

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 1058	Site Name: Brook Shed, New Road	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 1.32ha	Indicative No. Dwellings: 65
Indicative Density: 50 dph	Co-ordinates: 390691, 446428	

## 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:	Flat		
(S11) Flooding issues / Flood zone:	West and Southwestern part of the site in Flood Zones 2 and 3.		Flood Zones 2 & 3		
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	No	0.17 km
(S30) Scheduled Monument:	No	1.95 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.35 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	0.20 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 Grade 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is adjacent to existing residential properties and across the road are industrial units. 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:	8.400	(S13) Bus stop:	0.182	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.806	(S15) Secondary school:	3.556	(S16) Sports/leisure centre:	3.556
(S17) Doctors:	0.220	(S18) Hospital:	12.800	(S19) Town / Local centre:	0.148
(S20) Supermarket/store:	5.500	(S21) Employment area:	0.148	(S22) Public house:	0.278
(S23) Corner shop:	0.202	(S24) Post Office:	0.168	(S25) Open space:	0.185
(S26) PROW:	0.176	(S27) Cycle route:	0.178		

## 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 15

**Comments:** The Council's viability model indicates that this type of site is viable to develop. This site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing. Pre-application discussions have taken place regarding the potential redevelopment of the site for housing. There has been no recent contact with the owner of the site and their current intentions are unclear.

**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	65	0

# Pendle Strategic Housing Land Availability Assessment

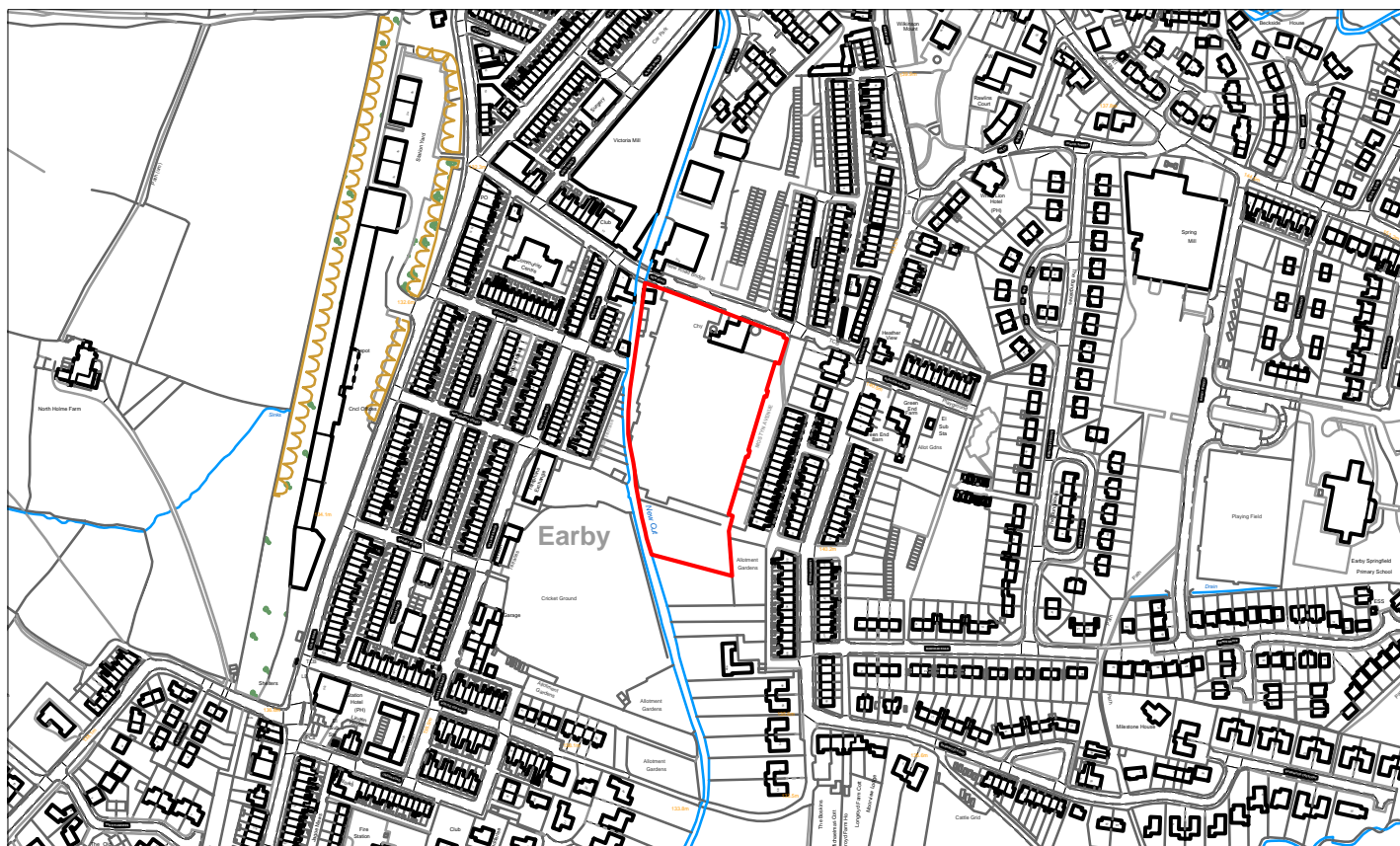
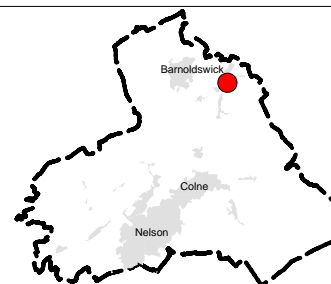
**Site Name:** Brook Shed, New Road

