

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 986	Site Name: Land to the rear of Fernbank Mill			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Coates Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 1.2910ha	Indicative No. Dwellings: 39	Indicative Density: 30 dph	Co-ordinates:	386934, 447103	

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?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Gentle slope / undulating
(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	0.16 km	(S29) Listed Building: No 0.44 km
(S30) Scheduled Monument:	No	1.92 km	(S31) Archaeology: Yes
(S32) TPO:	No	0.20 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.20 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 surrounded by open countryside. New development may have some minor amenity issues for the existing residential developments.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	10.170	(S13) Bus stop:	0.519	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.888	(S15) Secondary school:	1.864	(S16) Sports/leisure centre:	1.864
(S17) Doctors:	1.433	(S18) Hospital:	13.080	(S19) Town / Local centre:	1.112
(S20) Supermarket/store:	1.275	(S21) Employment area:	1.165	(S22) Public house:	1.164
(S23) Corner shop:	0.724	(S24) Post Office:	1.307	(S25) Open space:	0.871
(S26) PROW:	0.000	(S27) Cycle route:	0.558		

Availability

(A1) Access issues?	Partial	(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 15

Comments:	The Council's viability model indicates that this type of site is viable to develop. However, the site is still in employment use and there is no up-to-date information to indicate when the site will become available. This site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing.		
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Constraints:	Site still in use.
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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	0	39	0

Pendle Strategic Housing Land Availability Assessment

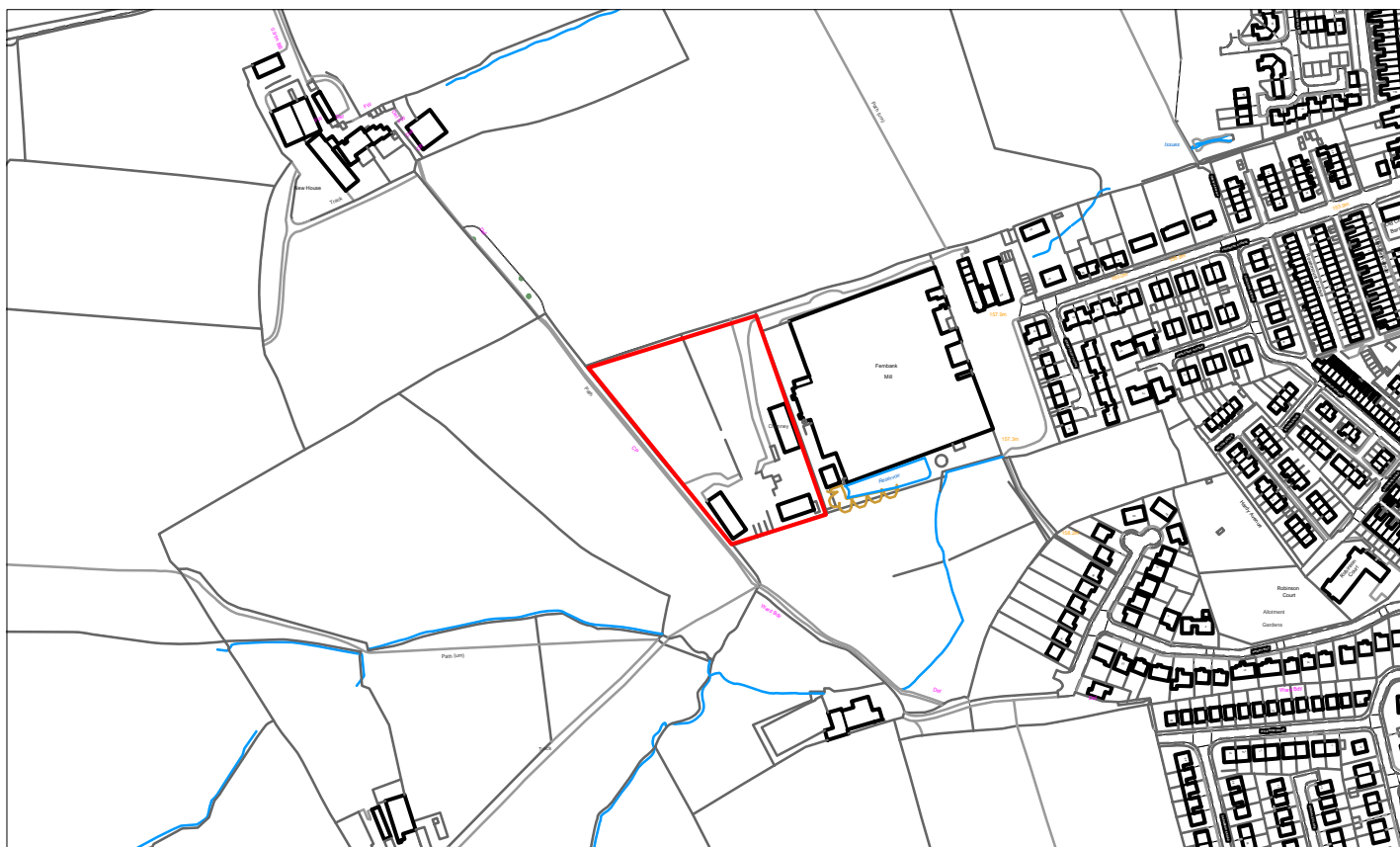
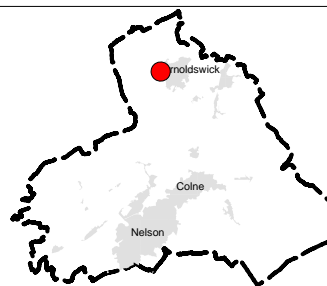
Site Name: Land to rear of Fernbank Mill

