

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S224		Site Name: Hollin Hall Farm			Settlement: Blacko		
Postcode Sector: BB9 6		Ward: Blacko and Higherford Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 0.51ha		Indicative No. Dwellings: 15		Indicative Density: 30 dph		Co-ordinates: 385744, 441602	

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?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small greenfield site. Utilities would need to be installed. Small sized development therefore existing network capacity should be sufficient.		

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 on site.		Flood Zone 1
(S28) Conservation Area:	No	1.30 km	(S29) Listed Building: No 0.20 km
(S30) Scheduled Monument:	No	1.47 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.38 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: No bad neighbouring uses - the site is mainly surrounded by existing residential uses and open countryside. New development unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining: No (S40) Mineral Safeguarding Area (MSA): No

Suitability – distance to services (km)

(S12) Railway station:	4.80	(S13) Bus stop:	0.13	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.25	(S15) Secondary school:	5.30	(S16) Sports/leisure centre:	4.70
(S17) Doctors:	3.30	(S18) Hospital:	4.70	(S19) Town / Local centre:	2.40
(S20) Supermarket/store:	4.30	(S21) Employment area:	2.40	(S22) Public house:	0.47
(S23) Corner shop:	2.60	(S24) Post Office:	2.60	(S25) Open space:	0.26
(S26) PROW:	0.00	(S27) Cycle route:	1.80		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Moderate / Minor Issues
(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 12

Comments: This site is located outside the Settlement Boundary for Blacko. The Council's viability model indicates that this type of site is viable to develop. The owner has indicated their intention to develop the site for housing and responded to the public consultation confirming how the site can be accessed. If the policy issues can be overcome the site could come forward.

Constraints: Settlement Boundary. Access 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	5	5	5	0	0

