

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S124		Site Name: Land at Trough Laithe Farm		Settlement: Barrowford	
Postcode Sector: BB9 6		Ward: Barrowford Ward		Planning App: N/A	
SHLAA Typology: VLNPD					
Site Area (gross): 12.96ha		Indicative No. Dwellings: 481		Indicative Density: 40 dph	
Co-ordinates: 384941, 438889					

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?	Partial
(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. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. There are a number of springs and other water features which run down slope to the South East into Pendle Water. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building: Yes 0.00 km
(S30) Scheduled Monument:	No	1.55 km	(S31) Archaeology: Yes
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 0.65 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this 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:	No bad neighbouring uses - the site is mainly surrounded by existing residential use, although there is some B1 office use to the southeast of the site this should not adversely impact the amenity of the site. New development unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	2.20	(S13) Bus stop:	0.32	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.88	(S15) Secondary school:	2.82	(S16) Sports/leisure centre:	1.70
(S17) Doctors:	1.40	(S18) Hospital:	2.00	(S19) Town / Local centre:	1.40
(S20) Supermarket/store:	1.50	(S21) Employment area:	0.00	(S22) Public house:	0.78
(S23) Corner shop:	1.20	(S24) Post Office:	1.90	(S25) Open space:	0.65
(S26) PROW:	0.00	(S27) Cycle route:	0.25		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Site Specific Viability Work

Comments:	This site is located outside of the settlement boundary for Barrowford. The site is also designated as a Protected Area with the potential for the site to meet future development needs. The ability to obtain planning permission is therefore restricted by the currently planning policy base. This owner has indicated that the site is viable. If the policy constraint could be over come part of the site could come forward within five years. The owner has suggested that the site could be delivered at a rate of 50 dwellings per annum.		
-----------	---	--	--

Constraints:	Settlement Boundary, Protected Area designation, topography/land stability issues.
--------------	--