**Location:** Earby

**Site Ref:** 1058

**Site Area:** 1.32 ha

**Grid Ref:** SD 390 446



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 816	Site Name: Garages off New Road	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: I (Garage Site)	Site Area (gross): 0.6334ha	Indicative No. Dwellings: 35
Indicative Density: 56 dph	Co-ordinates: 390730, 446587	

## 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?	No
(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:	Yes	0.00 km	(S29) Listed Building:	No	0.11 km
(S30) Scheduled Monument:	No	2.03 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.24 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 Grade 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium / bad neighbouring uses - the site is adjacent to existing residential properties and industrial units. 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:	7.138	(S13) Bus stop:	0.182	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.441	(S15) Secondary school:	2.480	(S16) Sports/leisure centre:	2.521
(S17) Doctors:	0.104	(S18) Hospital:	11.728	(S19) Town / Local centre:	0.033
(S20) Supermarket/store:	5.500	(S21) Employment area:	0.266	(S22) Public house:	0.269
(S23) Corner shop:	0.220	(S24) Post Office:	0.200	(S25) Open space:	0.063
(S26) PROW:	0.162	(S27) Cycle route:	0.226		

## 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 15

**Comments:** The Council's viability model indicates that this type of site is viable to develop. This site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing. Pre-application discussions have taken place regarding the potential redevelopment of the site for housing. There has been no recent contact with the owner of the site and their current intentions are unclear.

