

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 1057	Site Name: Land off Mint Avenue	Settlement: Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A
SHLAA Typology: VLNPD		
Site Area (gross): 1.65ha	Indicative No. Dwellings: 51	Indicative Density: 31dph
Co-ordinates: 385780, 439753		

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Connect to and extend 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. Some water issues on site (sinks, issues etc). Further flood risk investigation required.				Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.011km	(S29) Listed Building:	Potential/adjacent	0.013km
(S30) Scheduled Monument:	No	0.540km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation:	No	0.770km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. A very small part of the site is 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: Bad neighbouring uses - site adjacent to industrial premises and existing residential properties. New development may have some amenity issues for the existing residential developments.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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## Suitability – distance to services (km)

(S12) Railway station:	2.092	(S13) Bus stop:	0.191	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.271	(S15) Secondary school:	1.845	(S16) Sports/leisure centre:	1.250
(S17) Doctors:	0.544	(S18) Hospital:	1.845	(S19) Town / Local centre:	0.112
(S20) Supermarket/store:	2.400	(S21) Employment area:	0.957	(S22) Public house:	0.211
(S23) Corner shop:	0.610	(S24) Post Office:	0.536	(S25) Open space:	0.098
(S26) PROW:	0.089	(S27) Cycle route:	1.162		

## Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Major Improvements	(A4) In use?	Partial
(A5) Ownership?	3 or more owners - Joint Private / Council		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 14

Comments: The Council's viability model indicates that this type of site is marginally viable to develop. This site is in multiple ownership (partly council ownership) and an agreement between all landowners will be needed to bring this site forward. The site also has potential access issues which would need to be resolved.

Constraints: Multiple ownership issues. Access 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	51

# Pendle Strategic Housing Land Availability Assessment

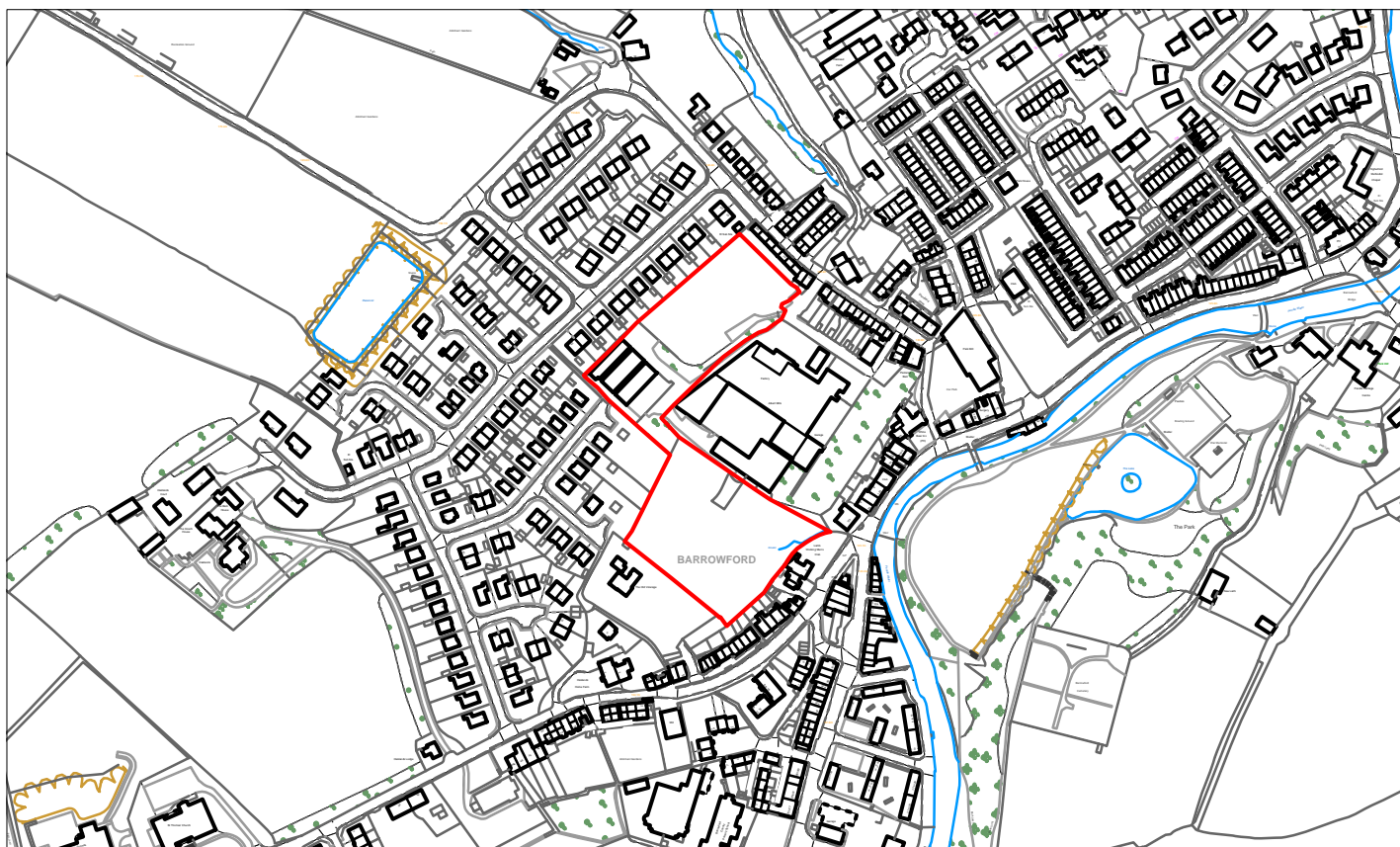
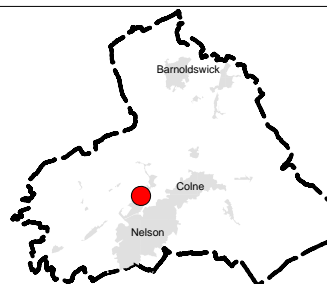
**Site Name:** Land off Mint Avenue

