

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 704	Site Name: Land in front of Straitgate Cottages	Settlement: Roughlee
Postcode Sector: BB9 6	Ward: Higham and Pendleside Ward	Planning App: N/A
SHLAA Typology: VLNPD		
Site Area (gross): 0.1388ha	Indicative No. Dwellings: 3	Indicative Density: 21 dph
Co-ordinates: 384455, 440369		

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:	Small part of the site in Flood Zone 2.		Flood Zones 2 & 3
(S28) Conservation Area:	No	1.14 km	(S29) Listed Building: Potential/adjacent 0.03 km
(S30) Scheduled Monument:	No	1.76 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 0.54 km
(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 Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site surrounded by existing residential properties. New development may have some 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:	3.101	(S13) Bus stop:	0.114	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.693	(S15) Secondary school:	3.273	(S16) Sports/leisure centre:	2.133
(S17) Doctors:	1.517	(S18) Hospital:	4.667	(S19) Town / Local centre:	1.541
(S20) Supermarket/store:	4.400	(S21) Employment area:	2.251	(S22) Public house:	0.098
(S23) Corner shop:	2.355	(S24) Post Office:	2.533	(S25) Open space:	0.052
(S26) PROW:	0.000	(S27) Cycle route:	1.487		

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 8

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	3	0

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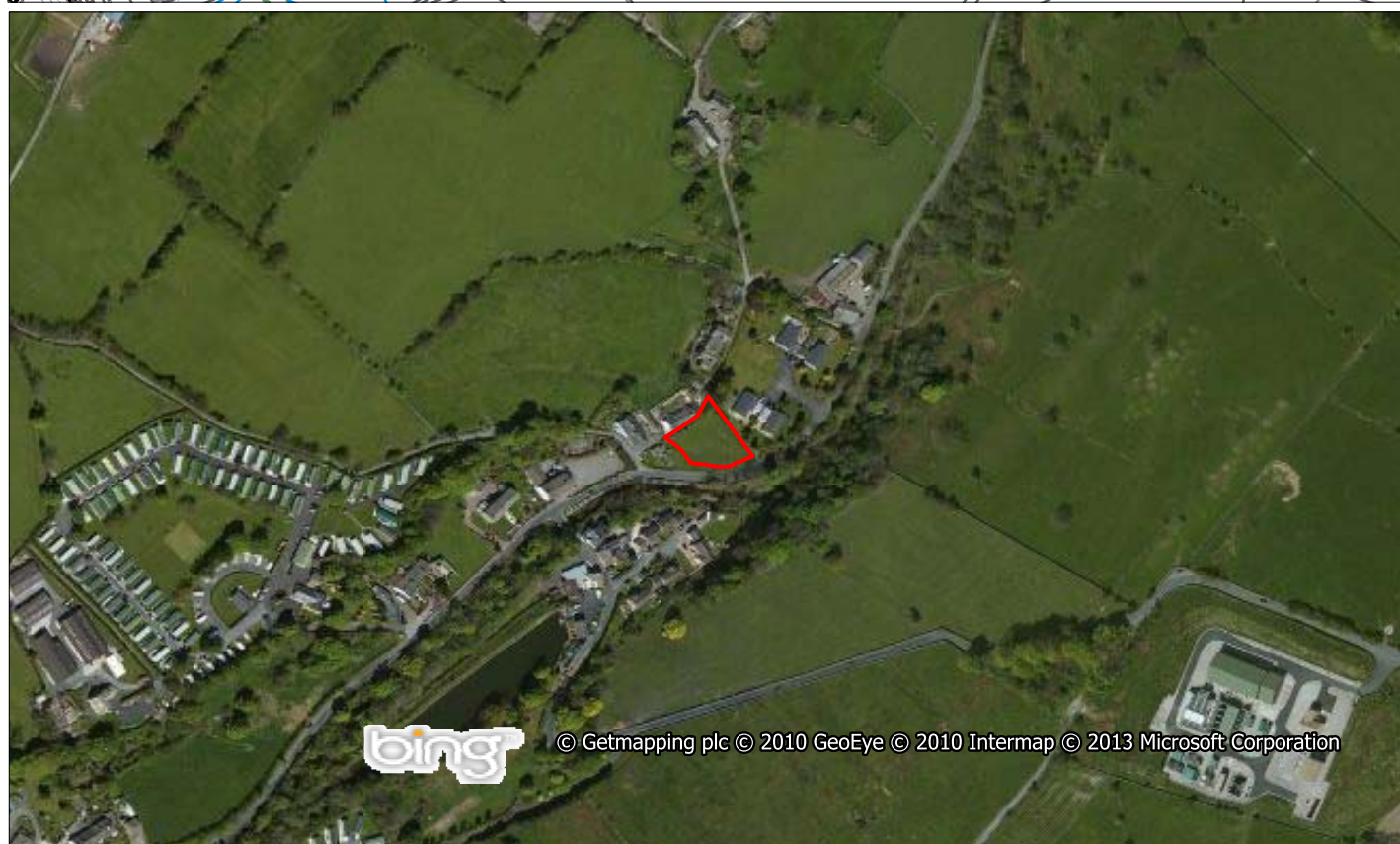
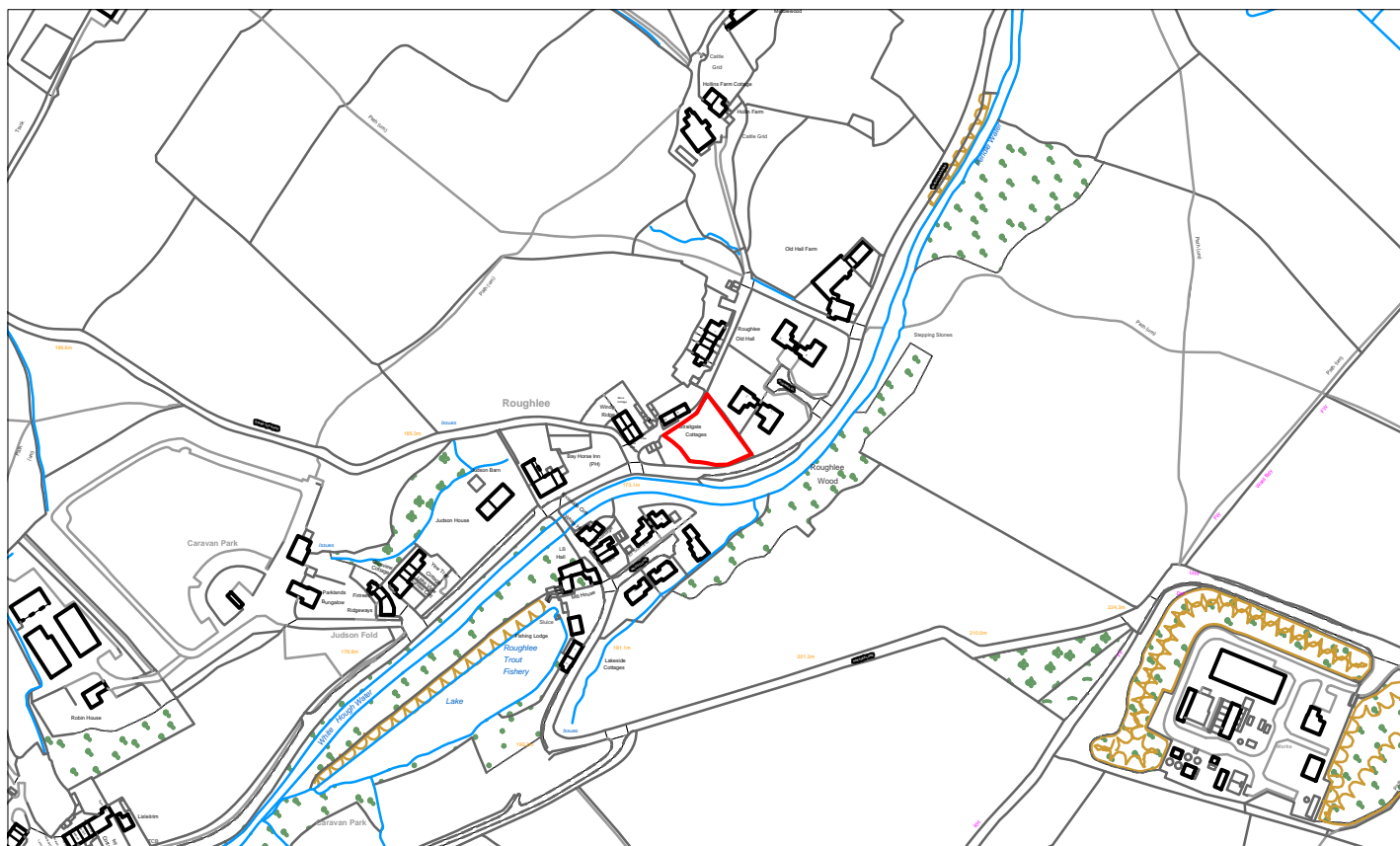
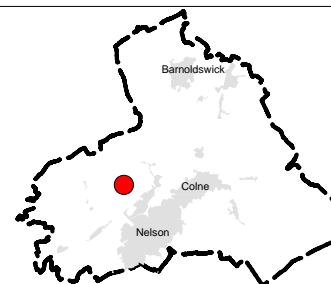
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Location: Roughlee

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Site Area: 0.1388 ha

Grid Ref: SD 384 440



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Scale: 1 : 5,000

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