

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S196	Site Name: St. Michael's Vicarage, Skipton Road	Settlement: Foulridge
Postcode Sector: BB8 7	Ward: Foulridge Ward	Planning App: N/A
SHLAA Typology: I (Garden Land)	Site Area (gross): 0.44ha	Indicative No. Dwellings: 9
Indicative Density: 20 dph	Co-ordinates: 389026, 441974	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(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	Residential curtilage site. Existing utilities would need extending but should be available. Small sized development therefore existing network capacity should be 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	1.70 km	(S29) Listed Building: No 0.31 km
(S30) Scheduled Monument:	No	3.24 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	Potential from proximity to a designated site.	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.09 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation 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 surrounded by existing residential properties. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	3.10	(S13) Bus stop:	0.13	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.48	(S15) Secondary school:	1.80	(S16) Sports/leisure centre:	3.10
(S17) Doctors:	2.00	(S18) Hospital:	5.80	(S19) Town / Local centre:	1.90
(S20) Supermarket/store:	1.63	(S21) Employment area:	1.90	(S22) Public house:	0.17
(S23) Corner shop:	1.60	(S24) Post Office:	1.80	(S25) Open space:	0.16
(S26) PROW:	0.03	(S27) Cycle route:	0.46		

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?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 12

Comments: This site is located within the village of Foulridge. The site is not covered by any specific policy designation. 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. A planning application was refused on the site on highways grounds, however, alternative access arrangements can be made and if a new planning application is approved the site could come forward in five years.

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	4	5	0	0	0