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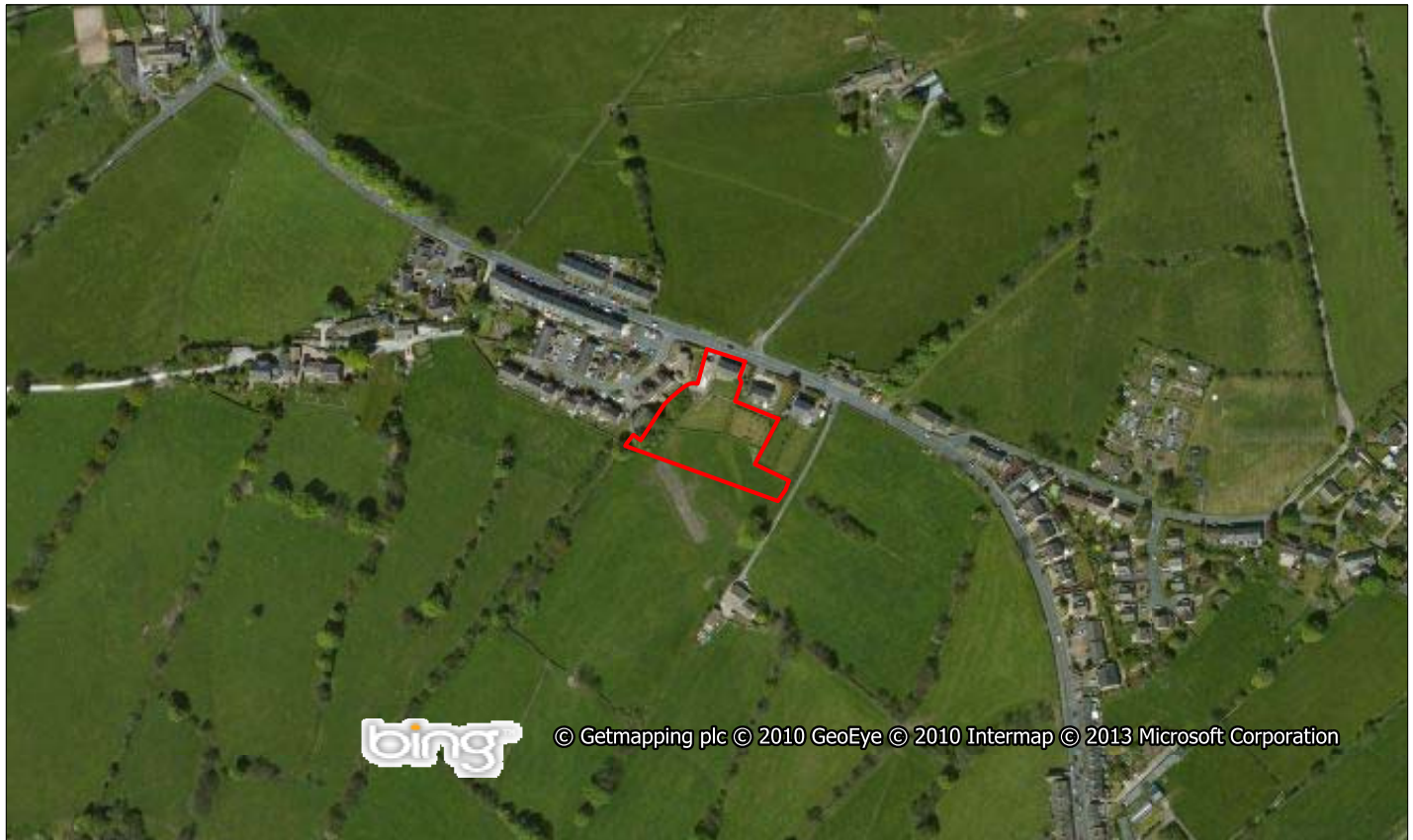
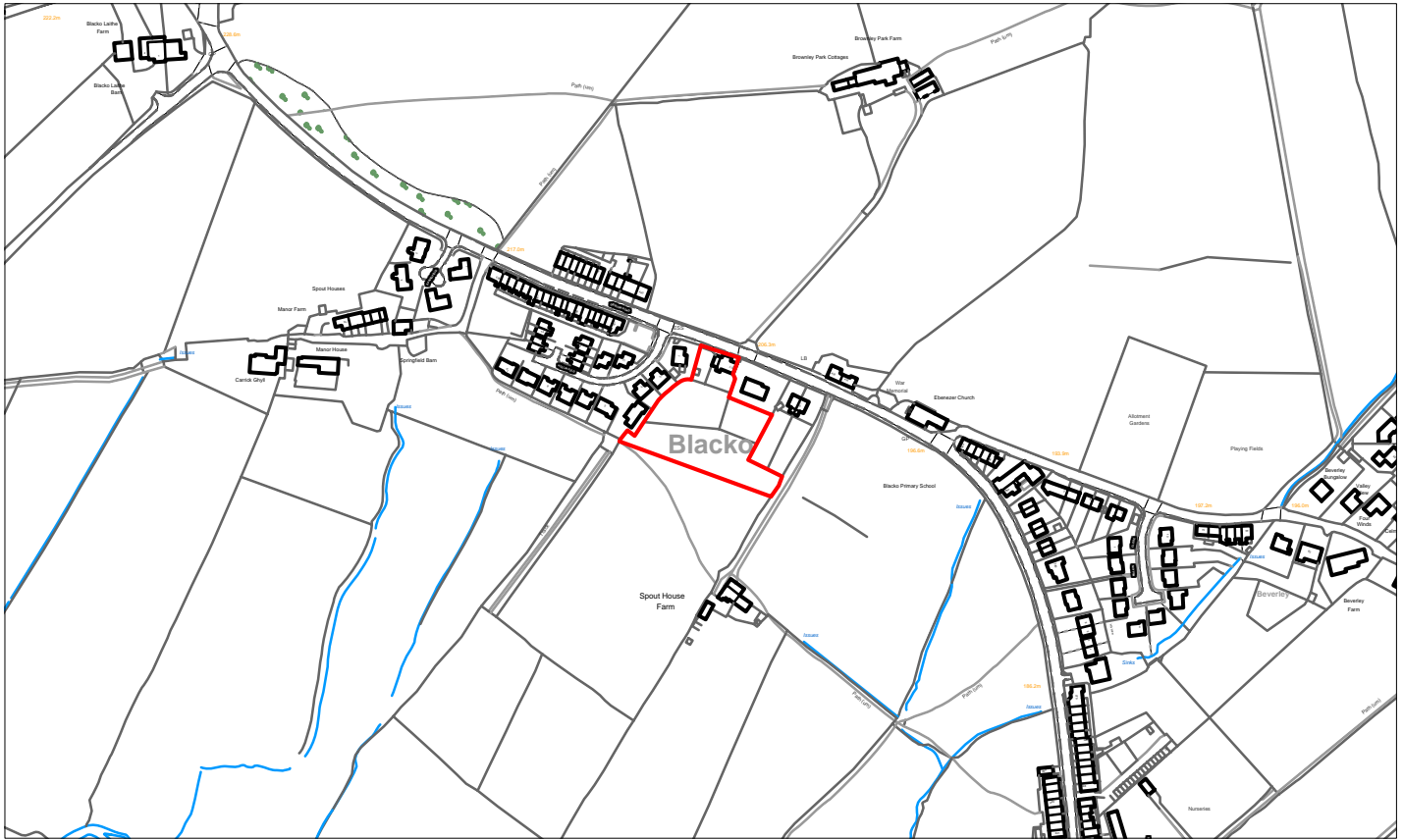
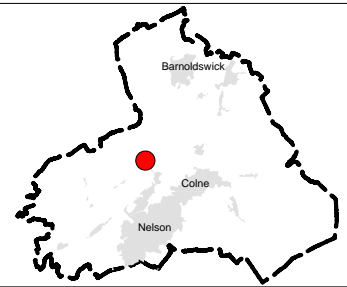
Site Name: Hollin Hall Farm

