

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 767	Site Name: Land off Barkerfield Close	Settlement: Higham
Postcode Sector: BB12 9	Ward: Higham and Pendleside Ward	Planning App: N/A
SHLAA Typology: I (Garden Land)	Site Area (gross): 0.1290ha	Indicative No. Dwellings: 2
Indicative Density: 16 dph	Co-ordinates: 380503, 436388	

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	Extend to existing connections.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Site adjacent to Acres Brook.	Flood Zone 1	
(S28) Conservation Area:	No	0.26 km	(S29) Listed Building: No 0.38 km
(S30) Scheduled Monument:	No	6.86 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:	No 0.25 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 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 and open countryside. Scale of new development unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	4.009	(S13) Bus stop:	0.035	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.622	(S15) Secondary school:	4.469	(S16) Sports/leisure centre:	5.457
(S17) Doctors:	4.256	(S18) Hospital:	7.242	(S19) Town / Local centre:	4.027
(S20) Supermarket/store:	6.300	(S21) Employment area:	3.734	(S22) Public house:	0.418
(S23) Corner shop:	3.442	(S24) Post Office:	3.350	(S25) Open space:	0.000
(S26) PROW:	0.193	(S27) Cycle route:	0.617		

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 4

Comments: The Council's viability model indicates that this type of site is viable to develop. Planning permission for residential development was previously refused at this site. It is unclear as to whether the landowner still intends to pursue residential development at this 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	2	0

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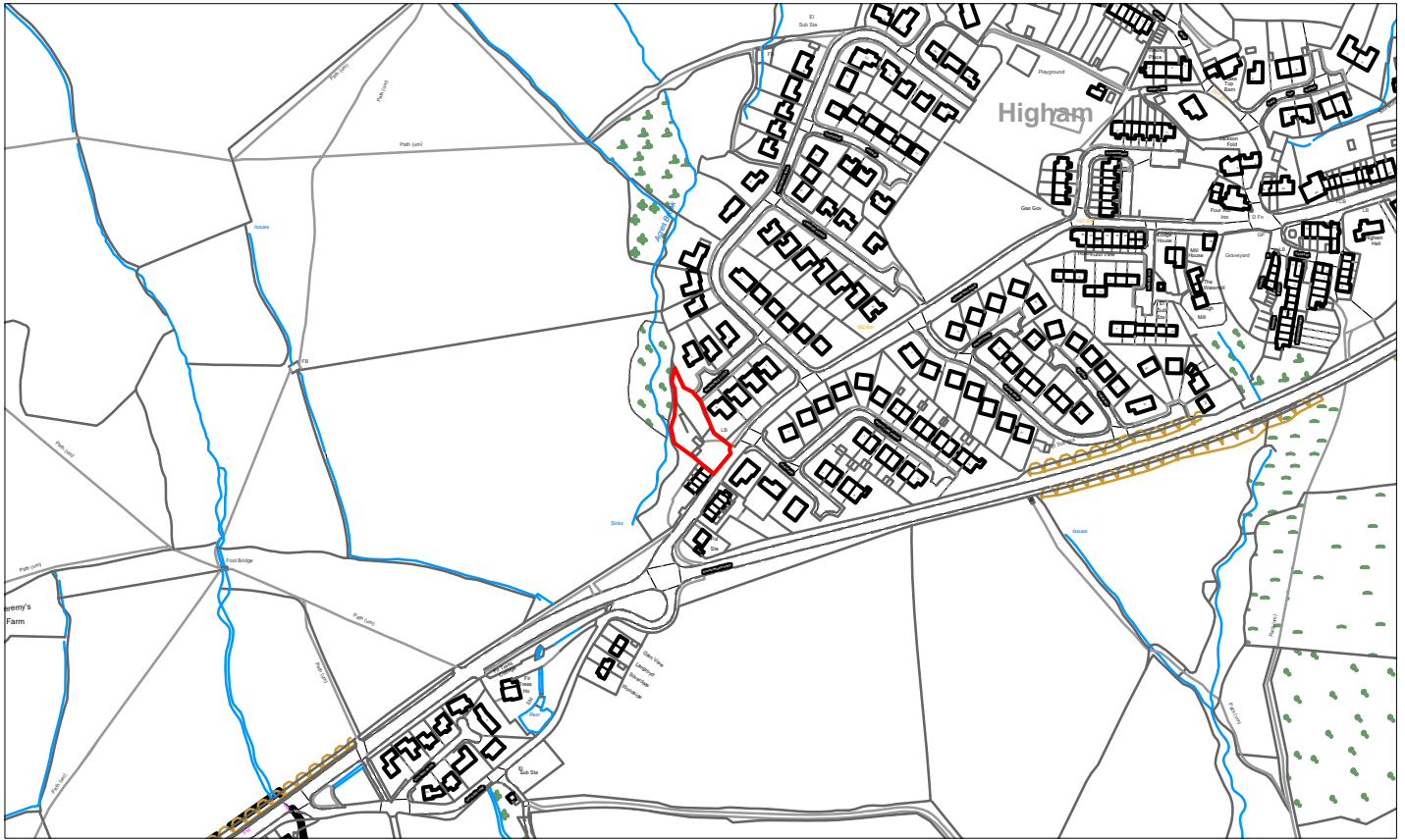
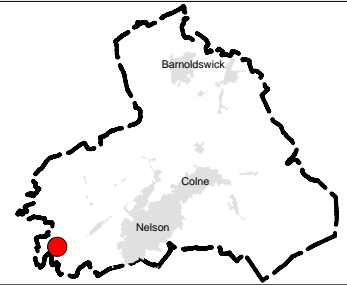
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Location: Higham

Site Ref: 767

Site Area: 0.1290 ha

Grid Ref: SD 380 436



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Scale: 1 : 5,000

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