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	50	50	50	331	0

Pendle Strategic Housing Land Availability Assessment

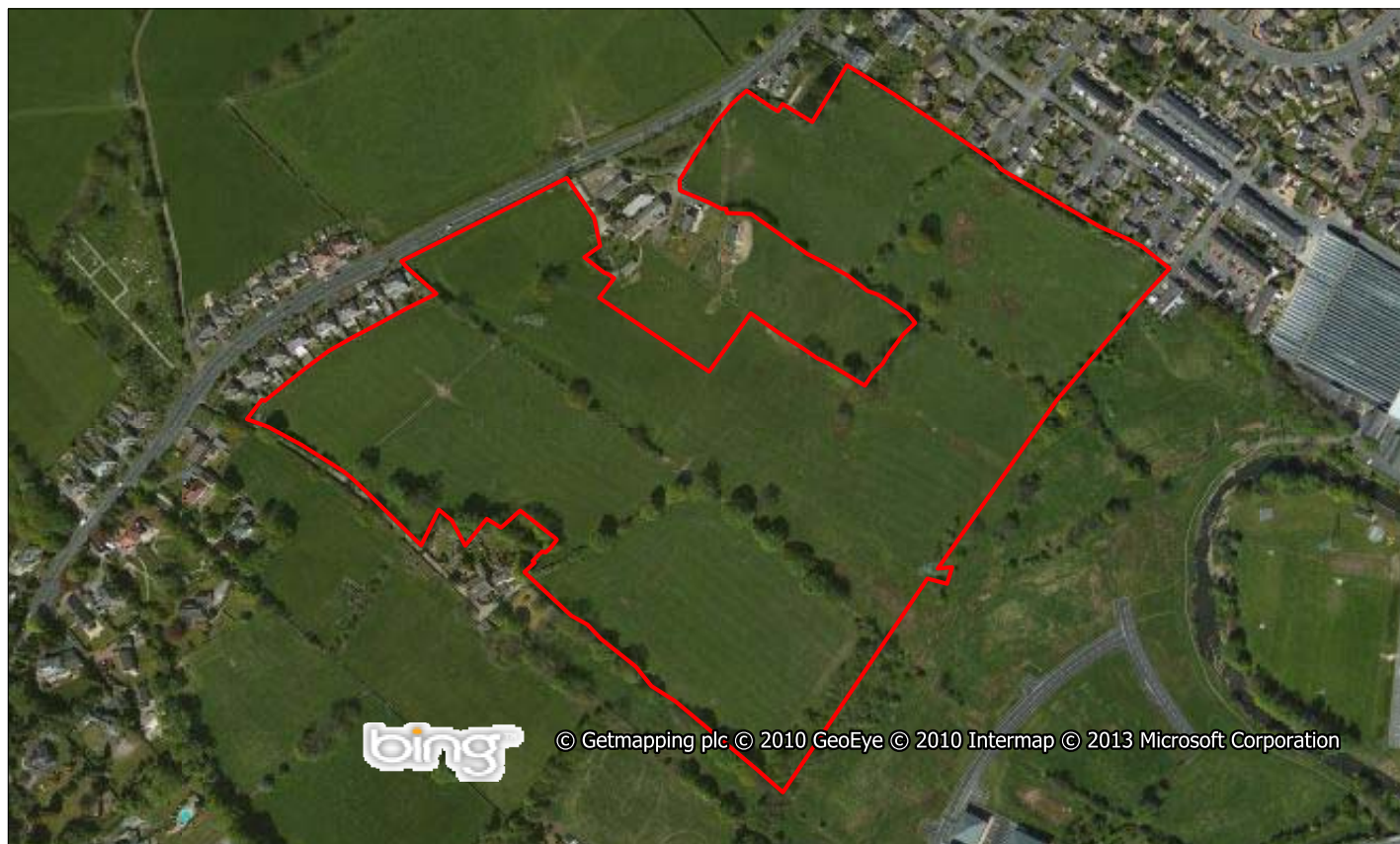
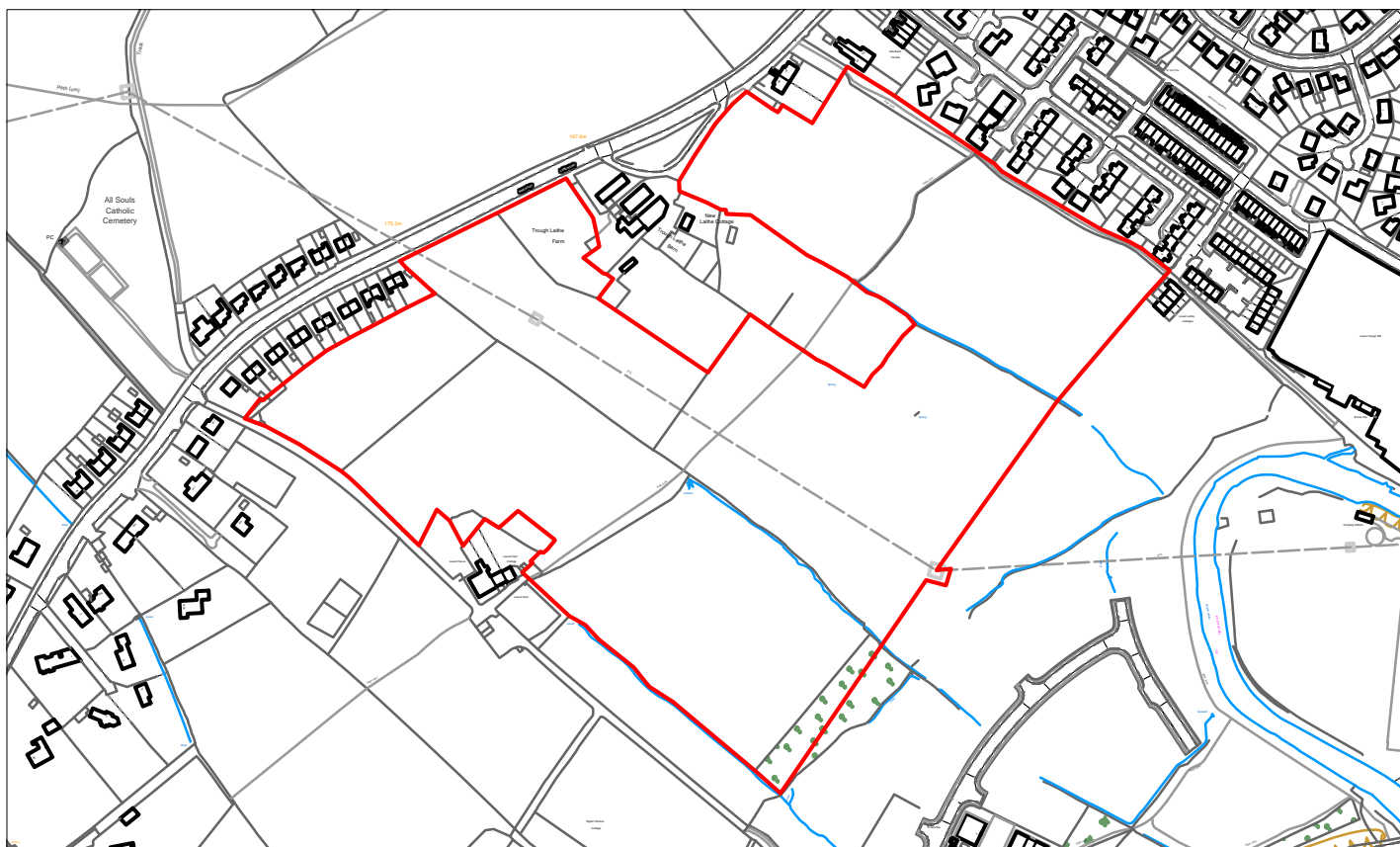
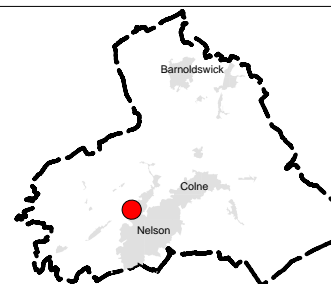
Site Name: Land at Trough Laithe Farm