Location: Barnoldswick

Site Ref: 986

Site Area: 1.2910 ha

Grid Ref: SD 386 447



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 865	Site Name: Land at Wapping			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 1.0590ha	Indicative No. Dwellings: 38	Indicative Density: 36 dph	Co-ordinates:	387345, 446495	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(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?	No
(S7/S8) Infrastructure comment	Extend to existing connections.		

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 flood risk issues identified on site.				Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	Potential/adjacent	0.07 km
(S30) Scheduled Monument:	No	2.63 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.87 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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site next to existing residential development and a mill in industrial use. New development may have some amenity issues for the existing residential developments.				

(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	5.237	(S13) Bus stop:	0.137	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.470	(S15) Secondary school:	0.944	(S16) Sports/leisure centre:	0.751
(S17) Doctors:	0.437	(S18) Hospital:	10.970	(S19) Town / Local centre:	0.213
(S20) Supermarket/store:	0.800	(S21) Employment area:	0.724	(S22) Public house:	0.365
(S23) Corner shop:	0.476	(S24) Post Office:	0.649	(S25) Open space:	0.273
(S26) PROW:	0.188	(S27) Cycle route:	0.637		

Availability

(A1) Access issues?	No	(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?	Viable	(V3) Viability Model Ref:	Scheme 15

Comments:	The Council's viability model indicates that this type of site is viable to develop. However, there is no up-to-date information to indicate the owners intention to develop the site. This site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing.
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Constraints:	Position of the landowner unknown.
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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	0	38	0

