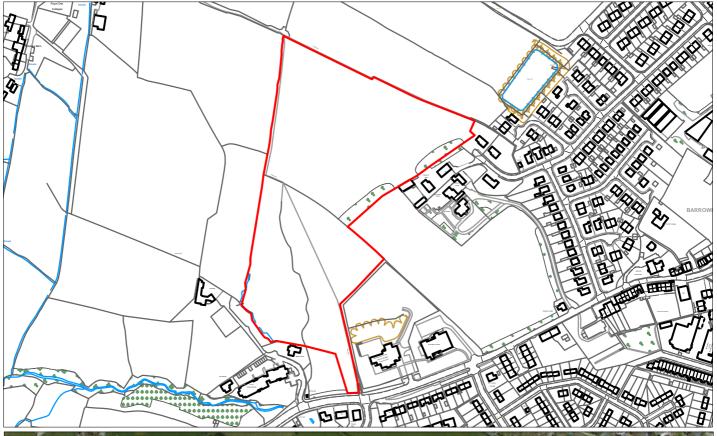
0

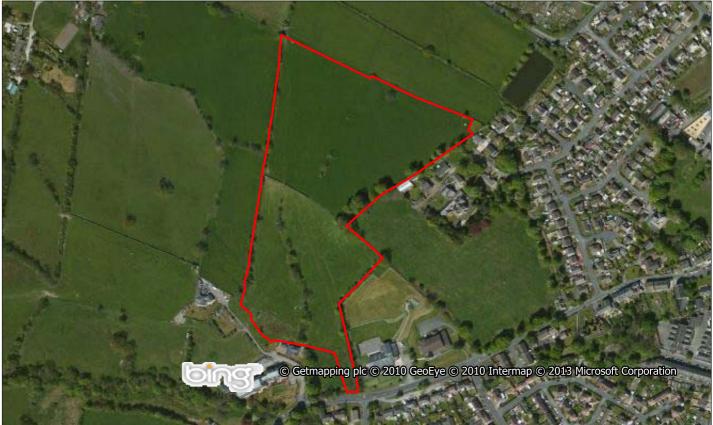
2015/16

0

Pendle Strategic Housing Land Availability Assessment Site Name: Land to rear of St. Thomas's Primary School Location: Barrowford Site Ref: S199 Site Area: 6.56 ha Grid Ref: SD 385 439