Location: Barrowford

Site Ref: S124

Site Area: 12.03 ha

Grid Ref: SD 384 438



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S199	Site Name: Land to rear of St. Thomas's Primary School, Wheatley Lane Road			Settlement: Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 6.56ha	Indicative No. Dwellings: 197	Indicative Density: 30 dph	Co-ordinates:	385288, 439526

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(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?	Partial
(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. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Water feature runs along the westerly edge of the site.		Flood Zone 1
(S28) Conservation Area:	No	0.17 km	(S29) Listed Building: No 0.25 km
(S30) Scheduled Monument:	No	0.87 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.78 km
(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:	Medium bad neighbouring uses - this site is mainly surrounded by open countryside with some residential and a school use to the southeast. New development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	2.40	(S13) Bus stop:	0.13	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.15	(S15) Secondary school:	2.59	(S16) Sports/leisure centre:	2.10
(S17) Doctors:	0.53	(S18) Hospital:	2.14	(S19) Town / Local centre:	0.61
(S20) Supermarket/store:	1.80	(S21) Employment area:	0.58	(S22) Public house:	0.80
(S23) Corner shop:	0.70	(S24) Post Office:	0.75	(S25) Open space:	0.01
(S26) PROW:	0.00	(S27) Cycle route:	0.98		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal / Viable	(V3) Viability Model Ref:	Scheme 18

Comments: This site is located outside of the settlement boundary for Barrowford. The ability to obtain planning permission is therefore restricted by the current planning policy base. Discussions with the owner indicate that negotiations are taking place with the owner of a ransom strip in order to gain access to the site. The Council's viability model indicates that this type of site is marginally viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy and access constraints could be over come the site could come forward within five years.

Constraints: Settlement Boundary. Access into 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	20	20	157	0

