

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S021/S143	Site Name: Roughts Farm / Land near the Anchor Pub, canal & park			Settlement: Salterforth
Postcode Sector: BB18 5	Ward: Earby Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.56ha	Indicative No. Dwellings: 17	Indicative Density: 30 dph	Co-ordinates:	388874, 445326

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?	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. Small/medium sized development. Capacity of existing network likely to be sufficient. New highways work will also be required. Connections to the existing network could be made.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site is near to the canal and other smaller watercourse. Further flood risk assessment work may be required.				Flood Zone 1
(S28) Conservation Area:	No	0.97 km	(S29) Listed Building:	Potential/adjacent	0.06 km
(S30) Scheduled Monument:	No	3.50 km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.16 km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.03 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. 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 adjacent to existing residential development and open countryside. New development may have some amenity issues for the existing residential areas.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	7.50	(S13) Bus stop:	0.13	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.29	(S15) Secondary school:	1.20	(S16) Sports/leisure centre:	1.20
(S17) Doctors:	1.70	(S18) Hospital:	10.90	(S19) Town / Local centre:	1.70
(S20) Supermarket/store:	1.80	(S21) Employment area:	1.70	(S22) Public house:	0.07
(S23) Corner shop:	1.30	(S24) Post Office:	1.80	(S25) Open space:	0.06
(S26) PROW:	0.12	(S27) Cycle route:	0.13		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Minor Improvements	(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 12

Comments: This site is located outside of the settlement boundary for Salterforth. The ability to obtain planning permission is therefore restricted by the current planning policy base. 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.