Site Details								
	Name: (Oaklands			Settle	ement:	Barrowfo	ord
Postcode Sector: BB9 6		Barrowford Wa	rd Plann	ing App: N/A	SHLA	A Typology:	VLNPD	
Site Area (gross): 3.20ha	Indicativ	e No. Dwelling	s: 50 India	cative Density:	16 dph Co	-ordinates:	3854	72, 43954
Suitability – location and in	frastructu	re						
(S0) Within a Settlement Bo	undary? /	Adjacent		(S1) Brownfield / G	reenfield?		Greenfie	eld
(S2) Car parking?	Y	Yes		(S3) Loss of employ	ment land	?	No	
(S4) Protected employment	area?	No		(S5) Open space / s	ettlement	character?	No	
(S7) Suitable infrastructure?	·	No		(S8) Infrastructure	capacity?		Partial	
(\$7/\$8) Infrastructure comn	i	capacity to prov impact on capa	vide the necess	need to be installed ary infrastructure. M networks. New high	lajor devel	opment ther	efore po	tential
Suitability – environment a (S9) Contamination?		identified		(S10) Topography:		ntla clana /	undulati	na
· ·			ad Flood Zona	No other identified f		entle slope /	Flood Zo	
(S11) Flooding issues / Flood zone:		ithin an identiii				sues.	F1000 Z01	1
(S28) Conservation Area:	Yes			(S29) Listed Buildin				0.27 km
(S30) Scheduled Monument	:: No			(S31) Archaeology:		tential		
(S32) TPO:	Yes		0.00 km	(S37) Poor air quali				
(S33) Ecology:	None i	identified		(S34) Nature Conse Designation:	rvation No) 		0.70 km
(S33/S34) Natural environment:			_	conservation sites o N - record). In terms				
		d as Grade 4 - p			or agrican	turar classific		
(S35/S36) Bad neighbour us and impact on surround are	classed es Mediu resider surrou	d as Grade 4 - p im bad neighbo ntial and a scho inding uses.	oor quality farr uring uses - thi	nland. s site is mainly surro est. New developme	unded by c	open country to have an	/side with adverse i	n some
(S35/S36) Bad neighbour us and impact on surround are (S39) Coal Mining:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses.	oor quality farr uring uses - thi	nland. s site is mainly surro	unded by c	open country to have an	/side with adverse i	n some
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial	oor quality farr uring uses - this ool use to the w	nland. s site is mainly surro est. New developme (S40) Mineral Safeg	unded by cent unlikely	open country to have an rea (MSA):	yside with adverse i No	n some impact on
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station:	classed ses Mediu resider surrou Potent	d as Grade 4 - pum bad neighbontial and a scholanding uses. tial 2.60 (\$13) Bus	oor quality farr uring uses - this ool use to the w	nland. s site is mainly surro est. New developme (S40) Mineral Safeg	unded by cent unlikely guarding Ai	open country to have an rea (MSA): s stop freque	yside with adverse i No ency:	n some impact on >15 min
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec	oor quality farr uring uses - this ool use to the w s stop: condary school:	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor	open country to have an rea (MSA): s stop freque ts/leisure ce	yside with adverse in No ency:	n some impact on >15 min 1.90
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho	oor quality farr uring uses - this ool use to the w s stop: condary school: spital:	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80 2.10	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Tow	open country to have an rea (MSA): s stop freque ts/leisure ce n / Local cer	yside with adverse in No ency:	>15 min:
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec 0.52 (\$18) Ho 1.70 (\$21) Em	uring uses - this ool use to the w s stop: condary school: spital: nployment area	(S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Tow (S22) Publ	open country to have an rea (MSA): s stop frequents/leisure con n / Local cer ic house:	yside with adverse in No ency:	>15 min: 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) Em	oor quality farr uring uses - this ool use to the w s stop: condary school: spital: nployment area	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30 0.50	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Tow	open country to have an rea (MSA): s stop frequents/leisure con n / Local cer ic house:	yside with adverse in No ency:	>15 min: 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW:	classed ses Mediu resider surrou Potent	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec 0.52 (\$18) Ho 1.70 (\$21) Em	oor quality farr uring uses - this ool use to the w s stop: condary school: spital: nployment area	(S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Tow (S22) Publ	open country to have an rea (MSA): s stop frequents/leisure con n / Local cer ic house:	yside with adverse in No ency:	>15 mins 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW: Availability	classed ses Mediu resider surrou Potent	d as Grade 4 - prim bad neighborntial and a scholar ding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec 0.52 (\$18) Hos 1.70 (\$21) Em 0.40 (\$24) Pos 0.12 (\$27) Cyc	oor quality farr uring uses - this ool use to the w s stop: condary school: spital: nployment area	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30 0.50 0.50	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Town (S22) Publ (S25) Open	open country to have an rea (MSA): s stop frequents/leisure con n / Local cer ic house:	yside with adverse in No ency:	n some