**Location:** Barrowford

**Site Ref:** 1057

**Site Area:** 1.646 ha

**Grid Ref:** SD 385 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 666		Site Name: Land to side of 5 and 7 Middleton Drive		Settlement: Barrowford	
Postcode Sector: BB9 6		Ward: Blacko and Higherford Ward		Planning App: N/A	
				SHLAA Typology: VLNPD	
Site Area (gross): 0.25ha		Indicative No. Dwellings: 7		Indicative Density: 28dph	
				Co-ordinates: 386372, 440925	

## 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	Extend to existing connections.		

## 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	0.608km	(S29) Listed Building: No 0.235km
(S30) Scheduled Monument:	No	0.716km	(S31) Archaeology: Potential
(S32) TPO:	No	0.117km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.627km
(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 surrounded by existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.		

(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	Yes
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## Suitability – distance to services (km)

(S12) Railway station:	2.049	(S13) Bus stop:	0.142	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.787	(S15) Secondary school:	2.169	(S16) Sports/leisure centre:	2.048
(S17) Doctors:	1.838	(S18) Hospital:	3.800	(S19) Town / Local centre:	1.207
(S20) Supermarket/store:	3.300	(S21) Employment area:	1.441	(S22) Public house:	0.904
(S23) Corner shop:	1.453	(S24) Post Office:	1.809	(S25) Open space:	0.098
(S26) PROW:	0.000	(S27) Cycle route:	1.429		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

Comments:	The Council's viability model indicates that this type of site is marginally viable to develop. The intentions of the owner are unknown.
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Constraints:	Position of the landowner unknown.
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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	0	7