**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	35	0



# Pendle Strategic Housing Land Availability Assessment

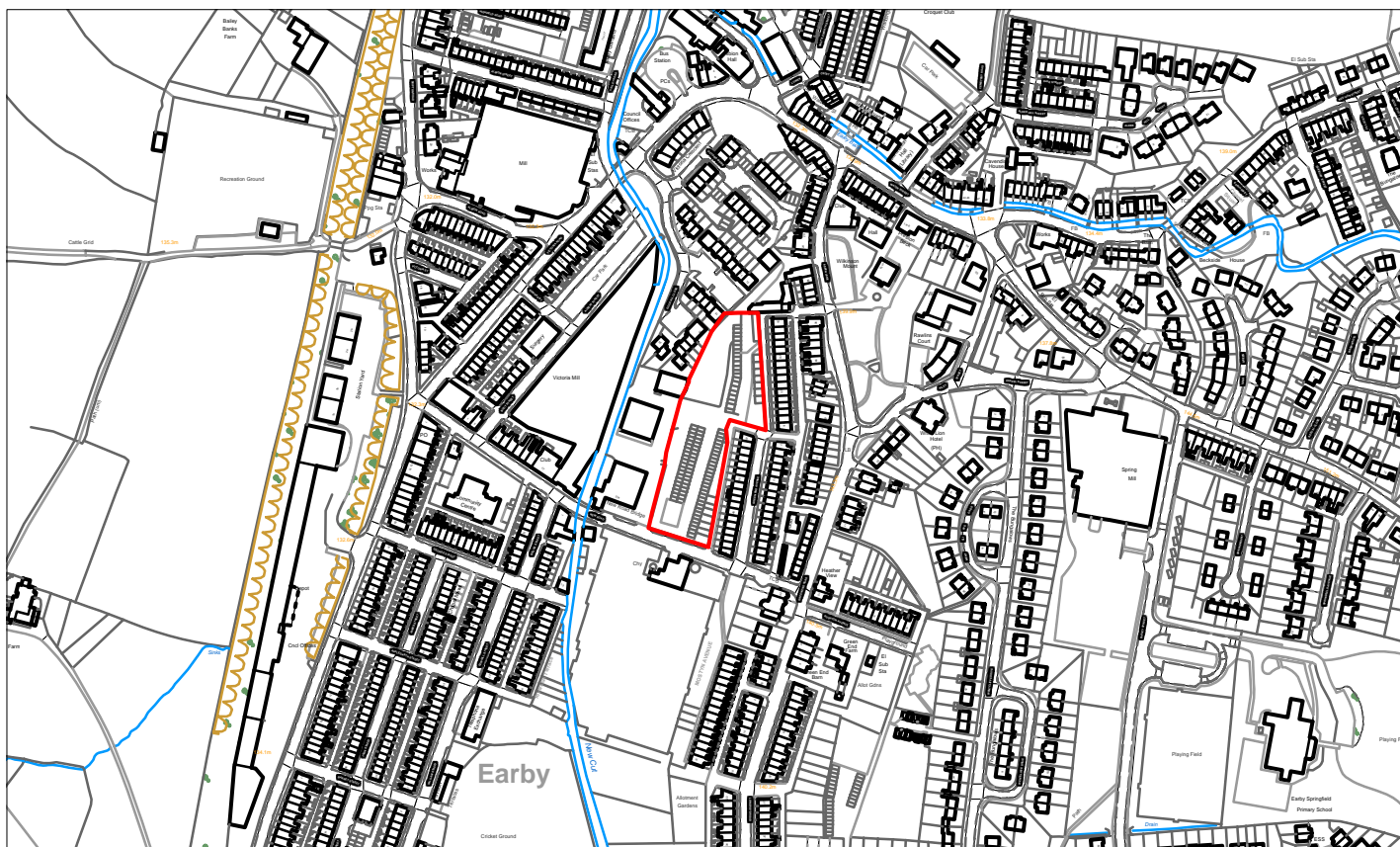
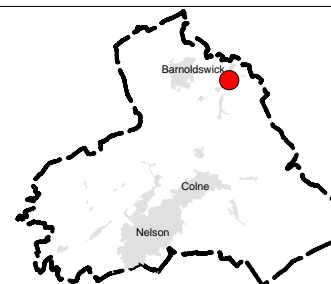
**Site Name:** Garages off New Road

