

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1035	Site Name: Land adjacent to 14 York Street			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.02ha	Indicative No. Dwellings: 2	Indicative Density: 125dph	Co-ordinates:	387833, 446563	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	No	(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	0.000km	(S29) Listed Building:	No	0.102km
(S30) Scheduled Monument:	No	2.772km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.105km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.481km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site near a primary school and existing residential properties. New development may have some impact on amenity of existing uses.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	8.858	(S13) Bus stop:	0.202	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.087	(S15) Secondary school:	0.593	(S16) Sports/leisure centre:	0.593
(S17) Doctors:	0.149	(S18) Hospital:	11.570	(S19) Town / Local centre:	0.044
(S20) Supermarket/store:	0.240	(S21) Employment area:	0.044	(S22) Public house:	0.202
(S23) Corner shop:	0.080	(S24) Post Office:	0.220	(S25) Open space:	0.160
(S26) PROW:	0.166	(S27) Cycle route:	0.227		

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?	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. This is a small redevelopment opportunity near the centre of Barnoldswick which could come forward if economic circumstances improve. The intentions of the owner 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	0	2

Pendle Strategic Housing Land Availability Assessment

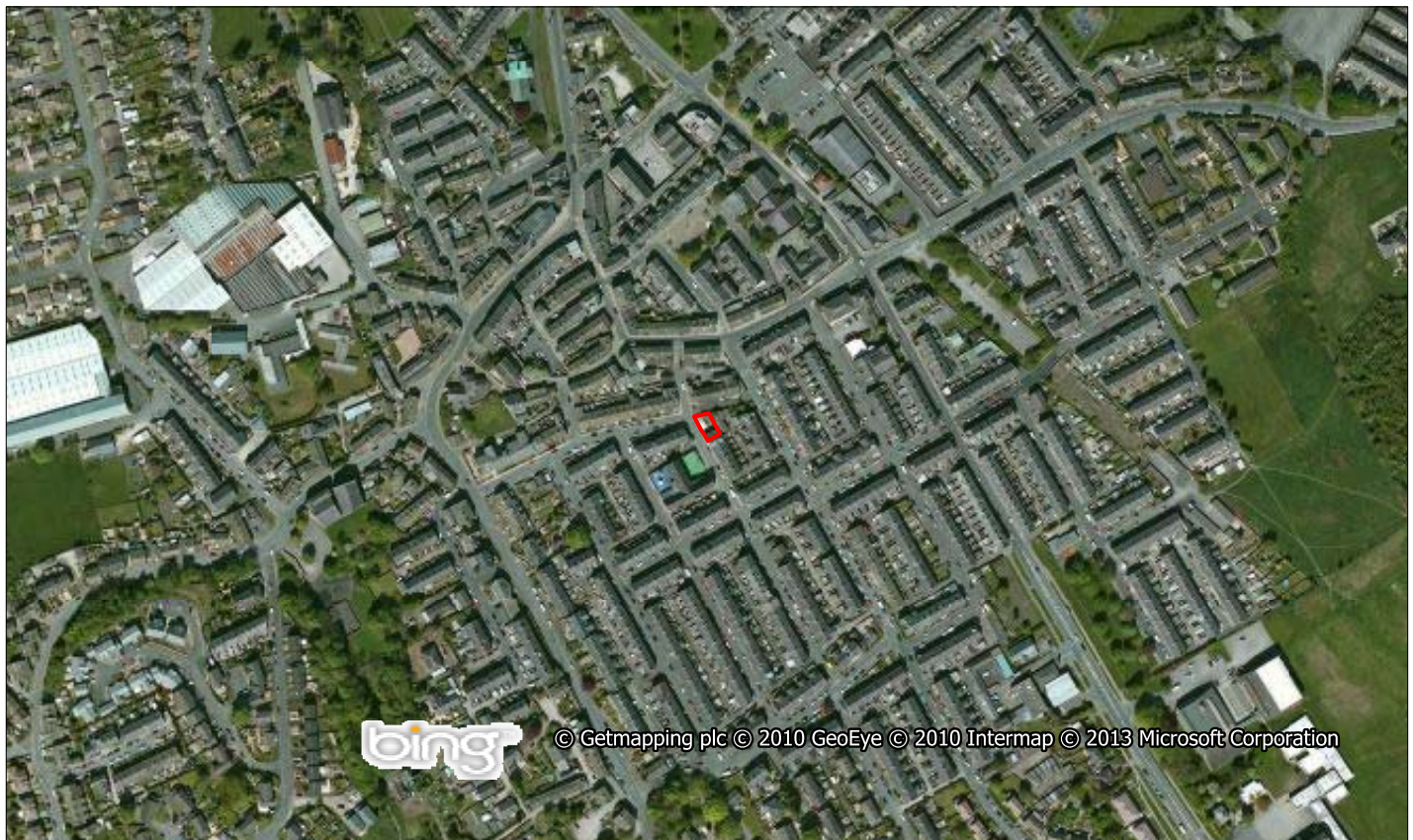
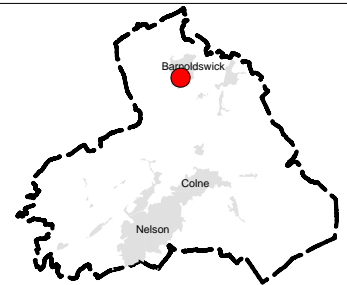
Site Name: Land adjacent to 14 York Street

