

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: BD034	Site Name: Park Hill Farm, Gisburn Road			Settlement:	Barrowford
Postcode Sector: BB9 6	Ward: Blacko and Higherford Ward	Planning App: 13/04/0818P	SHLAA Typology: I (Barn Conversion)		
Site Area (gross): 0.0410ha	Indicative No. Dwellings: 2	Indicative Density: 49 dph	Co-ordinates:	386288, 440077	

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

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:	Yes	0.00 km	(S29) Listed Building:	Potential/adjacent	0.05km
(S30) Scheduled Monument:	Potential/adjacent	0.10 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.07km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation:	No	0.40km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near 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 existing farm buildings and open countryside. Scale of new development unlikely to have an adverse impact on surrounding uses.

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

(S12) Railway station:	3.029	(S13) Bus stop:	0.163	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.072	(S15) Secondary school:	3.840	(S16) Sports/leisure centre:	2.812
(S17) Doctors:	1.597	(S18) Hospital:	2.959	(S19) Town / Local centre:	0.587
(S20) Supermarket/store:	2.561	(S21) Employment area:	0.587	(S22) Public house:	0.042
(S23) Corner shop:	0.767	(S24) Post Office:	0.953	(S25) Open space:	0.031
(S26) PROW:	0.000	(S27) Cycle route:	1.033		

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?	Not Viable	(V3) Viability Model Ref:	Scheme 2

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started, however building control records show that work has now stalled and the owners are uncertain as to when the project will be completed.

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	0	0	0	2	0

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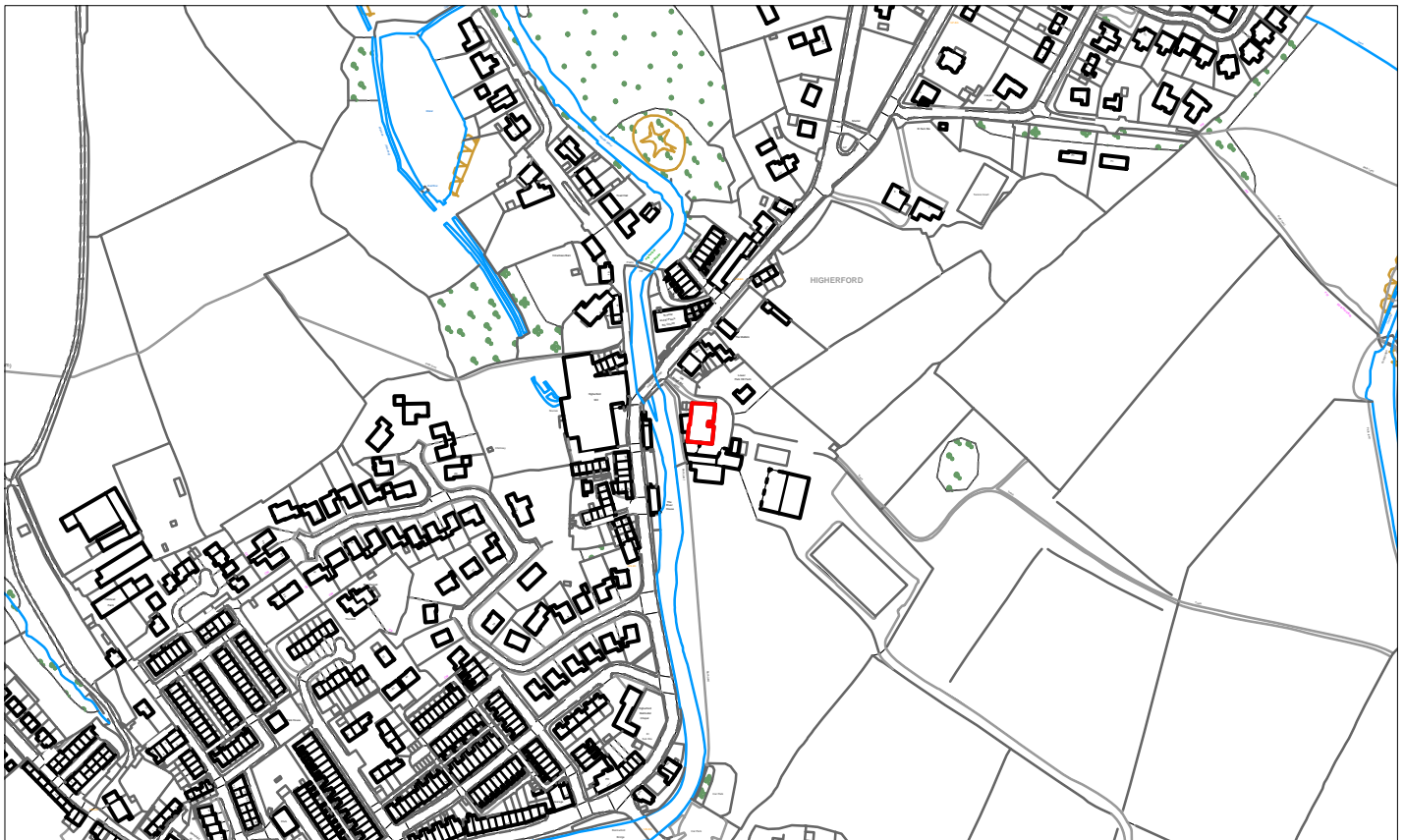
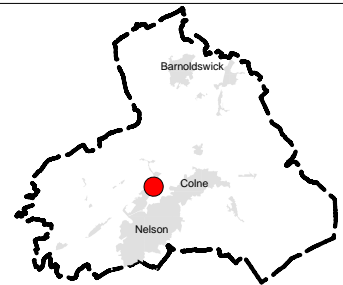
Site Name: Park Hill Farm, Gisburn Road