Pendle Strategic Housing Land Availability Assessment

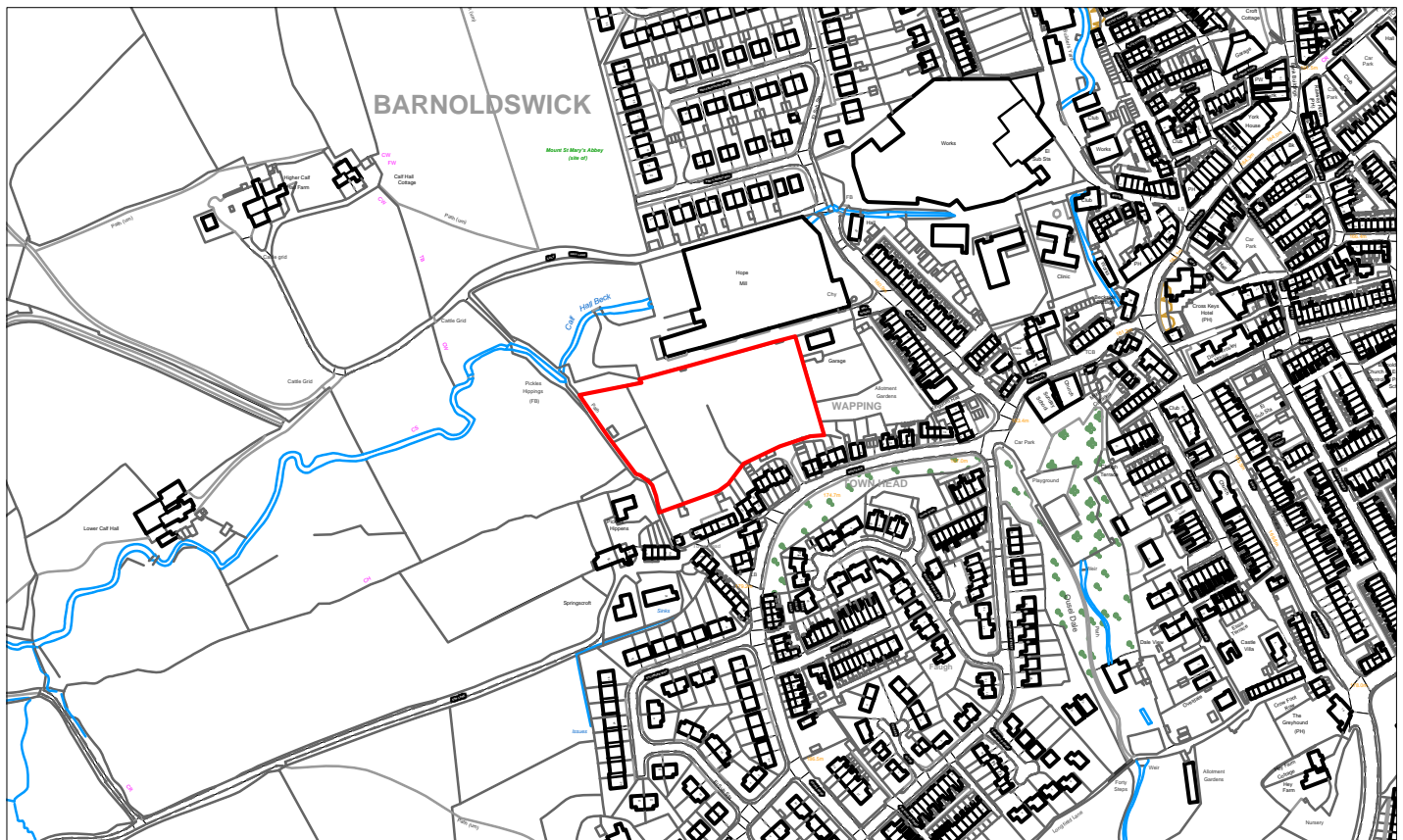
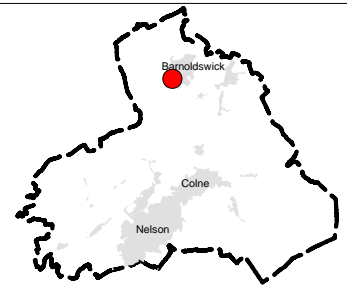
Site Name: Land at Wapping