Location: Barnoldswick

Site Ref: 1035

Site Area: 0.0166 ha

Grid Ref: SD 387 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1034	Site Name: Works behind the former Seven Stars Public House			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 0.02ha	Indicative No. Dwellings: 2	Indicative Density: 95dph	Co-ordinates:	387616, 446601	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	No	(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. Site adjacent to a main river watercourse.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.064km
(S30) Scheduled Monument:	No	2.644km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.154km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.693km
(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 Urban.				

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - site adjacent to a funeral directors, existing residential development. The scale of new development is 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:	9.291	(S13) Bus stop:	0.085	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.245	(S15) Secondary school:	0.964	(S16) Sports/leisure centre:	0.964
(S17) Doctors:	0.283	(S18) Hospital:	11.882	(S19) Town / Local centre:	0.020
(S20) Supermarket/store:	0.416	(S21) Employment area:	0.020	(S22) Public house:	0.061
(S23) Corner shop:	0.169	(S24) Post Office:	0.289	(S25) Open space:	0.177
(S26) PROW:	0.095	(S27) Cycle route:	0.310		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Major Improvements	(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 3

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The ownership of the building has changed and it is unclear as to the intentions of the new owners.

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	0	2

Pendle Strategic Housing Land Availability Assessment

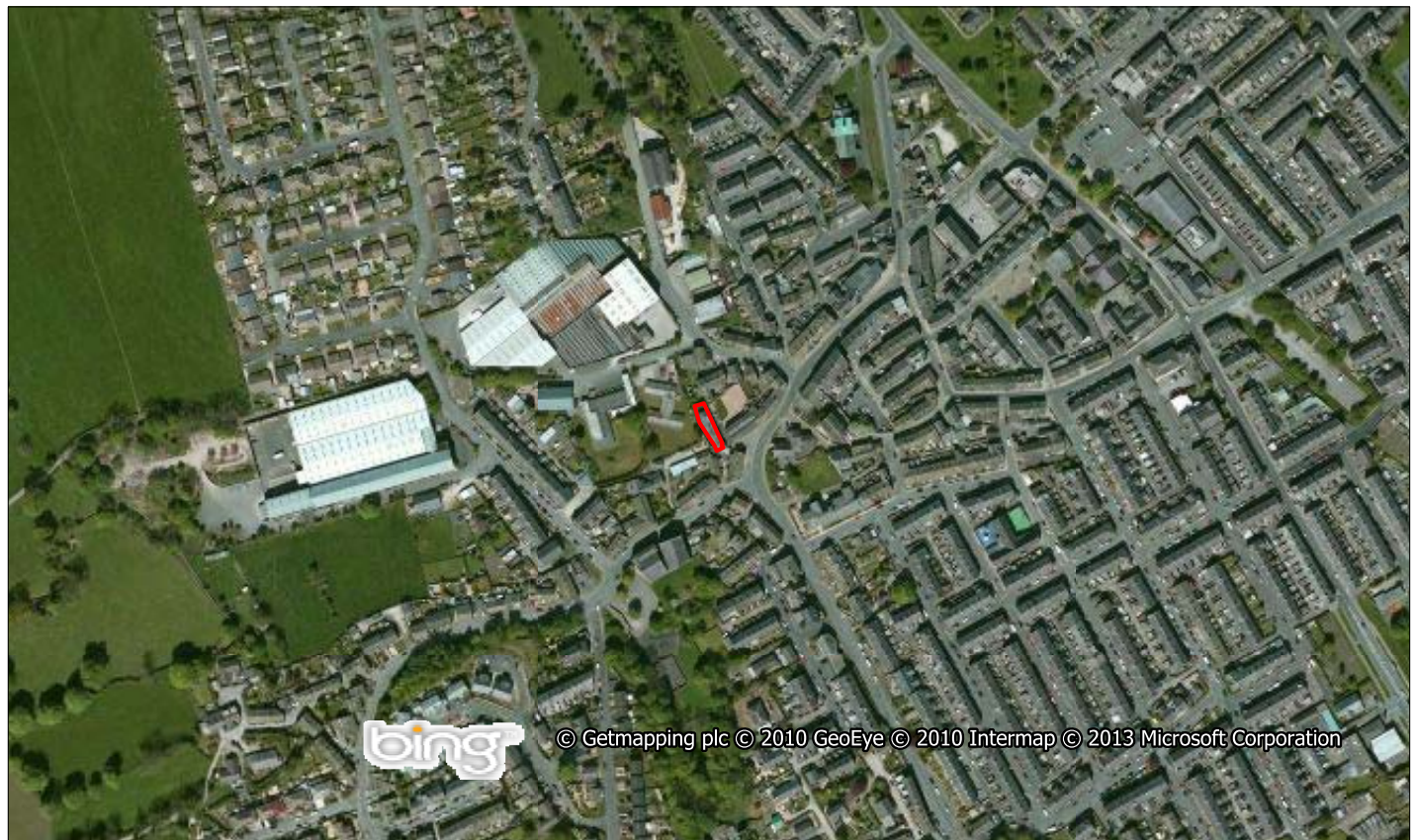
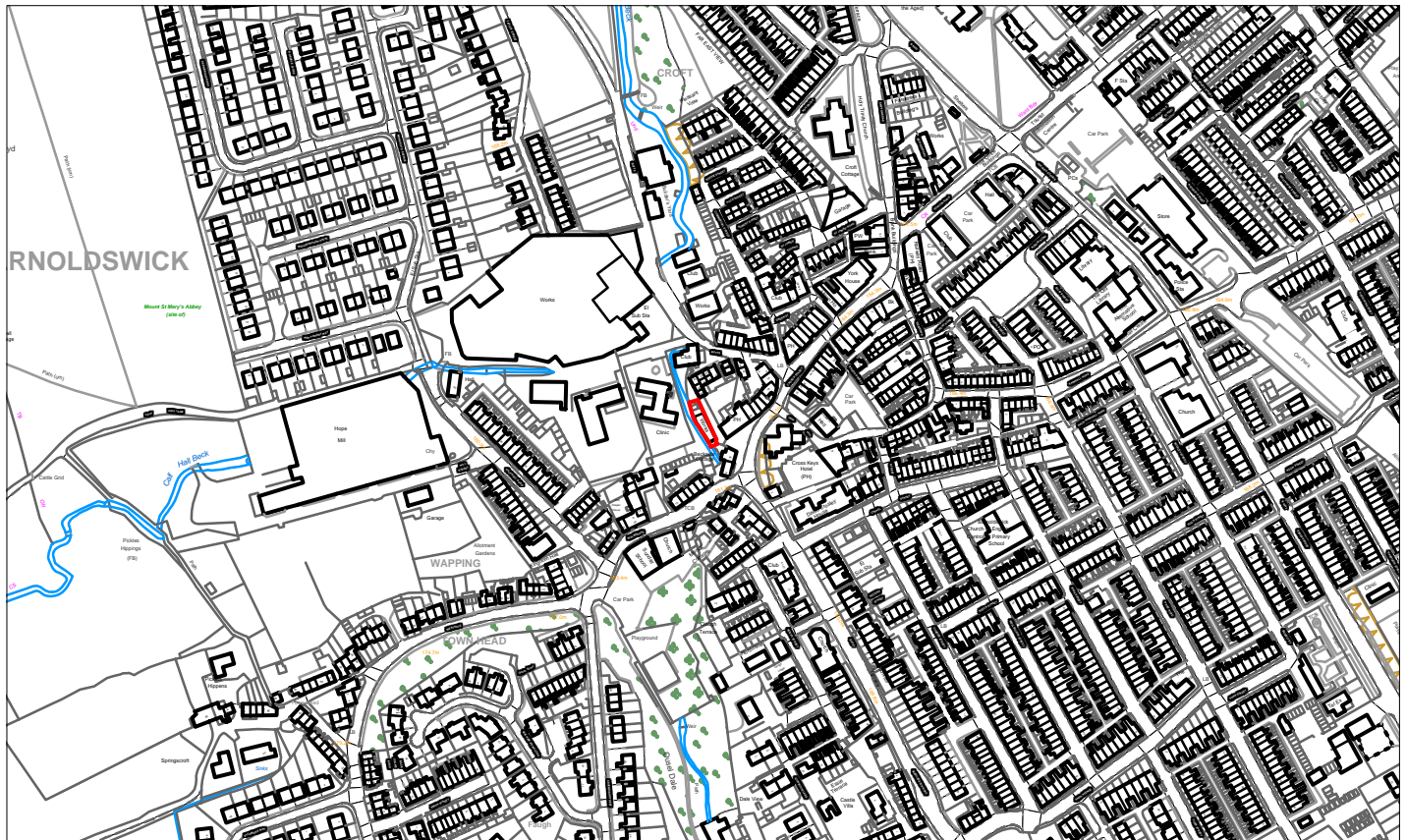
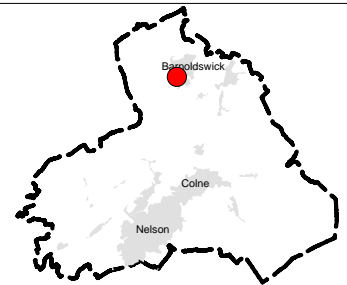
Site Name: Works behind the former Seven Stars Public House

