

Pendle Strategic Housing Land Availability Assessment

Site Details

| | | |
|----------------------------|-----------------------------------|------------------------------|
| Site Ref: 688 | Site Name: Land at Warehouse Lane | Settlement: Foulridge |
| Postcode Sector: BB8 7 | Ward: Foulridge Ward | Planning App: N/A |
| SHLAA Typology: VLNPD | Site Area (gross): 0.3433ha | Indicative No. Dwellings: 12 |
| Indicative Density: 36 dph | Co-ordinates: 388912, 442493 | |

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: | Flat | |
| (S11) Flooding issues / Flood zone: | Site affected by an ordinary watercourse. | | | | Flood Zone 1 |
| (S28) Conservation Area: | No | 2.15 km | (S29) Listed Building: | Potential/adjacent | 0.02 km |
| (S30) Scheduled Monument: | No | 3.48 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | No | 0.05 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. | | | | |

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|---|---|--|--|--|--|
| (S35/S36) Bad neighbour uses and impact on surround area: | Bad neighbouring uses - the site is adjacent to industrial units, residential properties and the canal. New development may have some amenity issues for the existing developments. | | | | |
|---|---|--|--|--|--|

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|--------------------|----|--|-----|
| (S39) Coal Mining: | No | (S40) Mineral Safeguarding Area (MSA): | Yes |
|--------------------|----|--|-----|

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 2.718 | (S13) Bus stop: | 0.156 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.841 | (S15) Secondary school: | 1.880 | (S16) Sports/leisure centre: | 2.676 |
| (S17) Doctors: | 0.055 | (S18) Hospital: | 7.242 | (S19) Town / Local centre: | 2.276 |
| (S20) Supermarket/store: | 2.500 | (S21) Employment area: | 2.896 | (S22) Public house: | 0.385 |
| (S23) Corner shop: | 0.359 | (S24) Post Office: | 2.416 | (S25) Open space: | 0.063 |
| (S26) PROW: | 0.283 | (S27) Cycle route: | 0.000 | | |

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 12 |

| | | | |
|-----------|---|--|--|
| Comments: | The Council's viability model indicates that this type of site is viable to develop. The current intentions of the landowner are unknown. | | |
|-----------|---|--|--|

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|--------------|------------------------------------|--|--|
| 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 | 12 | 0 |

