

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: FE013	Site Name: Spring Mill Garage Buildings, Wheatley Lane Road	Settlement: Fence
Postcode Sector: BB12 9	Ward: Old Laund Booth Ward	Planning App: N/A
SHLAA Typology: RCB	Indicative No. Dwellings: 3	Indicative Density: 43 dph
Site Area (gross): 0.0700ha	Co-ordinates: 383071, 437705	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small brownfield site. Existing utilities provision is sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flooding issues identified on-site.		Flood Zone 1
(S28) Conservation Area:	No	1.00 km	(S29) Listed Building: Potential/adjacent 0.04 km
(S30) Scheduled Monument:	No	4.00 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.03 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.26 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 - site surrounded by existing residential development. Development of the site is 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:	2.75	(S13) Bus stop:	0.07	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.12	(S15) Secondary school:	3.70	(S16) Sports/leisure centre:	3.50
(S17) Doctors:	3.00	(S18) Hospital:	3.97	(S19) Town / Local centre:	2.81
(S20) Supermarket/store:	3.13	(S21) Employment area:	2.37	(S22) Public house:	0.85
(S23) Corner shop:	0.18	(S24) Post Office:	0.19	(S25) Open space:	0.11
(S26) PROW:	0.11	(S27) Cycle route:	0.38		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 8

Comments: The Council's viability model suggests that this type of site is viable to develop. The planning permission on this site has now expired. However, the site is in a viable location and is still for sale.

Constraints: No constraints identified.

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	3	0	0	0	0

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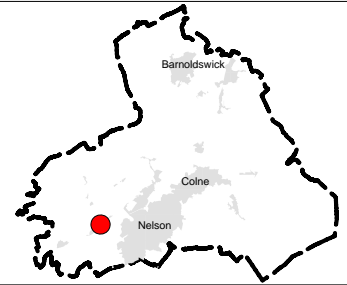
Site Name: Spring Mill Garage Buildings, Wheatley Lane Road

Location: Fence

Site Ref: FE013

Site Area: 0.07 ha

Grid Ref: SD 383 437



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Scale: 1 : 5,000

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