Location: Barnoldswick

Site Ref: 1034

Site Area: 0.0218 ha

Grid Ref: SD 387 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 845	Site Name: Land behind the Moorlands			Settlement:	Barnoldswick
Postcode Sector: BB18 5	Ward: Craven Ward	Planning App: N/A		SHLAA Typology:	I (Garden Land)
Site Area (gross): 0.10ha	Indicative No. Dwellings: 1	Indicative Density:	10dph	Co-ordinates:	387740, 445906

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:	Not within an identified Flood Zone. No other flood risk issues identified on site.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.332km
(S30) Scheduled Monument:	No	3.335km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.039km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.661km
(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 - site surrounded by existing residential properties and Letcliffe Country Park. The scale of new development is 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:	5.930	(S13) Bus stop:	0.117	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.628	(S15) Secondary school:	0.637	(S16) Sports/leisure centre:	0.598
(S17) Doctors:	0.670	(S18) Hospital:	9.959	(S19) Town / Local centre:	0.629
(S20) Supermarket/store:	0.750	(S21) Employment area:	0.882	(S22) Public house:	0.488
(S23) Corner shop:	0.934	(S24) Post Office:	0.962	(S25) Open space:	0.030
(S26) PROW:	0.257	(S27) Cycle route:	1.133		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Major Improvements	(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 3

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. A planning application for residential development was refused at this site on highways grounds. It is unclear as to whether the owner will redesign the scheme to overcome these constraints.