# Pendle Strategic Housing Land Availability Assessment

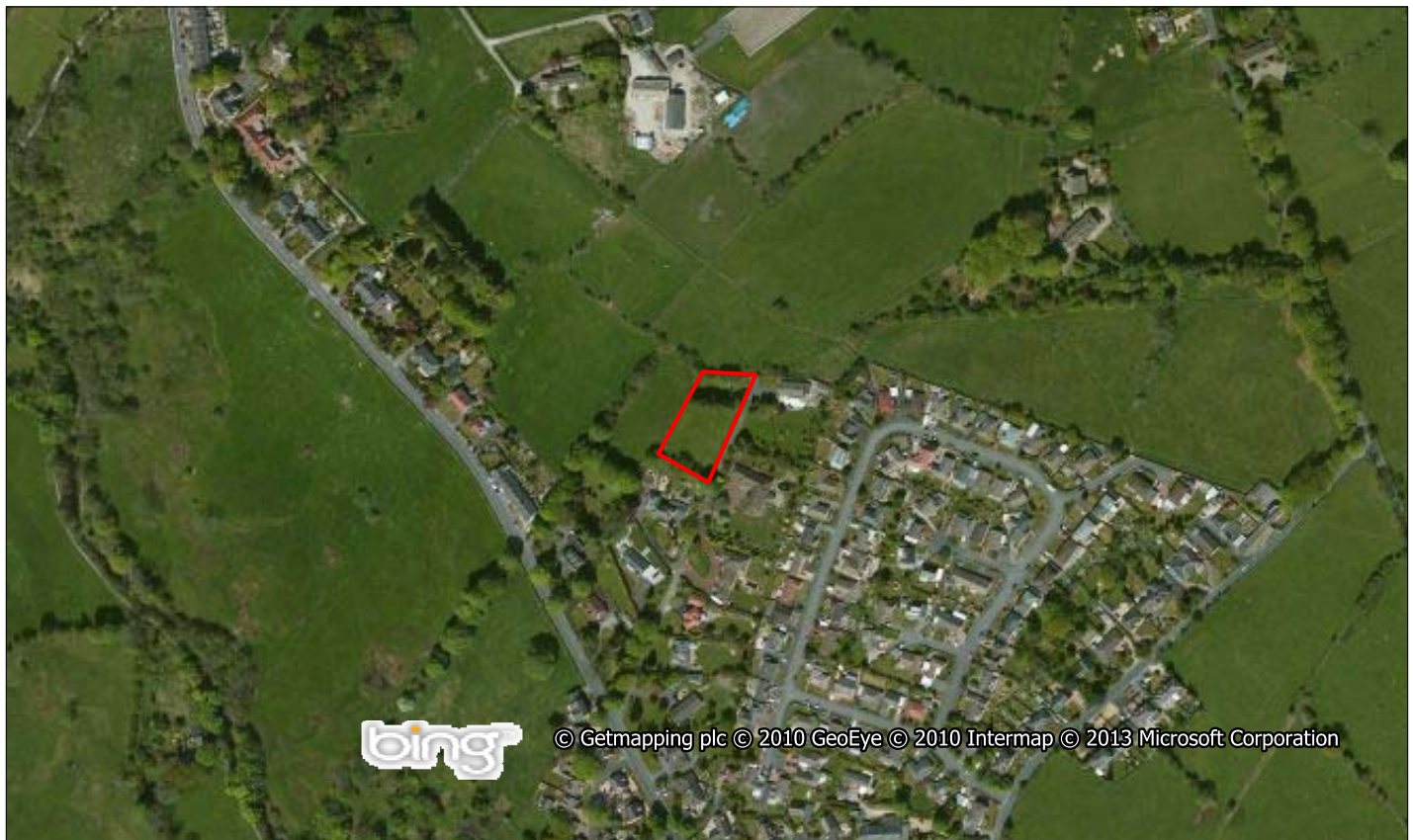
