

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 38	Site Name: Former Stone Yard	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 1.59ha	Indicative No. Dwellings: 60
Indicative Density: 38dph	Co-ordinates: 384471, 436231	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(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?	Partial
(S7/S8) Infrastructure comment	New infrastructure provision will be required and the capacity of the networks will need to be checked.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Part of site in Flood Zones 2 and 3 and a culverted main river runs through part of the site.				Flood Zones 2 & 3
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.124km
(S30) Scheduled Monument:	No	4.128km	(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:	Site within 250m of a designation	0.122km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site is adjacent to the railway line 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		

Suitability – distance to services (km)

(S12) Railway station:	0.033	(S13) Bus stop:	0.163	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.356	(S15) Secondary school:	0.711	(S16) Sports/leisure centre:	2.189
(S17) Doctors:	0.255	(S18) Hospital:	2.414	(S19) Town / Local centre:	0.078
(S20) Supermarket/store:	2.362	(S21) Employment area:	0.545	(S22) Public house:	0.394
(S23) Corner shop:	0.131	(S24) Post Office:	0.207	(S25) Open space:	0.000
(S26) PROW:	0.634	(S27) Cycle route:	0.267		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	3 or more owners - Private		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site was identified in the Railway Street SPD as a key regeneration site in Brierfield. The site is partially in commercial use and the economic circumstances are restricting the site from coming forward.

Constraints: Position of the landowner unknown. Potential economic 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	60