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	8	9	0	0	0

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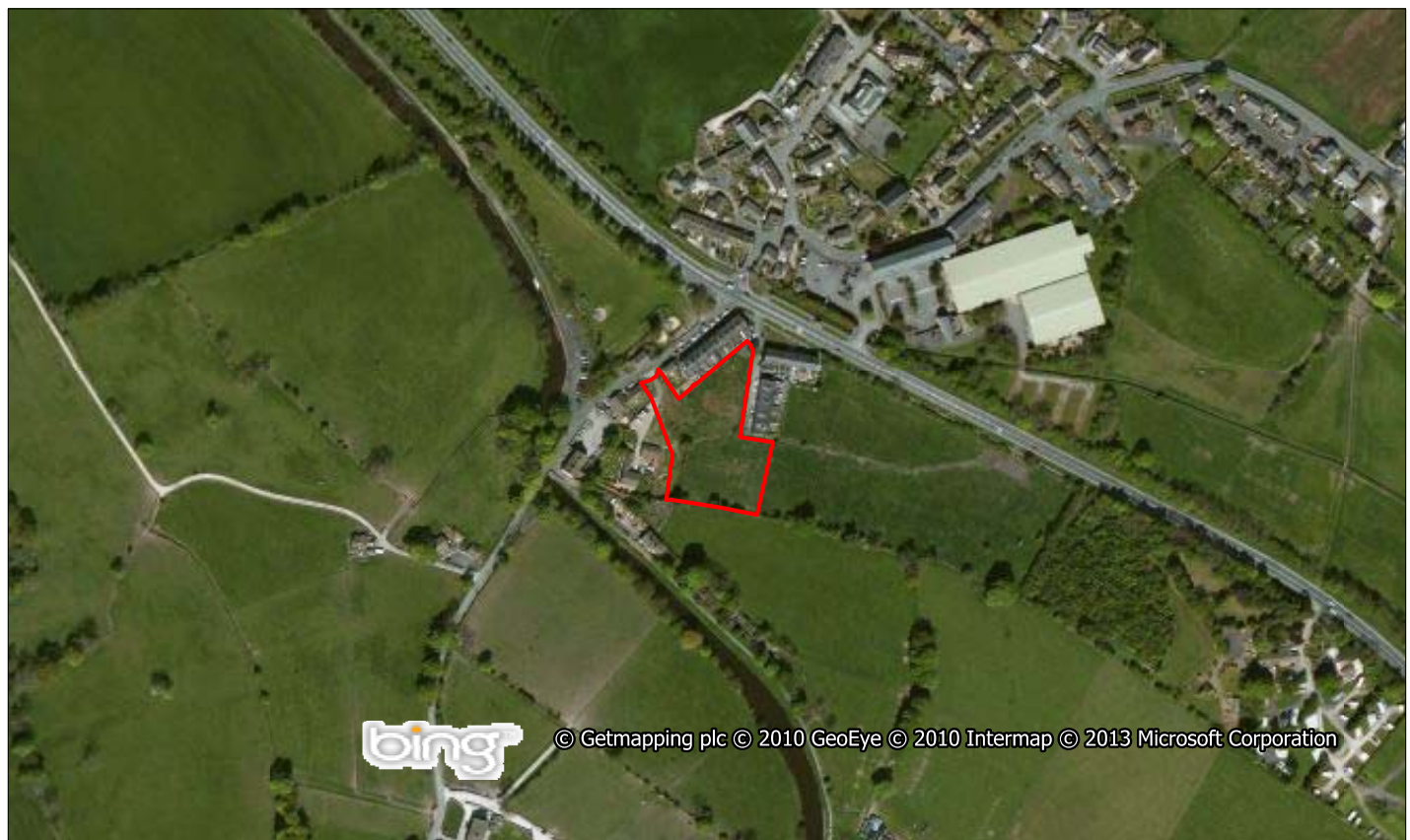
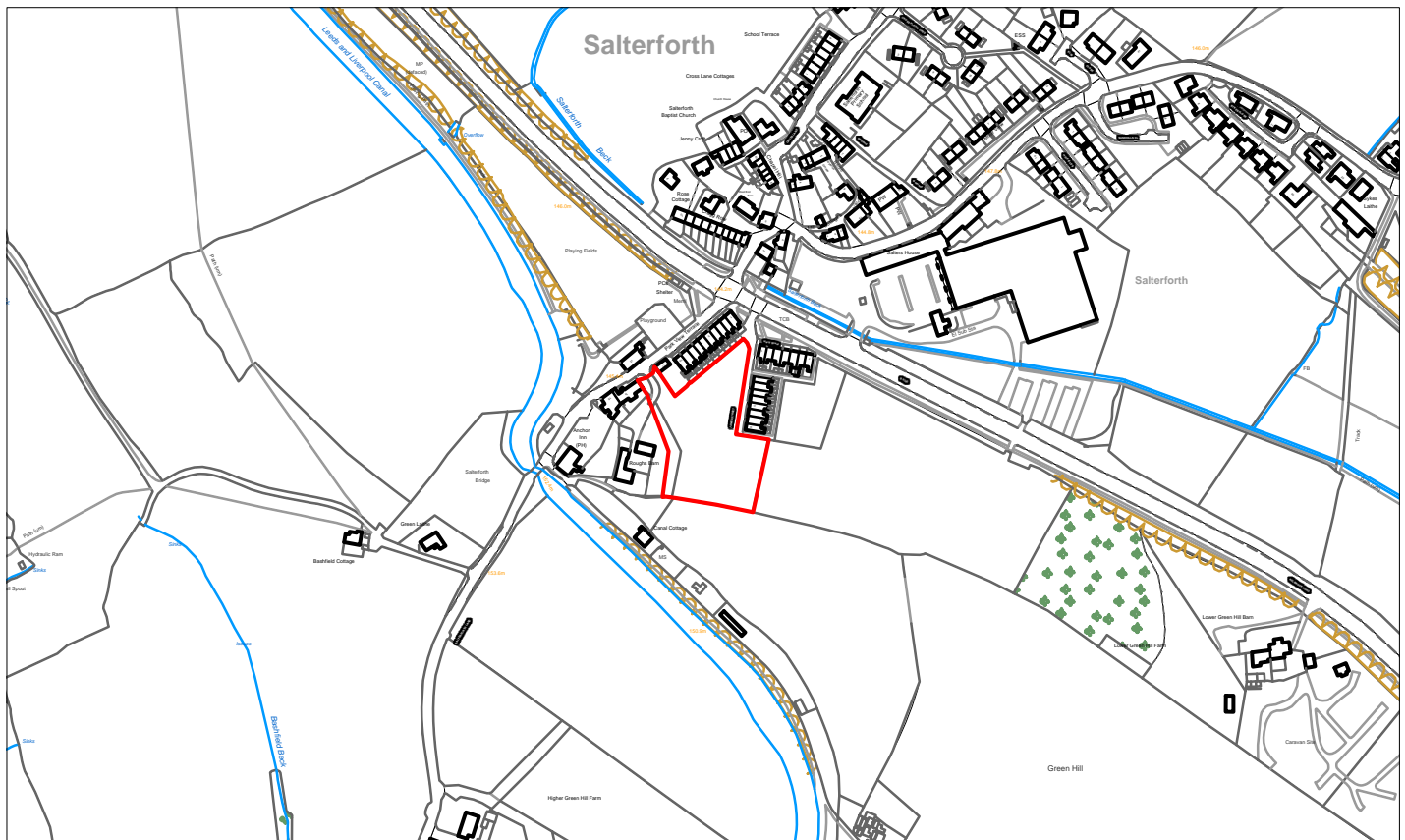
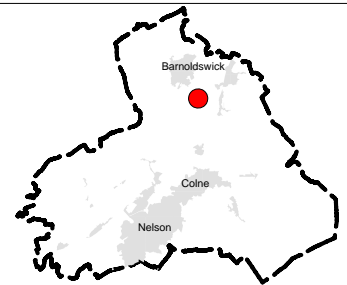
Site Name: Roughts Farm, land near the Anchor Pub