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues?	classed ea: Mediu resider surrou Potent vices (km)	d as Grade 4 - p m bad neighbo ntial and a scho inding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec 0.52 (\$18) Ho 1.70 (\$21) Em 0.40 (\$24) Pos 0.12 (\$27) Cyc	oor quality farr uring uses - this ool use to the w s stop: condary school: spital: nployment area	(S40) Mineral Safeg 0.10 2.80 2.10 0.50 0.50 (A2) Vehicular acce	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Tow (S22) Publ (S25) Open ss: Poor	rea (MSA): s stop frequents/leisure centre ic house: n space:	yside with adverse in No ency:	>15 mins 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highw	classed ea: Mediu resider surrou Potent vices (km)	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) Em 0.40 (S24) Pos 0.12 (S27) Cyc Yes s? Adequate	oor quality farruring uses - this ool use to the work stop: condary school: spital: nployment areast Office: cle route:	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30 0.50 0.50	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Town (S22) Publ (S25) Open	rea (MSA): s stop frequents/leisure centre ic house: n space:	yside with adverse in No ency:	>15 mins 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highwing (A5) Ownership?	classed ea: Mediu resider surrou Potent vices (km)	d as Grade 4 - p m bad neighbo ntial and a scho inding uses. tial 2.60 (\$13) Bus 0.20 (\$15) Sec 0.52 (\$18) Ho 1.70 (\$21) Em 0.40 (\$24) Pos 0.12 (\$27) Cyc	oor quality farruring uses - this ool use to the work stop: condary school: spital: nployment areast Office: cle route:	(S40) Mineral Safeg 0.10 2.80 2.10 0.50 0.50 (A2) Vehicular acce	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Tow (S22) Publ (S25) Open ss: Poor	rea (MSA): s stop frequents/leisure centre ic house: n space:	yside with adverse in No ency:	>15 min: 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highw (A5) Ownership? Achievability	classed ea: Mediu resider surrou Potent vices (km)	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) Em 0.40 (S24) Pos 0.12 (S27) Cyc Yes s? Adequate	oor quality farruring uses - this ool use to the work stop: condary school: spital: nployment areast Office: cle route:	nland. s site is mainly surro est. New developme (S40) Mineral Safeg 0.10 2.80 2.10 1: 0.30 0.50 0.50 (A2) Vehicular acce (A4) In use?	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Town (S22) Publ (S25) Open ss: Poor Partia	rea (MSA): s stop frequents/leisure centre ic house: n space:	yside with adverse in No ency:	>15 min: 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highw (A5) Ownership? Achievability (V1) Competing land use?	classed ea: Mediu ea: resider surrou Potent vices (km)	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) Em 0.40 (S24) Pos 0.12 (S27) Cyc Yes s? Adequate	oor quality farruring uses - this ool use to the work stop: condary school: spital: nployment areast Office: cle route:	(S40) Mineral Safeg 0.10 2.80 2.10 0.50 0.50 (A2) Vehicular acce	unded by cent unlikely guarding Ar (S13a) Bus (S16) Spor (S19) Tow (S22) Publ (S25) Oper ss: Poor Partia	rea (MSA): s stop freque ts/leisure ce ic house: n space:	yside with adverse in No ency:	>15 min 1.90 0.30
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highw (A5) Ownership? Achievability (V1) Competing land use? (V3) Viable? Comments: This site is lot therefore retaking place indicates the completed to	classed les Mediu resider surrou Potent vices (km) Vices (km) No Marginal coated outs estricted by with the oat this type che site sur	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) En 0.40 (S24) Pos 0.12 (S27) Cyc Yes S? Adequate 1 owner - F side of the sett y the current playmer of a rans e of site is mang rvey form indica	uring uses - this ool use to the w s stop: condary school: spital: nployment area st Office: cle route: Private lement bounda anning policy boom strip in orde inally viable to ating that finance	(S40) Mineral Safeg 0.10 2.80 2.10 3.0.50 0.50 0.50 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode ry for Barrowford. T ase. Discussions with er to gain access to t develop. The land or cial viability is not a decial viabili	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Town (S22) Publ (S25) Oper ss: Poor Partia tiveness? el Ref: he ability to the owne he site. The owner is will constraint to the	rea (MSA): stop frequents/leisure cent / Local cent ic house: n space: High Scheme 14 o obtain plair indicate the Council's ving to development in the council is visible to development in the council in the council is visible to development in the council in the council is visible to development in the council in the council in the council is visible to development in the council in the co	nning per at negoti iability mop the site	>15 min 1.9 0.3 0.5 0.1 rmission is iations are nodel te and has
(\$35/\$36) Bad neighbour us and impact on surround are (\$39) Coal Mining: Suitability – distance to ser (\$12) Railway station: (\$14) Primary school: (\$17) Doctors: (\$20) Supermarket/store: (\$23) Corner shop: (\$23) Corner shop: (\$26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highw (A5) Ownership? Achievability (V1) Competing land use? (V3) Viable? Comments: This site is lot therefore retaking place indicates the completed to and access of	vays issues No Marginal Docated outsestricted by with the oat this types the site sur- constraints	d as Grade 4 - p im bad neighbo ntial and a scho inding uses. tial 2.60 (S13) Bus 0.20 (S15) Sec 0.52 (S18) Ho 1.70 (S21) En 0.40 (S24) Pos 0.12 (S27) Cyc Yes S? Adequate 1 owner - F side of the sett y the current playmer of a rans e of site is mang rvey form indica	s stop: condary school: spital: nployment area st Office: cle route: Private lement bounda anning policy be om strip in orde inally viable to ating that finance come the site c	(S40) Mineral Safeg 0.10 2.80 2.10 3.0.50 0.50 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode ry for Barrowford. Tase. Discussions with er to gain access to t	unded by cent unlikely guarding Au (S13a) Bus (S16) Spor (S19) Town (S22) Publ (S25) Oper ss: Poor Partia tiveness? el Ref: he ability to the owne he site. The owner is will constraint to the	rea (MSA): stop frequents/leisure cent / Local cent ic house: n space: High Scheme 14 o obtain plair indicate the Council's ving to development in the council is visible to development in the council in the council is visible to development in the council in the council is visible to development in the council in the council in the council is visible to development in the council in the co	nning per at negoti iability mop the site	>15 mins 1.90 0.30 0.50 0.15 rmission is lations are nodel te and has

6-10 Years

2019-24

26

2018/19

12

11-15 Years

2024-29

0

Five Year Period

2016/17

0

2017/18

12

2014/15

0

2015/16

0

Site Name: Oaklands

Location: Barrowford **Site Ref**: S240

Site Area: 3.20 ha **Grid Ref:** SD 385 439