Pendle Strategic Housing Land Availability Assessment

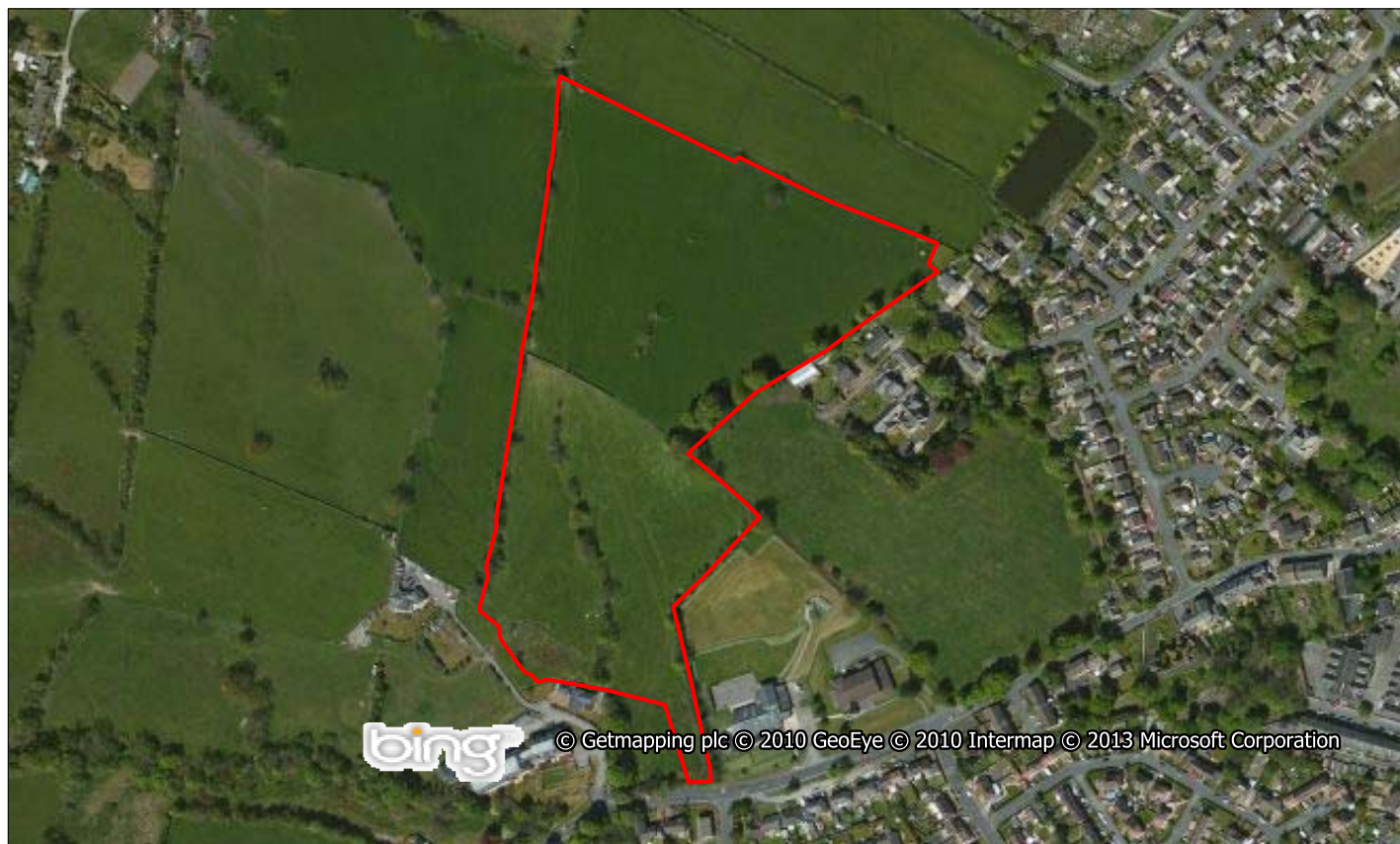
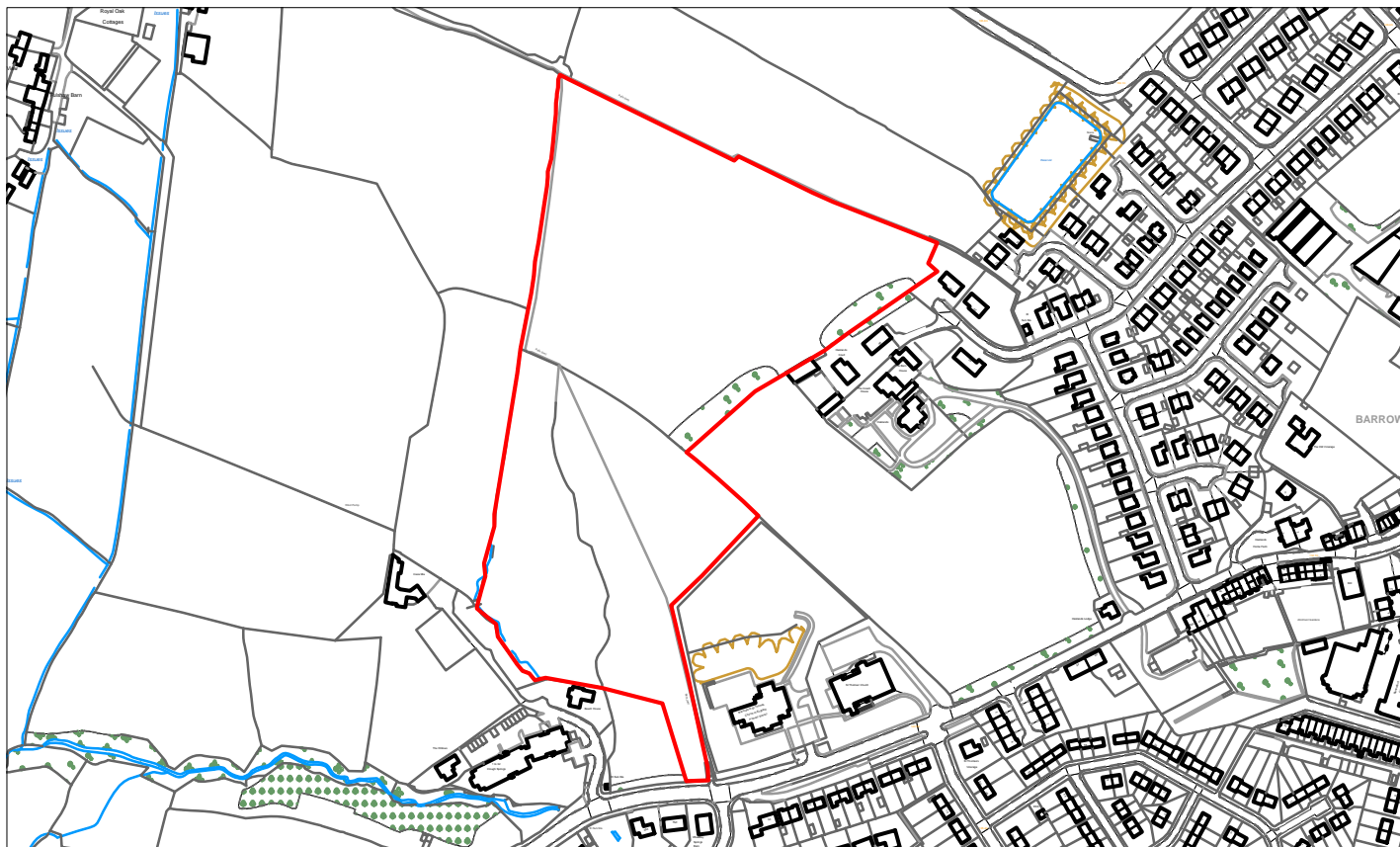
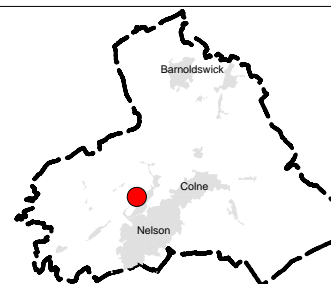
Site Name: Land to rear of St. Thomas's Primary School