Location: Salterforth

Site Ref: S021 / S143

Site Area: 0.56 ha

Grid Ref: SD 388 445



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S172	Site Name: Land adjacent to Sykes Laithe, Earby Road			Settlement: Salterforth
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.04ha	Indicative No. Dwellings: 1	Indicative Density: 30 dph	Co-ordinates:	389341, 445447

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?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Residential curtilage site. Existing utilities would need extending. 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 flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	1.20 km	(S29) Listed Building: No 0.35 km
(S30) Scheduled Monument:	No	3.07 km	(S31) Archaeology: Potential
(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:	Site within 250m of a designation 0.00 km
(S33/S34) Natural environment comment:	Yes - there are no designated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. 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 adjacent to existing residential development and open countryside. New development unlikely to have an adverse impact on the surrounding uses given the scale / size of the site.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	8.20	(S13) Bus stop:	0.12	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.64	(S15) Secondary school:	1.60	(S16) Sports/leisure centre:	1.60
(S17) Doctors:	1.80	(S18) Hospital:	11.50	(S19) Town / Local centre:	2.20
(S20) Supermarket/store:	2.20	(S21) Employment area:	2.20	(S22) Public house:	0.71
(S23) Corner shop:	1.75	(S24) Post Office:	1.70	(S25) Open space:	0.00
(S26) PROW:	0.00	(S27) Cycle route:	0.00		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(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 4

Comments: This site is located outside of the settlement boundary for Salterforth. The ability to obtain planning permission is therefore restricted by the current planning policy base. 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.