Pendle Strategic Housing Land Availability Assessment

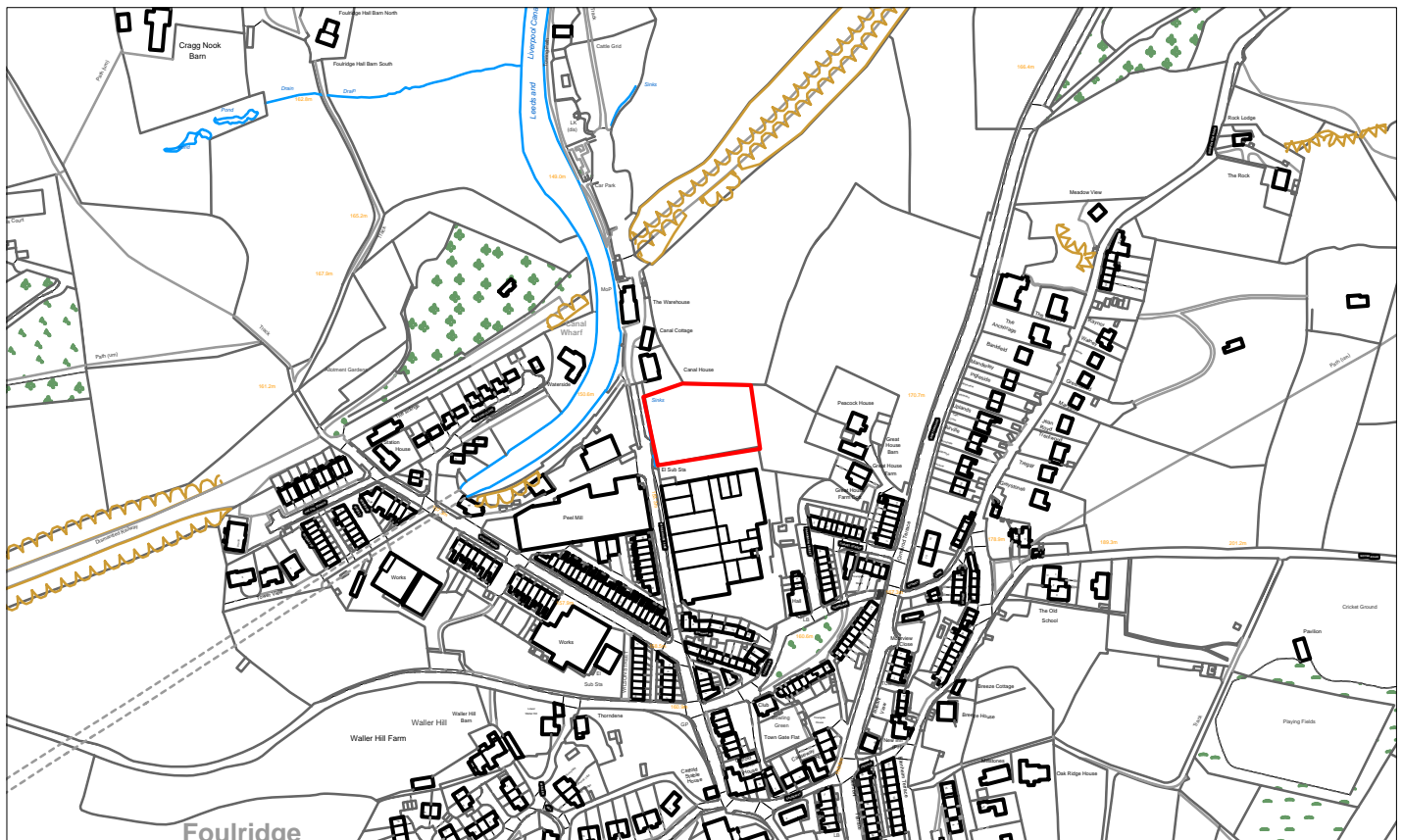
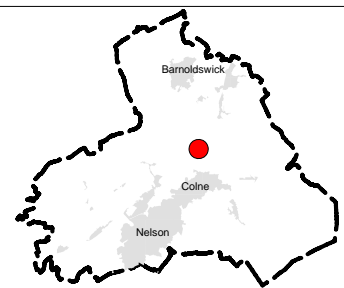
Site Name: Land at Warehouse Lane

Location: Foulridge

Site Ref: 688

Site Area: 0.3433 ha

Grid Ref: SD 388 442



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

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|-----------------------------|--|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 677 | Site Name: Garages at the end of Burwains Avenue | | | Settlement: | Foulridge |
| Postcode Sector: BB8 7 | Ward: Foulridge Ward | Planning App: N/A | | SHLAA Typology: | I (Garage Site) |
| Site Area (gross): 0.0856ha | Indicative No. Dwellings: | 4 | Indicative Density: | 39 dph | Co-ordinates: 388987, 441981 |

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. | | | | Flood Zone 1 |
| (S28) Conservation Area: | No | 1.78 km | (S29) Listed Building: | No | 0.31 km |
| (S30) Scheduled Monument: | No | 3.25 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | No | 0.04 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 | 0.10 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 - site adjacent to existing residential properties, a church and vicarage. 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: | 2.267 | (S13) Bus stop: | 0.131 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.367 | (S15) Secondary school: | 1.414 | (S16) Sports/leisure centre: | 2.224 |
| (S17) Doctors: | 0.414 | (S18) Hospital: | 7.080 | (S19) Town / Local centre: | 1.754 |
| (S20) Supermarket/store: | 2.400 | (S21) Employment area: | 2.449 | (S22) Public house: | 0.391 |
| (S23) Corner shop: | 0.542 | (S24) Post Office: | 2.252 | (S25) Open space: | 0.283 |
| (S26) PROW: | 0.203 | (S27) Cycle route: | 0.631 | | |

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 8 |

Comments: The Council's viability model indicates that this type of site is viable to develop. There is conflicting information as to the ownership of the site. The current intentions of the landowner are unknown.

Constraints: Ownership issues.