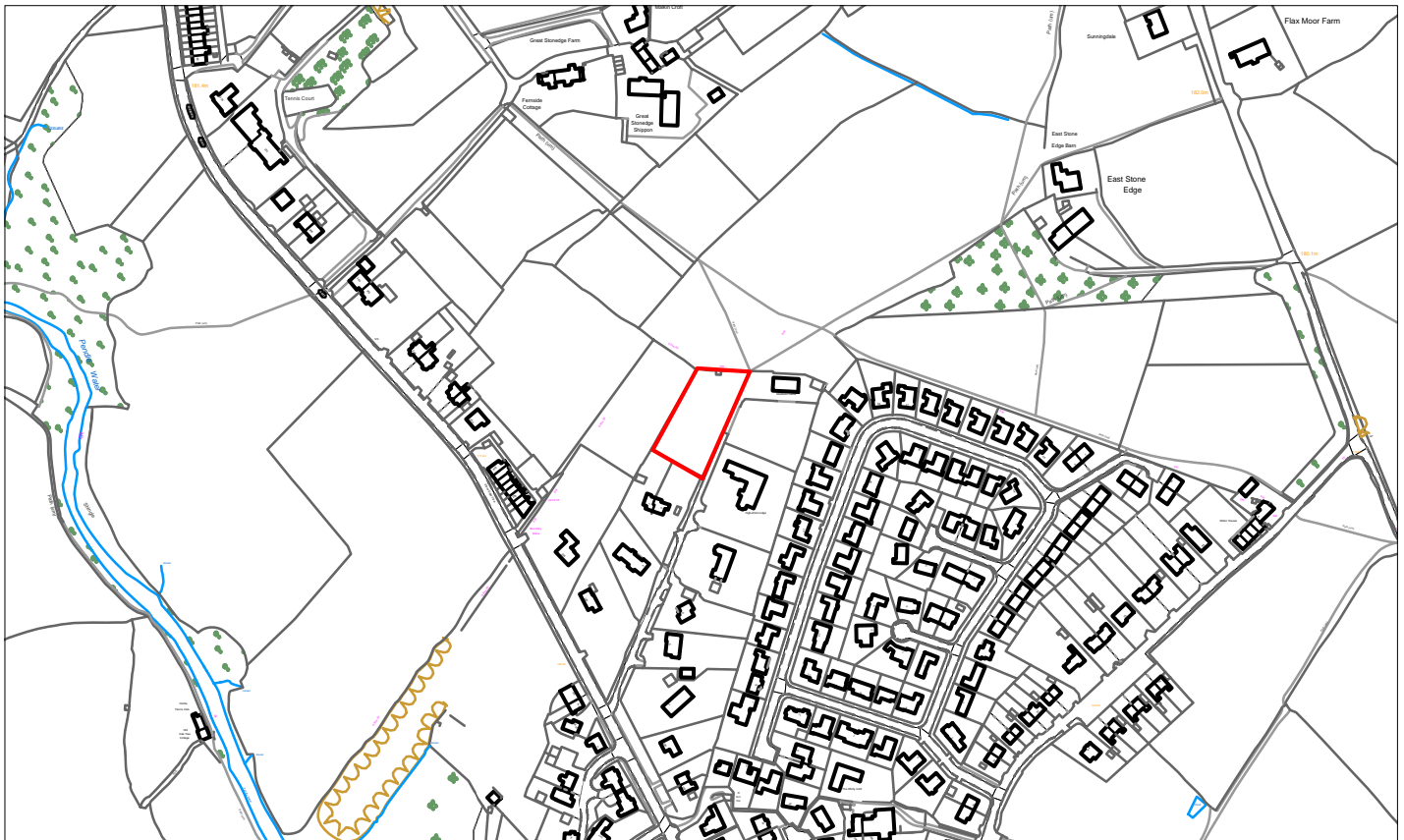
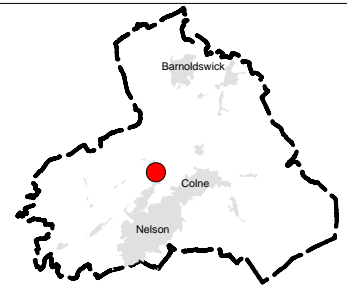
**Site Name:** Land to side of 5 and 7 Middleton Drive