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	1	0	0	0	0

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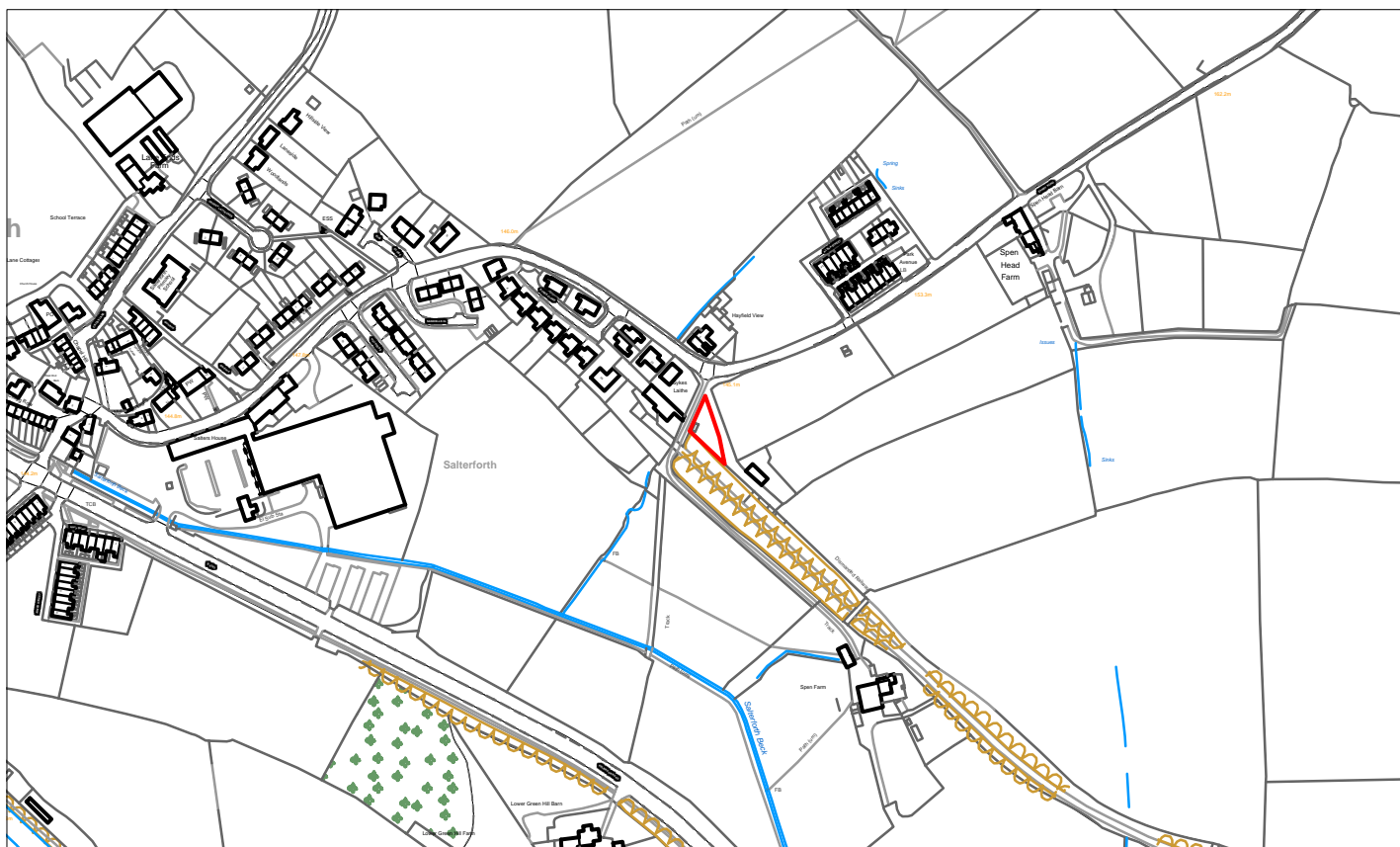
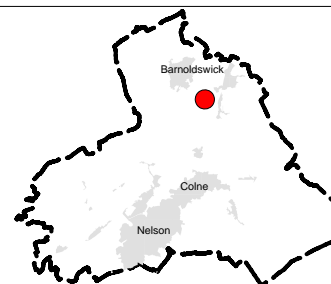
Site Name: Land adjacent to Sykes Laithe

Location: Salterforth

Site Ref: S172

Site Area: 0.04 ha

Grid Ref: SD 389 445



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