**Location:** Earby

**Site Ref:** 816

**Site Area:** 0.6334 ha

**Grid Ref:** SD 390 446



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 805	Site Name: Land adjacent to Cricket Pitch, Hartley Street			Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A	SHLAA Typology: I (Garage Site)	
Site Area (gross): 0.0407ha	Indicative No. Dwellings: 4	Indicative Density: 98 dph	Co-ordinates:	390548, 446323

## 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	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. However some local indication of ponding in the locality.			Flood Zone 1	
(S28) Conservation Area:	No	0.07 km	(S29) Listed Building:	No	0.30 km
(S30) Scheduled Monument:	No	2.08 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.27 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	0.14 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 Grade 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site is near existing residential properties, cricket pitch, and garages. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	6.888	(S13) Bus stop:	0.129	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.570	(S15) Secondary school:	2.278	(S16) Sports/leisure centre:	2.363
(S17) Doctors:	0.323	(S18) Hospital:	11.426	(S19) Town / Local centre:	0.176
(S20) Supermarket/store:	5.100	(S21) Employment area:	0.642	(S22) Public house:	0.179
(S23) Corner shop:	0.252	(S24) Post Office:	0.335	(S25) Open space:	0.000
(S26) PROW:	0.356	(S27) Cycle route:	0.097		

## 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. The current intentions of the landowner are unknown.

**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	4	0



# Pendle Strategic Housing Land Availability Assessment

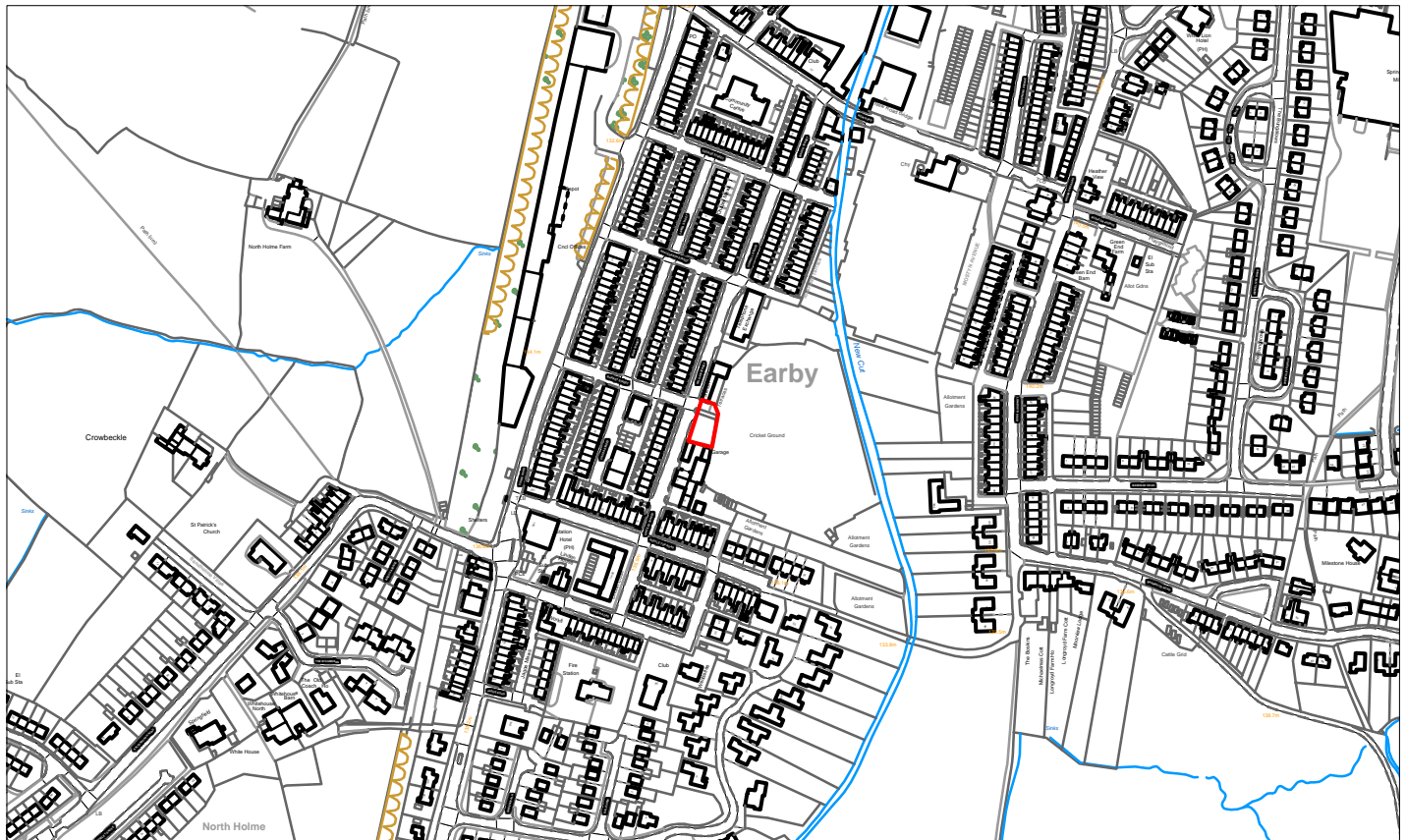
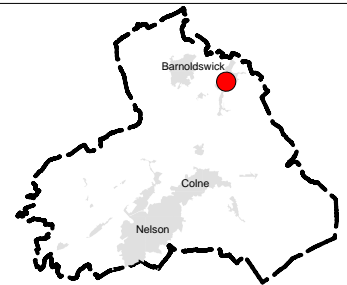
**Site Name:** Land adjacent to Cricket Pitch, Hartley Street