Location: Barnoldswick

Site Ref: 865

Site Area: 1.0590 ha

Grid Ref: SD 387 446



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 855	Site Name: Former Reservoir, Park Hill			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.3719ha	Indicative No. Dwellings: 13	Indicative Density: 35 dph	Co-ordinates:	388119, 446150	

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?	Partial
(S7/S8) Infrastructure comment	Extend to existing connections.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Gentle slope / undulating
(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	0.15 km	(S29) Listed Building: No 0.33 km
(S30) Scheduled Monument:	No	3.23 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:	No 0.25 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on 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 Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is surrounded by open countryside and existing residential development. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	6.110	(S13) Bus stop:	0.124	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.486	(S15) Secondary school:	0.188	(S16) Sports/leisure centre:	0.167
(S17) Doctors:	0.464	(S18) Hospital:	11.255	(S19) Town / Local centre:	0.404
(S20) Supermarket/store:	0.500	(S21) Employment area:	0.434	(S22) Public house:	0.502
(S23) Corner shop:	0.584	(S24) Post Office:	0.532	(S25) Open space:	0.381
(S26) PROW:	0.432	(S27) Cycle route:	0.317		

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 11

Comments: The Council's viability model indicates that this type of site is viable to develop. However, there is no up-to-date information to indicate the owners intention to develop the site.

Constraints: Position of the landowner unknown.

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	0	13	0

Pendle Strategic Housing Land Availability Assessment

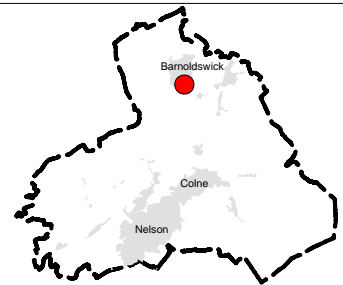
Site Name: Former Reservoir, Park Hill

Location: Barnoldswick

Site Ref: 855

Site Area: 0.3719 ha

Grid Ref: SD 388 446



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1055	Site Name: Land at Clifford Street			Settlement:	Barnoldswick
Postcode Sector: BB18 6	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.405ha	Indicative No. Dwellings: 12	Indicative Density: 30 dph	Co-ordinates:	388226, 446613	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(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	Utilities will need to be installed.		

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	0.26 km	(S29) Listed Building:	No	0.48 km
(S30) Scheduled Monument:	No	2.88 km	(S31) Archaeology:	None identified	
(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	0.18 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is surrounded by open space and existing residential properties. New development may have some minor amenity issues for the existing residential developments.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	9.000	(S13) Bus stop:	0.240	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.450	(S15) Secondary school:	0.606	(S16) Sports/leisure centre:	0.606
(S17) Doctors:	0.430	(S18) Hospital:	14.000	(S19) Town / Local centre:	0.350
(S20) Supermarket/store:	0.400	(S21) Employment area:	0.317	(S22) Public house:	0.752
(S23) Corner shop:	0.415	(S24) Post Office:	0.559	(S25) Open space:	0.000
(S26) PROW:	0.410	(S27) Cycle route:	0.435		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 11

Comments:	The Council's viability model indicates that this type of site is viable to develop. This site is owned by Lancashire County Council. It was previously submitted to the call for sites consultation and identified as suitable for housing development. A new school is being developed on an adjacent site and it is unclear as to whether the site will now be released for housing development.		
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Constraints:	No constraints identified.
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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	0	12	0

Pendle Strategic Housing Land Availability Assessment

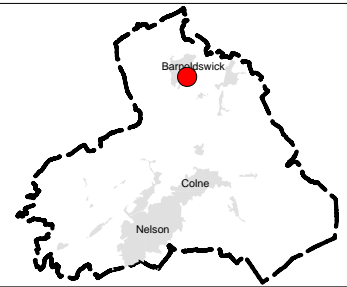
Site Name: Land at Clifford Street

Location: Barnoldswick

Site Ref: 1055

Site Area: 0.4050 ha

Grid Ref: SD 388 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: BK045	Site Name: Land at Kirkstall Drive			Settlement:	Barnoldswick
Postcode Sector: BB18 6	Ward: Coates Ward	Planning App: 13/05/0105P	SHLAA Typology:	PDVDLB	
Site Area (gross): 0.1060ha	Indicative No. Dwellings: 6	Indicative Density: 57 dph	Co-ordinates:	388701, 447205	