**Location:** Barrowford

**Site Ref:** 666

**Site Area:** 0.2504 ha

**Grid Ref:** SD 386 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 550	Site Name: Land to side of 24 John Street			Settlement:	Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	I (Garden Land)
Site Area (gross): 0.10ha	Indicative No. Dwellings: 5	Indicative Density: 150dph	Co-ordinates:	386004, 439837	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	No	(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	Connect to existing networks.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Steep slope	
(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:	Potential/adjacent	0.062km	(S29) Listed Building:	No	0.114km
(S30) Scheduled Monument:	No	0.402km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.028km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.725km
(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 - the site is adjacent to existing residential properties, a Working Men's Club and garages. The scale of new development is unlikely to have an adverse impact on surrounding uses.				

## Suitability – distance to services (km)

(S12) Railway station:	2.112	(S13) Bus stop:	0.097	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.417	(S15) Secondary school:	1.742	(S16) Sports/leisure centre:	1.379
(S17) Doctors:	0.726	(S18) Hospital:	2.600	(S19) Town / Local centre:	0.073
(S20) Supermarket/store:	2.200	(S21) Employment area:	0.816	(S22) Public house:	0.273
(S23) Corner shop:	0.236	(S24) Post Office:	0.597	(S25) Open space:	0.161
(S26) PROW:	0.435	(S27) Cycle route:	0.976		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate/Minor issues
(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?	Marginal	(V3) Viability Model Ref:	Scheme 6
Comments:	The Council's viability model indicates that this type of site is marginally viable to develop. This is a small infill site at the end of John Street. There are potential topographical / level issues with the development of this site. The intentions of the owner are unknown.		

**Constraints:** Position of the landowner unknown. Potential topographical / level 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	5



# Pendle Strategic Housing Land Availability Assessment

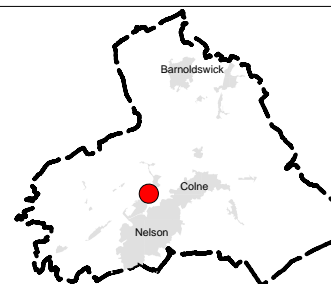
**Site Name:** Land to side of 24 John Street

**Location:** Barrowford

**Site Ref:** 550

**Site Area:** 0.0996 ha

**Grid Ref:** SD 386 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 440	Site Name: Land to rear of 4 Wheatley Grove			Settlement:	Barrowford
Postcode Sector: BB9 8	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.06ha	Indicative No. Dwellings: 4	Indicative Density: 64dph	Co-ordinates:	385229, 439126	

## 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	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	0.408km	(S29) Listed Building:	No	0.523km
(S30) Scheduled Monument:	No	1.456km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.057km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.734km
(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 surrounded by existing residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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## Suitability – distance to services (km)

(S12) Railway station:	1.654	(S13) Bus stop:	0.185	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.587	(S15) Secondary school:	2.035	(S16) Sports/leisure centre:	0.687
(S17) Doctors:	0.315	(S18) Hospital:	2.035	(S19) Town / Local centre:	0.524
(S20) Supermarket/store:	1.900	(S21) Employment area:	1.061	(S22) Public house:	1.027
(S23) Corner shop:	0.602	(S24) Post Office:	1.153	(S25) Open space:	0.407
(S26) PROW:	0.091	(S27) Cycle route:	0.792		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

Comments:	The Council's viability model indicates that this type of site is marginally viable to develop. This site appears to be used as a garden - although some of the site looks under used. The intentions of the owner are unknown.				
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Constraints:	Position of the landowner unknown.				
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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	0	4