**Location:** Earby

**Site Ref:** 805

**Site Area:** 0.0407 ha

**Grid Ref:** SD 390 446



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 811	Site Name: Land behind 26 and 28 Barnwood Road	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.0864ha	Indicative No. Dwellings: 2
Indicative Density: 23 dph	Co-ordinates: 390969, 446133	

## 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	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	0.25 km	(S29) Listed Building:
No			No
(S30) Scheduled Monument:	No	1.60 km	(S31) Archaeology:
No			Potential
(S32) TPO:	No	0.45 km	(S37) Poor air quality:
No			No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No
			0.56 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 3 agricultural land - good to moderate quality.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to existing residential properties and open countryside. New development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes

## Suitability – distance to services (km)

(S12) Railway station:	6.874	(S13) Bus stop:	0.452	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.281	(S15) Secondary school:	2.701	(S16) Sports/leisure centre:	2.777
(S17) Doctors:	0.601	(S18) Hospital:	12.231	(S19) Town / Local centre:	0.550
(S20) Supermarket/store:	6.000	(S21) Employment area:	0.768	(S22) Public house:	0.235
(S23) Corner shop:	0.758	(S24) Post Office:	0.758	(S25) Open space:	0.122
(S26) PROW:	0.000	(S27) Cycle route:	0.791		

## Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	3 or more owners - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 3

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. Pre-applications discussions have taken place regarding the development of this site for housing, however, a planning application has yet to be submitted. The current intentions of the owner are unclear.		
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Constraints:	Position of the landowner unknown. Multiple ownership issues.		
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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	2	0