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?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(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	0.75 km	(S29) Listed Building: No 0.29 km
(S30) Scheduled Monument:	No	2.76 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.17 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 0.23 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near 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 Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is surrounded by existing residential development and a school. New development unlikely to have a adverse impact on surrounding uses.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	9.700	(S13) Bus stop:	0.204	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.088	(S15) Secondary school:	1.650	(S16) Sports/leisure centre:	1.650
(S17) Doctors:	1.236	(S18) Hospital:	12.790	(S19) Town / Local centre:	1.044
(S20) Supermarket/store:	1.061	(S21) Employment area:	0.536	(S22) Public house:	0.742
(S23) Corner shop:	0.806	(S24) Post Office:	1.201	(S25) Open space:	0.156
(S26) PROW:	0.110	(S27) Cycle route:	0.491		

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 7

Comments: The Council's viability model indicates that this type of site is viable to develop. Development at the site has been started but work has stopped and the developer is no longer on site. The owner of the site has previously suggested that work will recommence once the economic circumstances improve. Given the current uncertainty this site has been listed in the 6-10 year period.

Constraints: Position of the landowner unknown.

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	0	6	0

Pendle Strategic Housing Land Availability Assessment

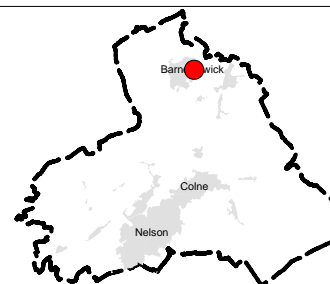
Site Name: Land at Kirkstall Drive

Location: Barnoldswick

Site Ref: BK045

Site Area: 0.1060 ha

Grid Ref: SD 388 447



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 866	Site Name: Land South of Mill Street			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.1323ha	Indicative No. Dwellings:	4	Indicative Density:	33 dph	Co-ordinates: 387440, 446530

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Extend to existing connections.		

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 flood risk issues identified on site.				Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	No	0.10 km
(S30) Scheduled Monument:	No	2.65 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.02 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.83 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 Urban.				

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site next to existing residential development and a mill in industrial use. New development may have some amenity issues for the existing residential developments.				
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(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	5.361	(S13) Bus stop:	0.067	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.374	(S15) Secondary school:	0.862	(S16) Sports/leisure centre:	0.720
(S17) Doctors:	0.392	(S18) Hospital:	10.960	(S19) Town / Local centre:	0.166
(S20) Supermarket/store:	0.800	(S21) Employment area:	0.700	(S22) Public house:	0.312
(S23) Corner shop:	0.449	(S24) Post Office:	0.543	(S25) Open space:	0.208
(S26) PROW:	0.129	(S27) Cycle route:	0.566		

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 7

Comments:	The Council's viability model indicates that this type of site is viable to develop. However, there is no up-to-date information to indicate the owners intention to develop the site. This site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing.		
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Constraints:	Position of the landowner unknown.		
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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	0	4	0