Constraints: Highways 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	0	1

Pendle Strategic Housing Land Availability Assessment

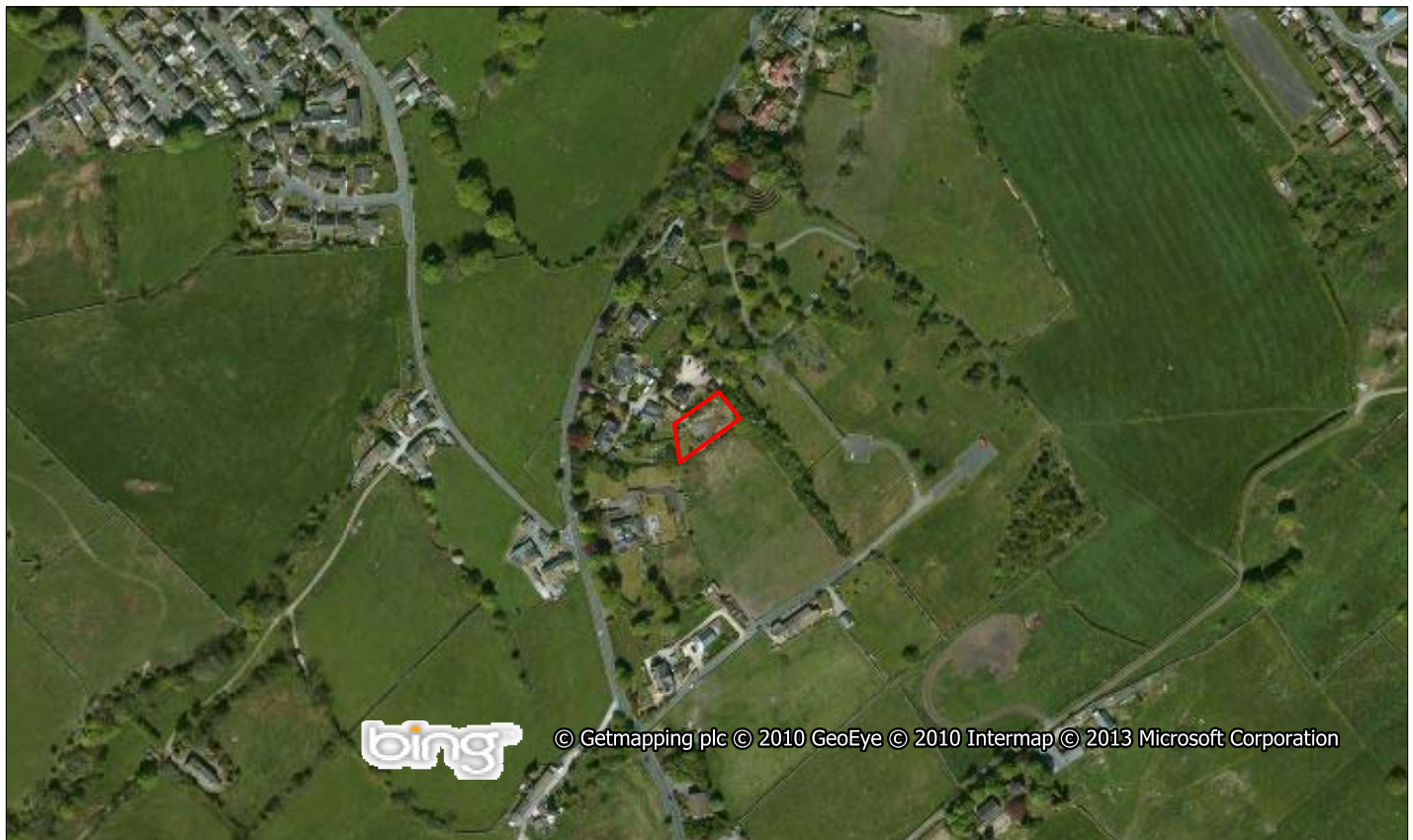
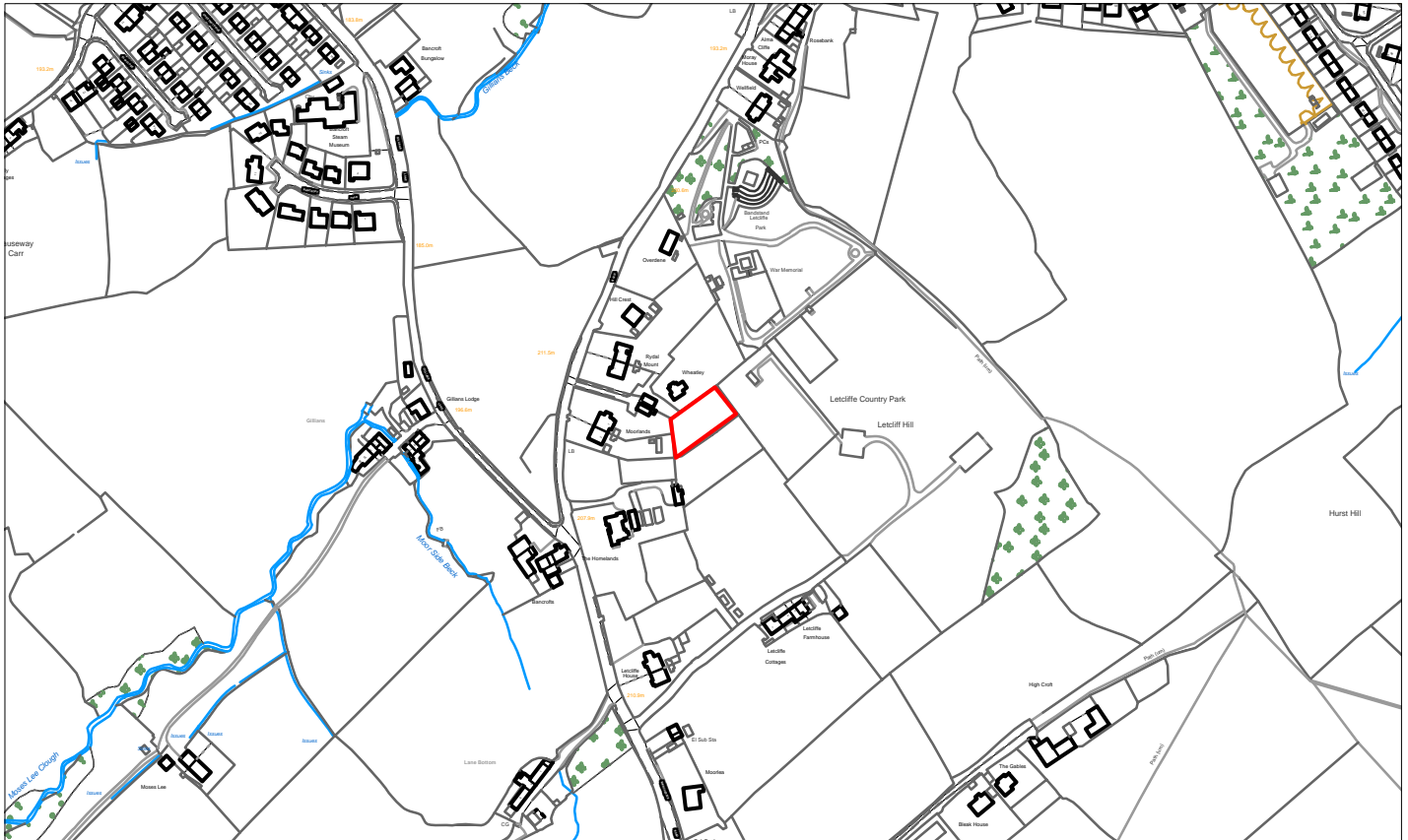
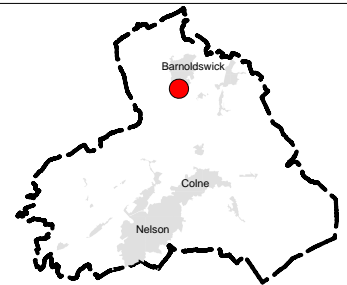
Site Name: Land behind the Moorlands

Location: Barnoldswick

Site Ref: 845

Site Area: 0.0988 ha

Grid Ref: SD 387 445



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