# Pendle Strategic Housing Land Availability Assessment

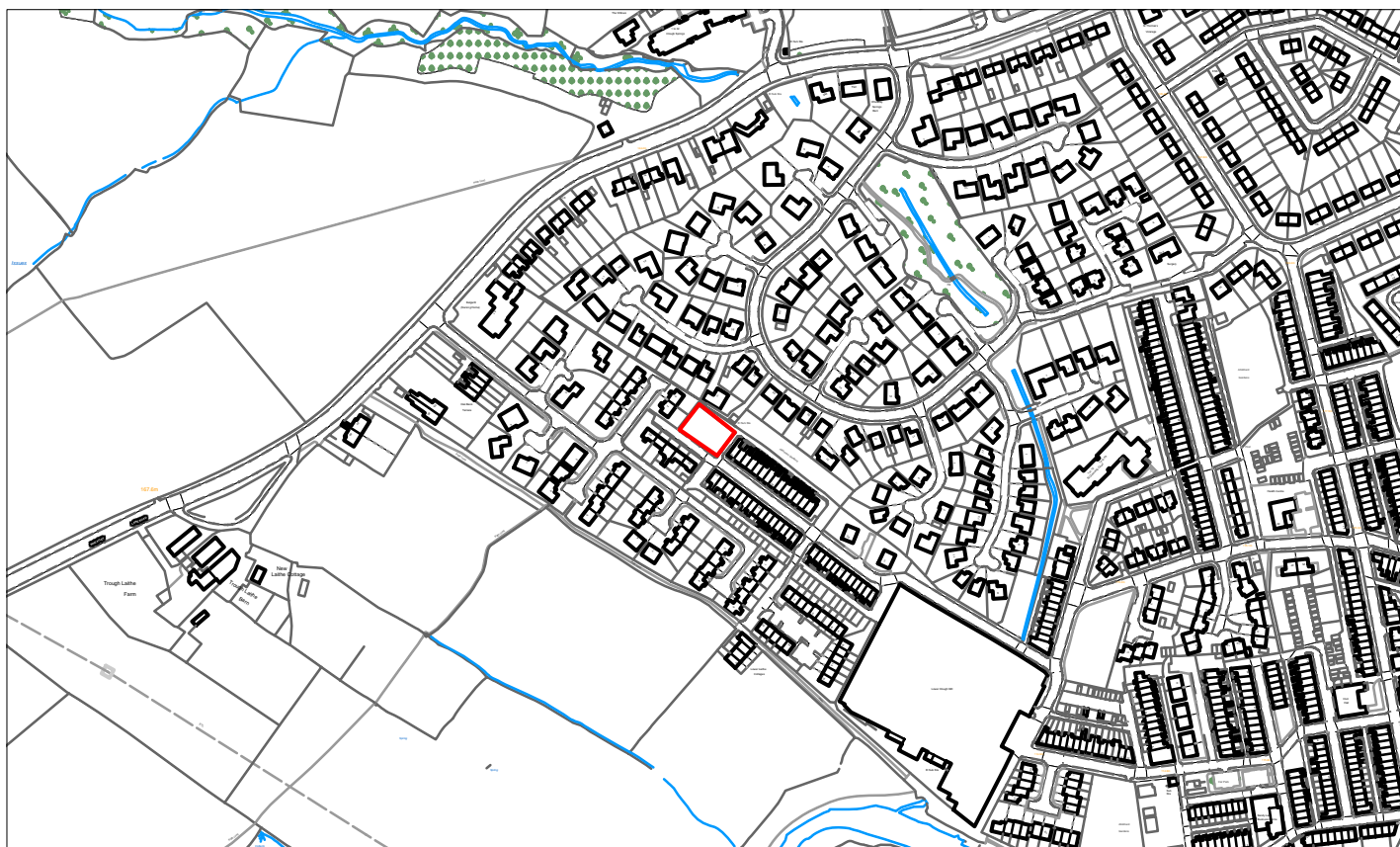
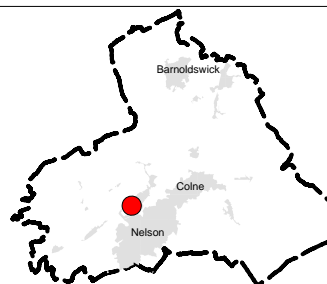
**Site Name:** Land to rear of 4 Wheatley Grove

**Location:** Barrowford

**Site Ref:** 440

**Site Area:** 0.0623 ha

**Grid Ref:** SD 385 439



Scale: 1 : 5,000

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