Location: Blacko

Site Ref: S224

Site Area: 0.51 ha

Grid Ref: SD 385 441



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S093	Site Name: Field Nos 6777, 7878 & 9379	Settlement: Blacko
Postcode Sector: BB9 6	Ward: Blacko and Higherford Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.33ha	Indicative No. Dwellings: 10
Indicative Density: 30 dph	Co-ordinates: 385768, 441697	

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?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small greenfield site. Utilities would need to be installed although site is adjacent to the main road and new connections could be easily made. Small sized development therefore existing network capacity should be sufficient. New highways work will 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 on site.	Flood Zone 1	
(S28) Conservation Area:	No	1.40 km	(S29) Listed Building: No 0.21 km
(S30) Scheduled Monument:	No	1.54 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.02 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.48 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:	No bad neighbouring uses - the site is mainly surrounded by existing residential uses and open countryside. New development unlikely to have an adverse impact on surrounding uses. May possibly affect light level on the properties opposite.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	4.80	(S13) Bus stop:	0.09	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.25	(S15) Secondary school:	5.30	(S16) Sports/leisure centre:	4.70
(S17) Doctors:	3.30	(S18) Hospital:	4.70	(S19) Town / Local centre:	2.40
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(S23) Corner shop:	2.60	(S24) Post Office:	2.60	(S25) Open space:	0.26
(S26) PROW:	0.00	(S27) Cycle route:	1.80		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(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?	Viable	(V3) Viability Model Ref:	Scheme 12

Comments: This site is located outside of the settlement boundary for Blacko. The ability to obtain planning permission is therefore restricted by the current planning policy base. There is also a change in levels from the road to the development area which may require an engineering solution. The Council's viability model indicates that this type of site is 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 constraints could be over come the site could come forward within five years.

Constraints: Settlement Boundary. Change in levels from the road.