# Pendle Strategic Housing Land Availability Assessment

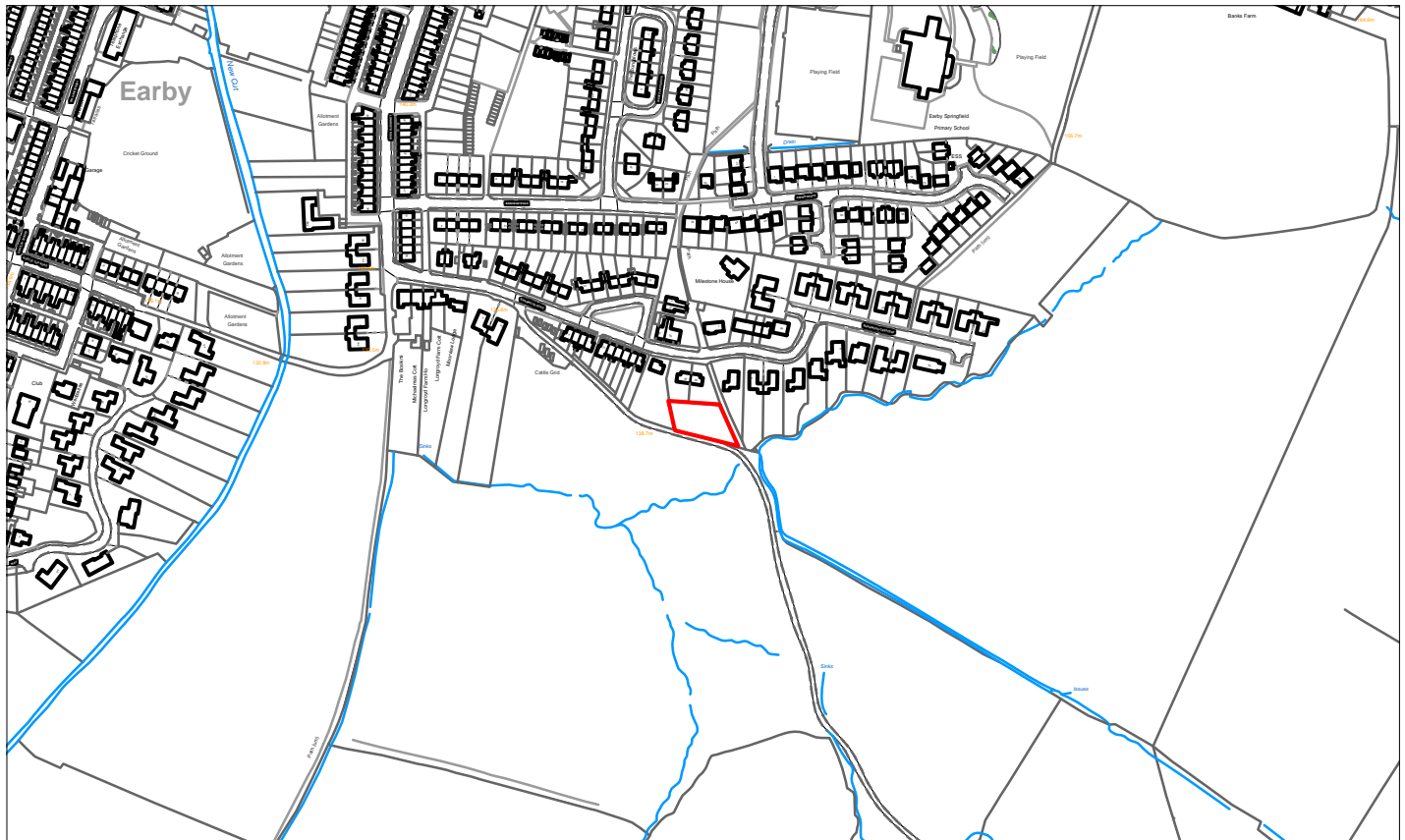
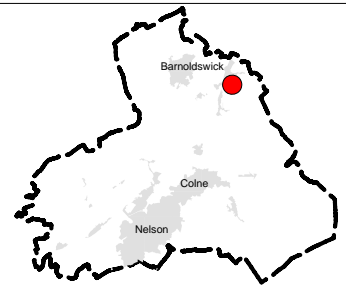
**Site Name:** Land behind 26 and 28 Barnwood Road

**Location:** Earby

**Site Ref:** 811

**Site Area:** 0.0864 ha

**Grid Ref:** SD 390 446



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