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 |

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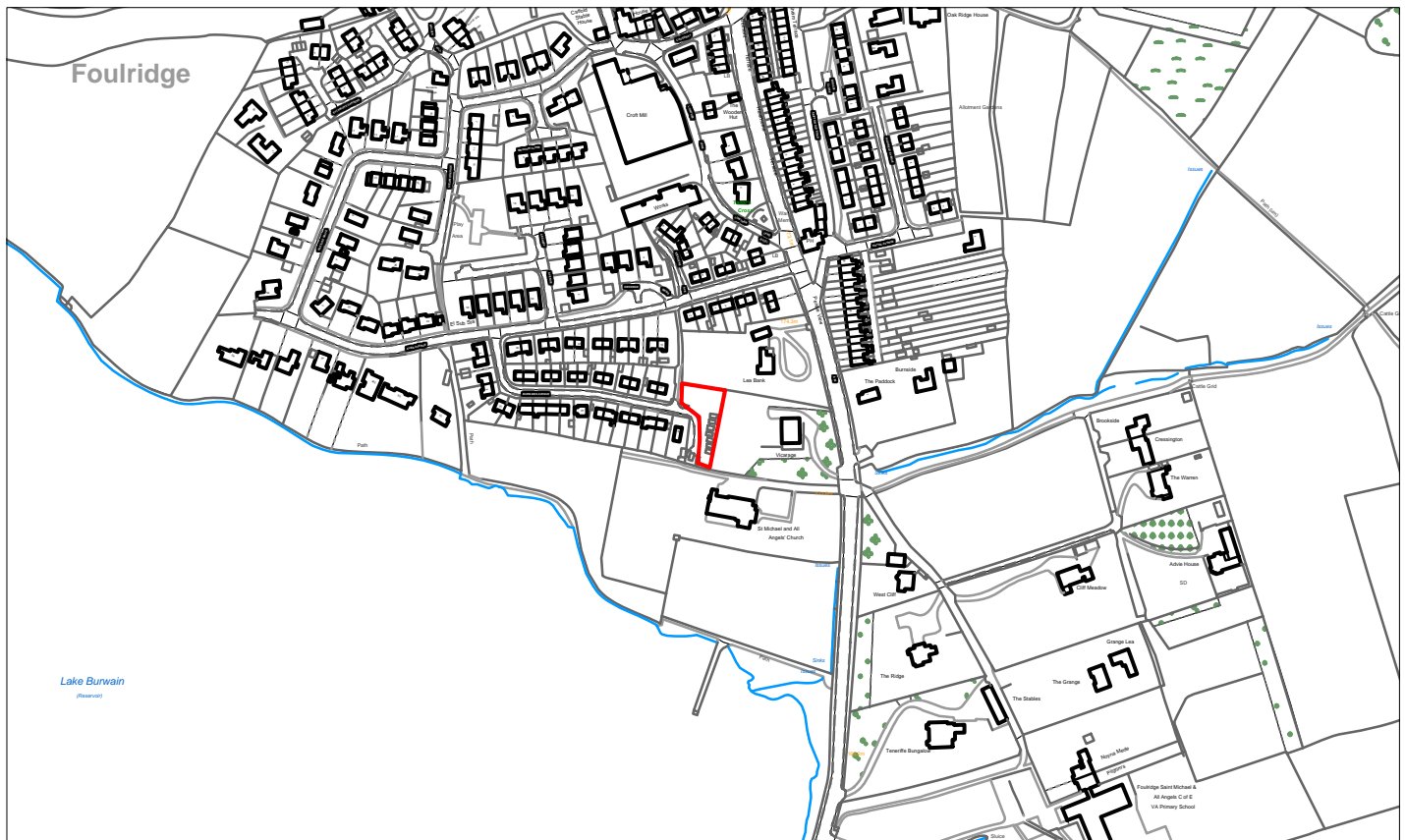
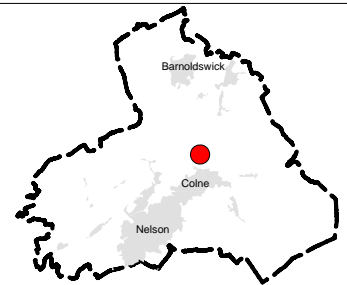
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