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	10	0	0

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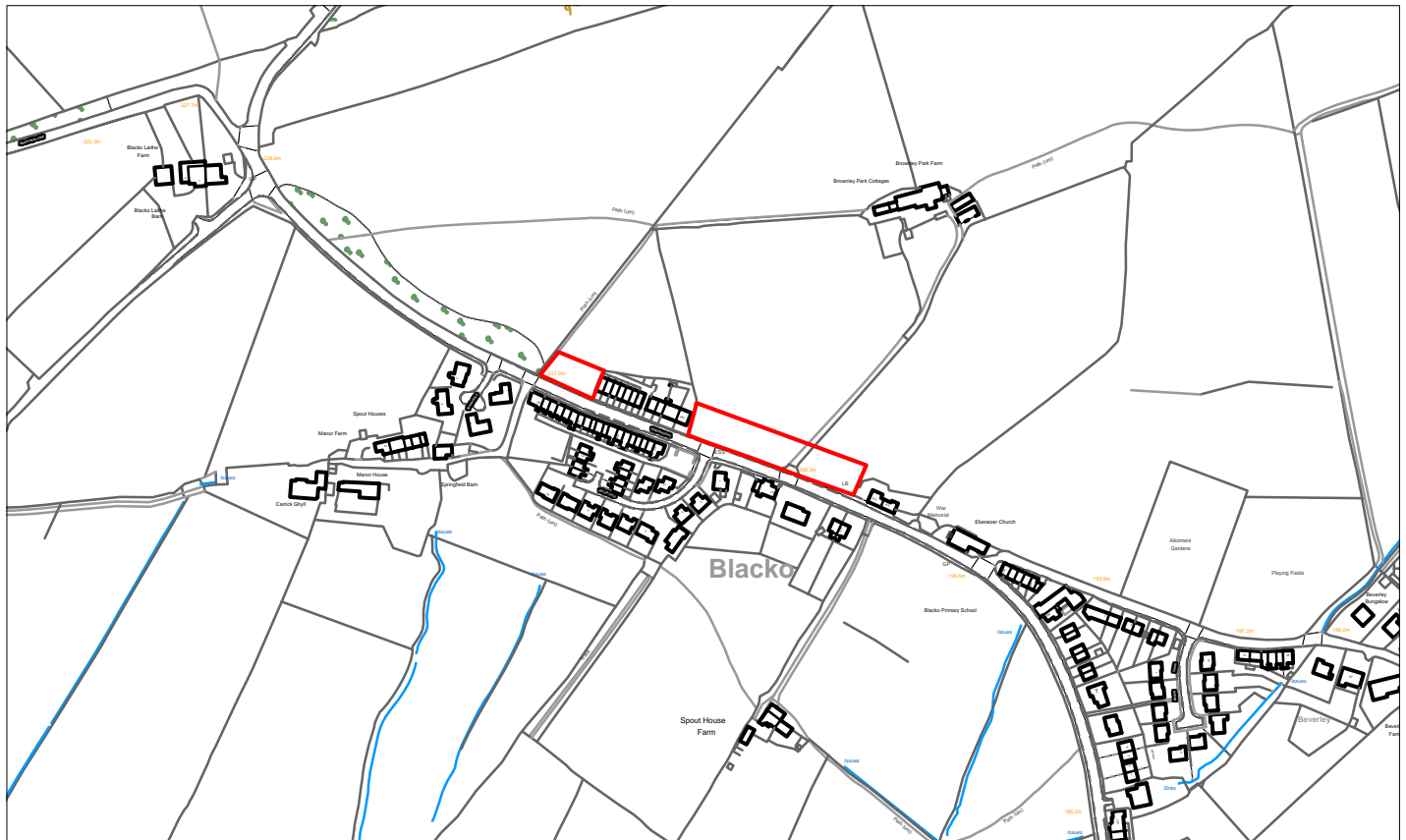
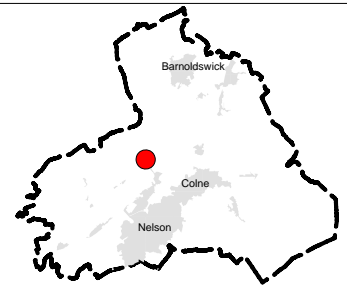
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