Location: Barrowford

Site Ref: BD034

Site Area: 0.0410 ha

Grid Ref: SD 386 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 668	Site Name: Land to side of 268 Gisburn Road			Settlement:	Barrowford
Postcode Sector: BB9 6	Ward: Blacko and Higherford Ward	Planning App: N/A	SHLAA Typology: VLNPD		
Site Area (gross): 0.0871ha	Indicative No. Dwellings: 1	Indicative Density: 11 dph	Co-ordinates:	386124, 441044	

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

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:	No	0.72 km	(S29) Listed Building: No 0.47 km
(S30) Scheduled Monument:	No	0.85 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 surrounded by existing residential properties. Scale of new development unlikely to have an adverse impact on surrounding uses.		
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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:	2.325	(S13) Bus stop:	0.148	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.573	(S15) Secondary school:	2.418	(S16) Sports/leisure centre:	2.324
(S17) Doctors:	1.864	(S18) Hospital:	2.418	(S19) Town / Local centre:	1.283
(S20) Supermarket/store:	1.622	(S21) Employment area:	1.657	(S22) Public house:	0.358
(S23) Corner shop:	1.770	(S24) Post Office:	1.969	(S25) Open space:	0.379
(S26) PROW:	0.023	(S27) Cycle route:	1.614		

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?	Not Viable	(V3) Viability Model Ref:	Scheme 2

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site was identified through previous planning records. The intentions of the landowner are unclear.		
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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	1	0