Location: Barrowford

Site Ref: S199

Site Area: 6.56 ha

Grid Ref: SD 385 439



© Getmapping plc © 2010 GeoEye © 2010 Intermap © 2013 Microsoft Corporation



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013



Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S240	Site Name: Oaklands	Settlement: Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 3.20ha	Indicative No. Dwellings: 50
Indicative Density: 16 dph	Co-ordinates: 385472, 439548	

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?	Partial
(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. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other identified flooding issues.			Flood Zone 1	
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	No	0.27 km
(S30) Scheduled Monument:	No	0.88 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.70 km
(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:	Medium bad neighbouring uses - this site is mainly surrounded by open countryside with some residential and a school use to the west. New development unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA):	No	

Suitability – distance to services (km)

(S12) Railway station:	2.60	(S13) Bus stop:	0.10	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.20	(S15) Secondary school:	2.80	(S16) Sports/leisure centre:	1.90
(S17) Doctors:	0.52	(S18) Hospital:	2.10	(S19) Town / Local centre:	0.30
(S20) Supermarket/store:	1.70	(S21) Employment area:	0.30	(S22) Public house:	0.50
(S23) Corner shop:	0.40	(S24) Post Office:	0.50	(S25) Open space:	0.15
(S26) PROW:	0.12	(S27) Cycle route:	0.50		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 14

Comments: This site is located outside of the settlement boundary for Barrowford. The ability to obtain planning permission is therefore restricted by the current planning policy base. Discussions with the owner indicate that negotiations are taking place with the owner of a ransom strip in order to gain access to the site. The Council's viability model indicates that this type of site is marginally viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy and access constraints could be over come the site could come forward within five years.