Pendle Strategic Housing Land Availability Assessment

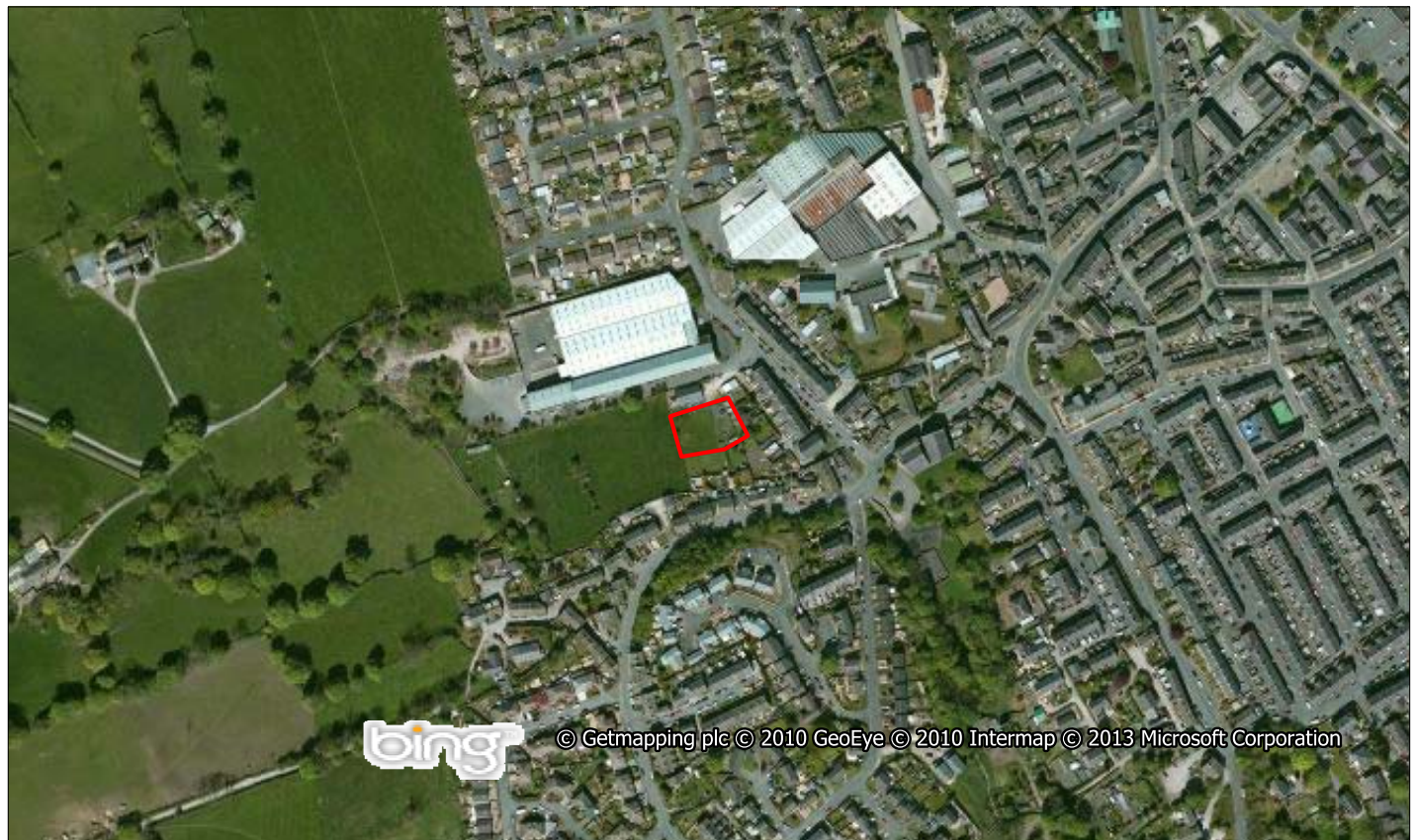
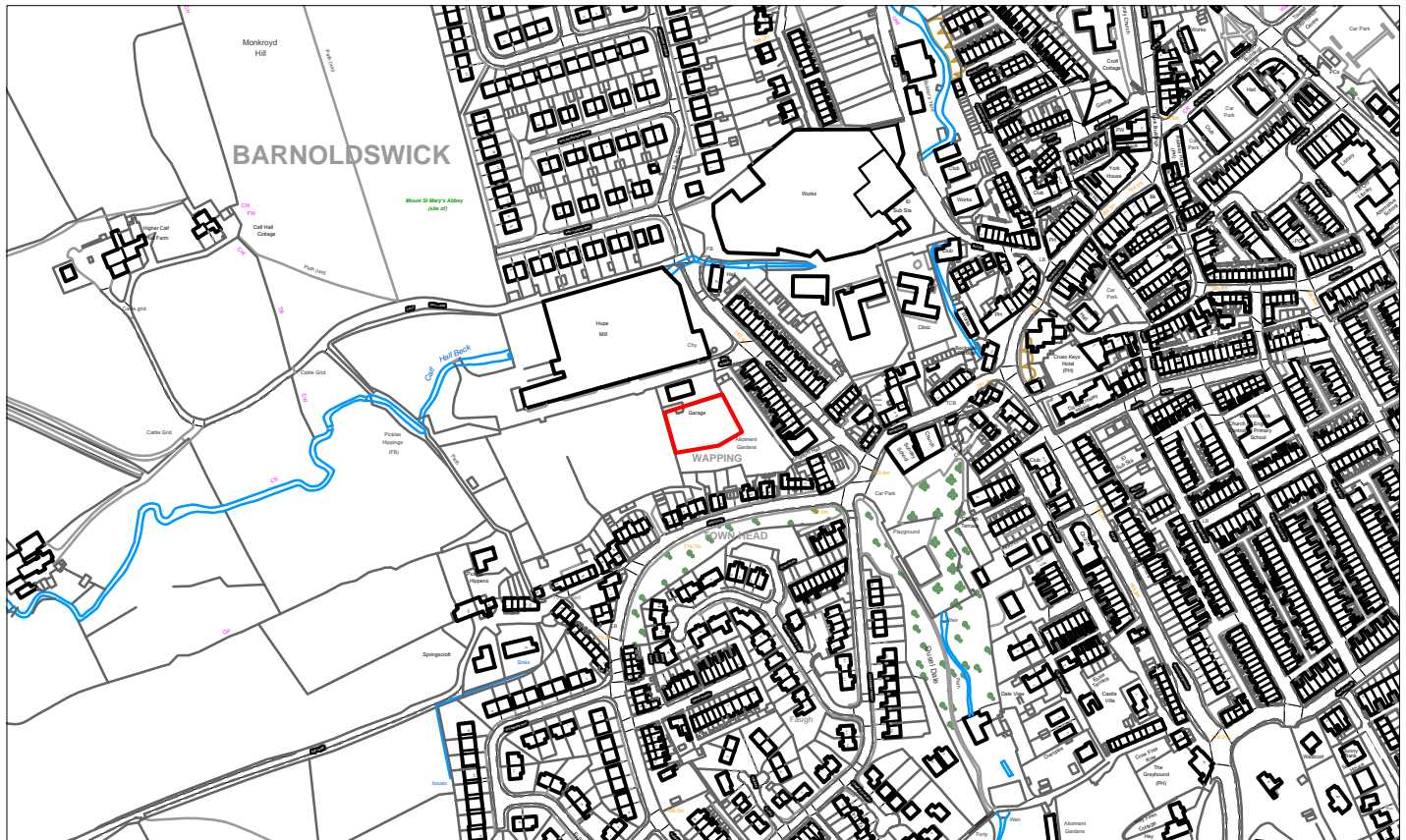
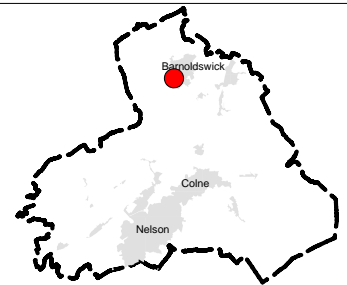
Site Name: Land south of Mill Street

Location: Barnoldswick

Site Ref: 866

Site Area: 0.1323 ha

Grid Ref: SD 387 446



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