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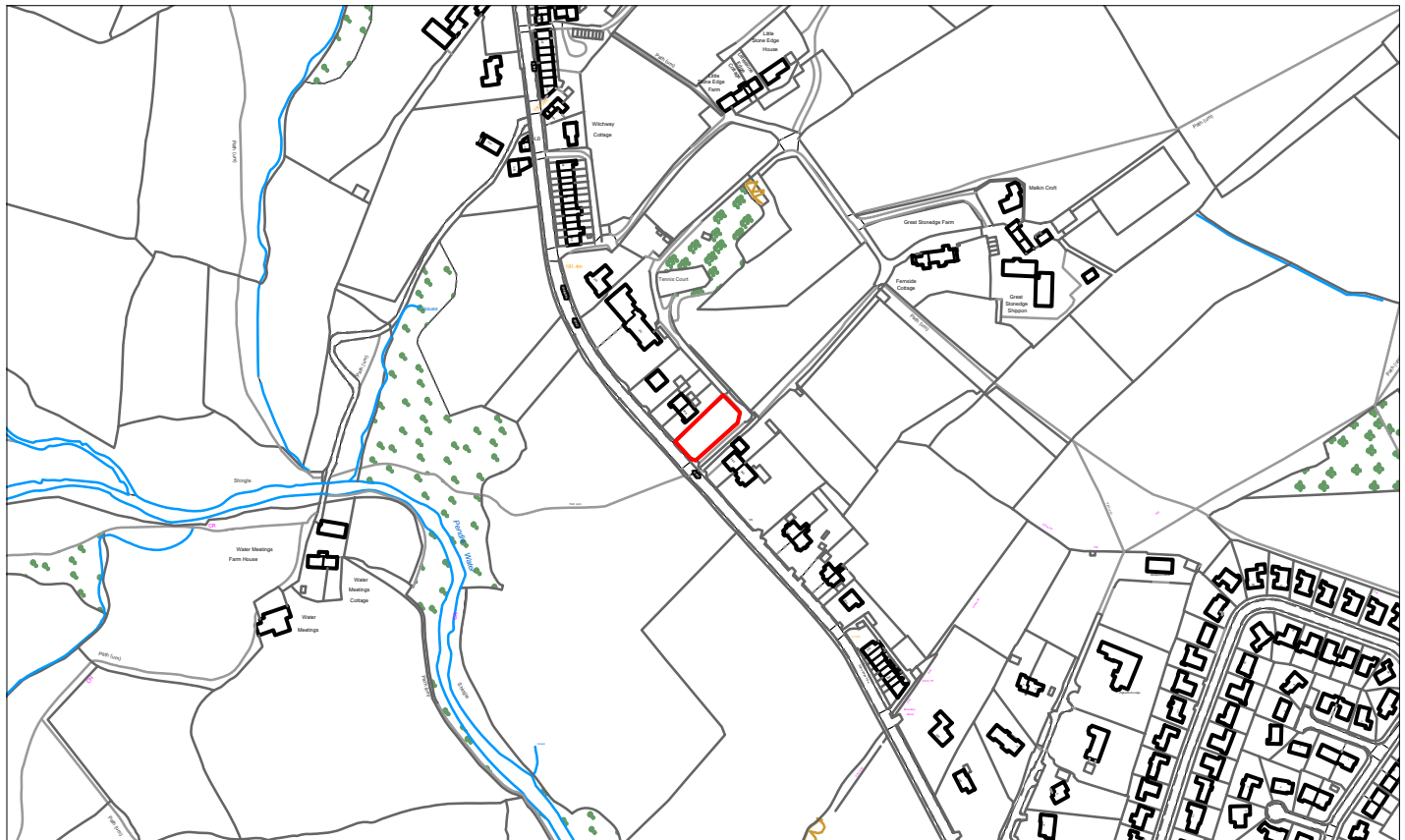
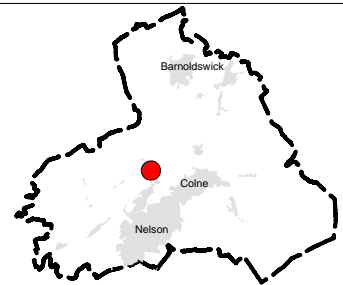
Site Name: Land to side of 268 Gisburn Road

Location: Barrowford

Site Ref: 668

Site Area: 0.0871 ha

Grid Ref: SD 386 441



Scale: 1 : 5,000

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