Constraints: Settlement Boundary. Access into 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	12	12	26	0

Pendle Strategic Housing Land Availability Assessment

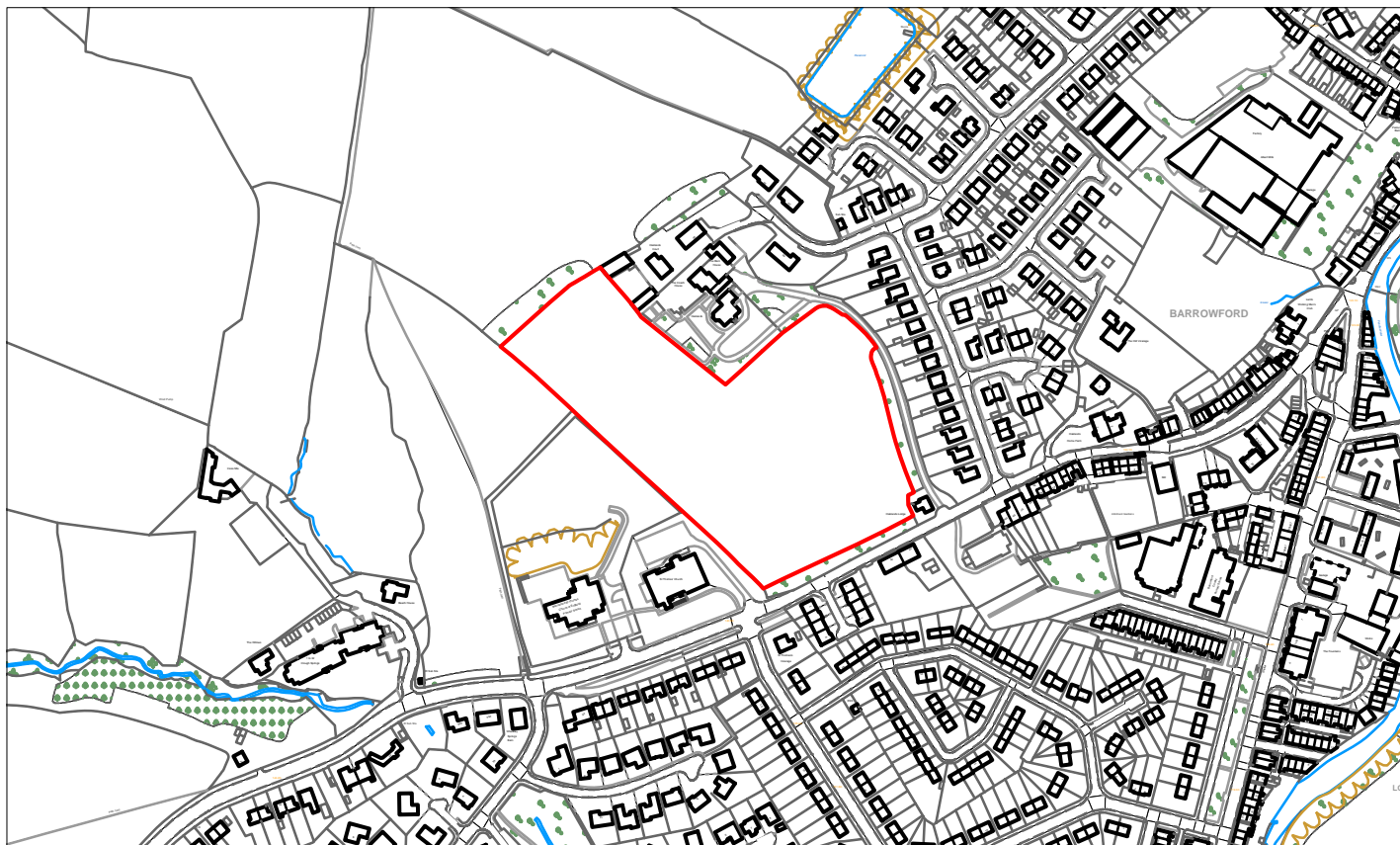
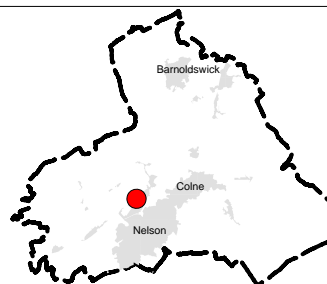
Site Name: Oaklands

Location: Barrowford

Site Ref: S240

Site Area: 3.20 ha

Grid Ref: SD 385 439



Scale: 1 : 5,000

Crown Copyright. All Rights Reserved. 100019669 - 2013