Pendle Strategic Housing Land Availability Assessment

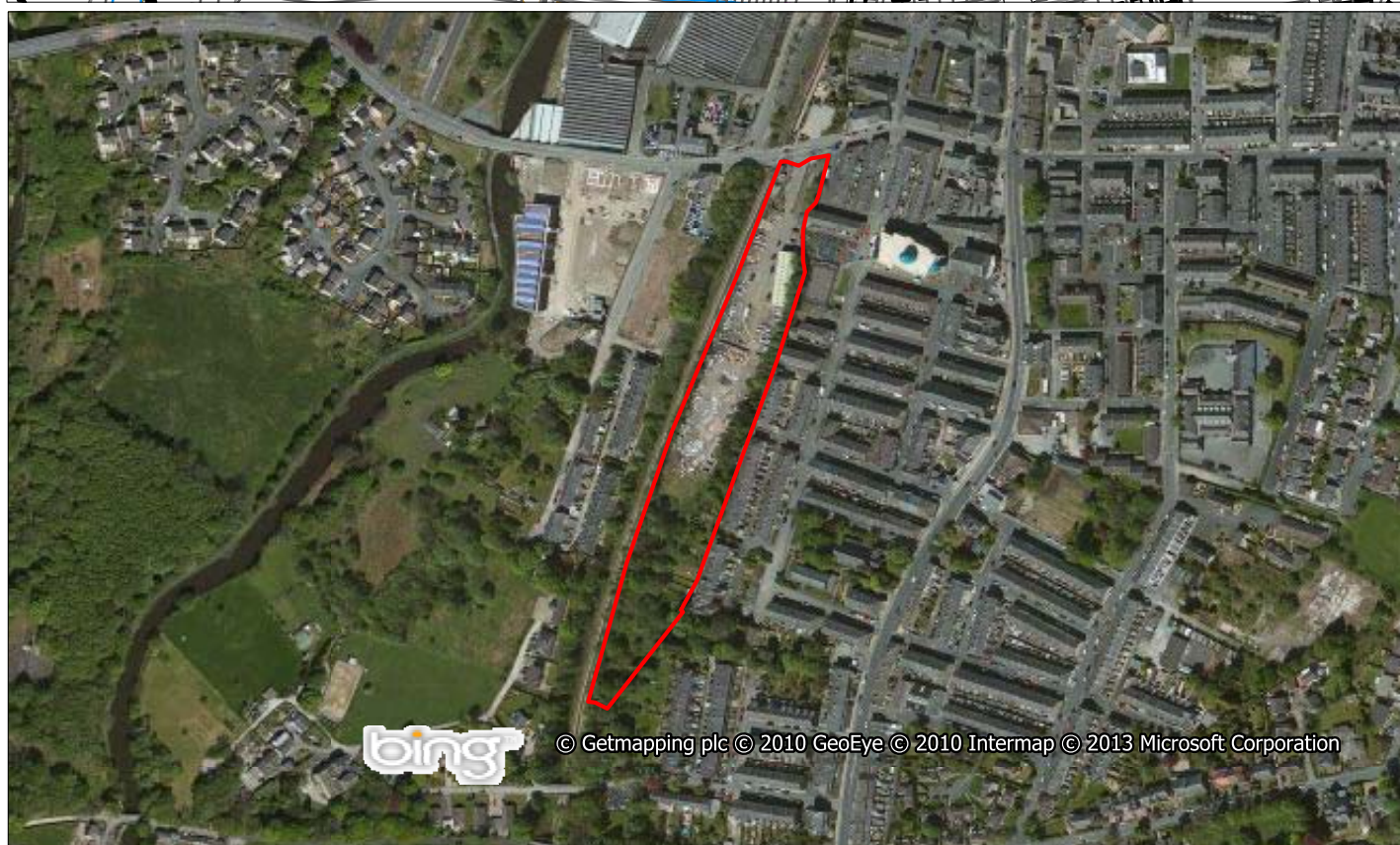
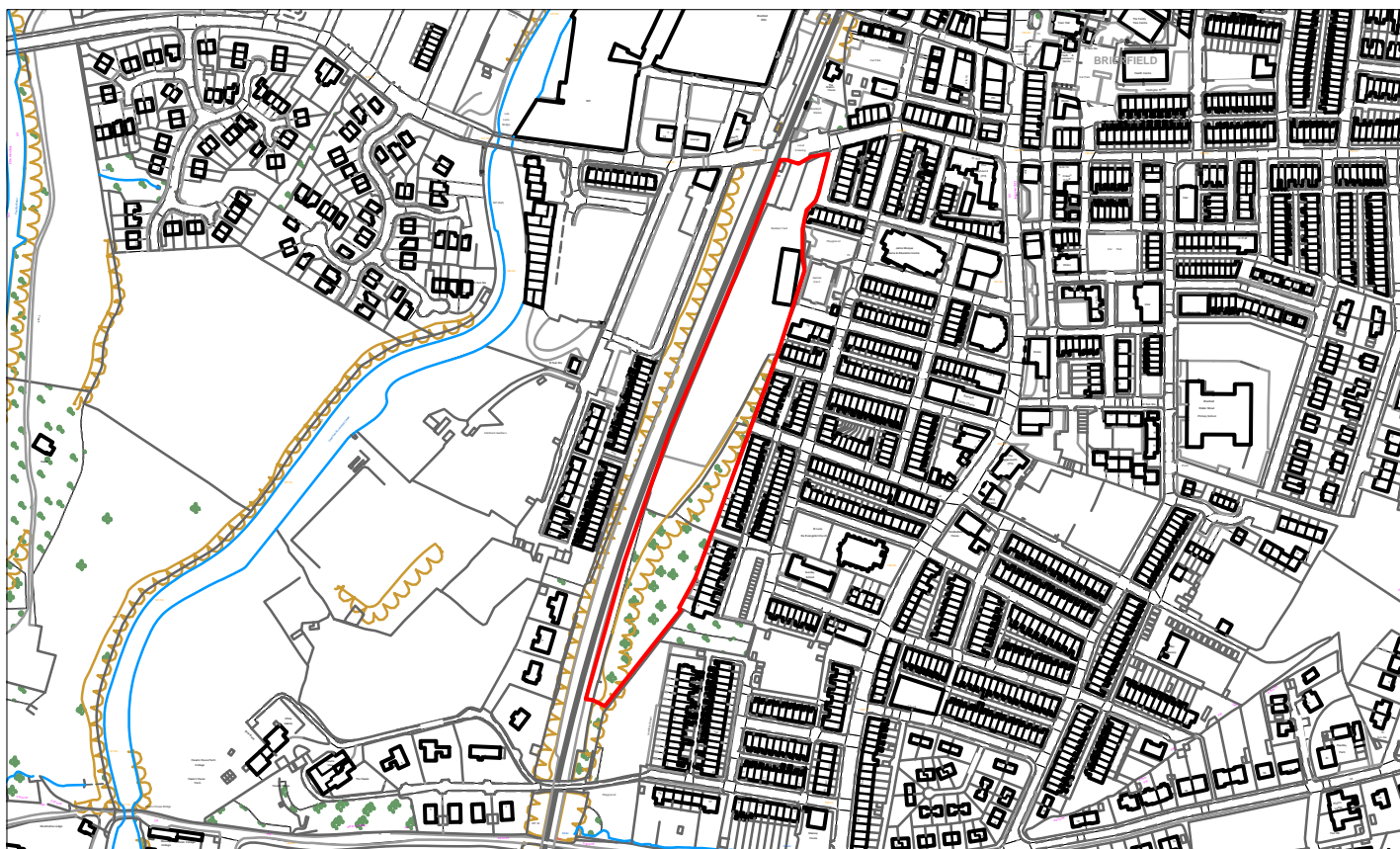
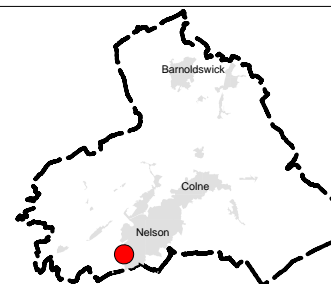
Site Name: Former Stone Yard

Location: Brierfield

Site Ref: 38

Site Area: 0.9864 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 127	Site Name: Land off Glen Way	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 1.60ha	Indicative No. Dwellings: 54
Indicative Density: 51dph	Co-ordinates: 384588, 436684	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(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?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Main river (culverted) runs through part of site. Site also adjacent to the canal.				Flood Zone 1
(S28) Conservation Area:	No	0.000km	(S29) Listed Building:	Potential/adjacent	0.065km
(S30) Scheduled Monument:	No	3.763km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.094km	(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	0.022km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site adjacent to existing residential properties, retail outlet and busy main road. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.145	(S13) Bus stop:	0.138	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.524	(S15) Secondary school:	0.393	(S16) Sports/leisure centre:	1.894
(S17) Doctors:	0.210	(S18) Hospital:	2.253	(S19) Town / Local centre:	0.079
(S20) Supermarket/store:	2.300	(S21) Employment area:	0.253	(S22) Public house:	0.497
(S23) Corner shop:	0.444	(S24) Post Office:	0.502	(S25) Open space:	0.143
(S26) PROW:	0.376	(S27) Cycle route:	0.376		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site may face competition from industrial uses as this site may be more suited to industrial development. The potential contamination issues may increase build costs and reduce viability. The site could come forward as part of the redevelopment of the Brierfield Mills complex.
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Constraints:	Potential alternative use for the site.
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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	54

Pendle Strategic Housing Land Availability Assessment

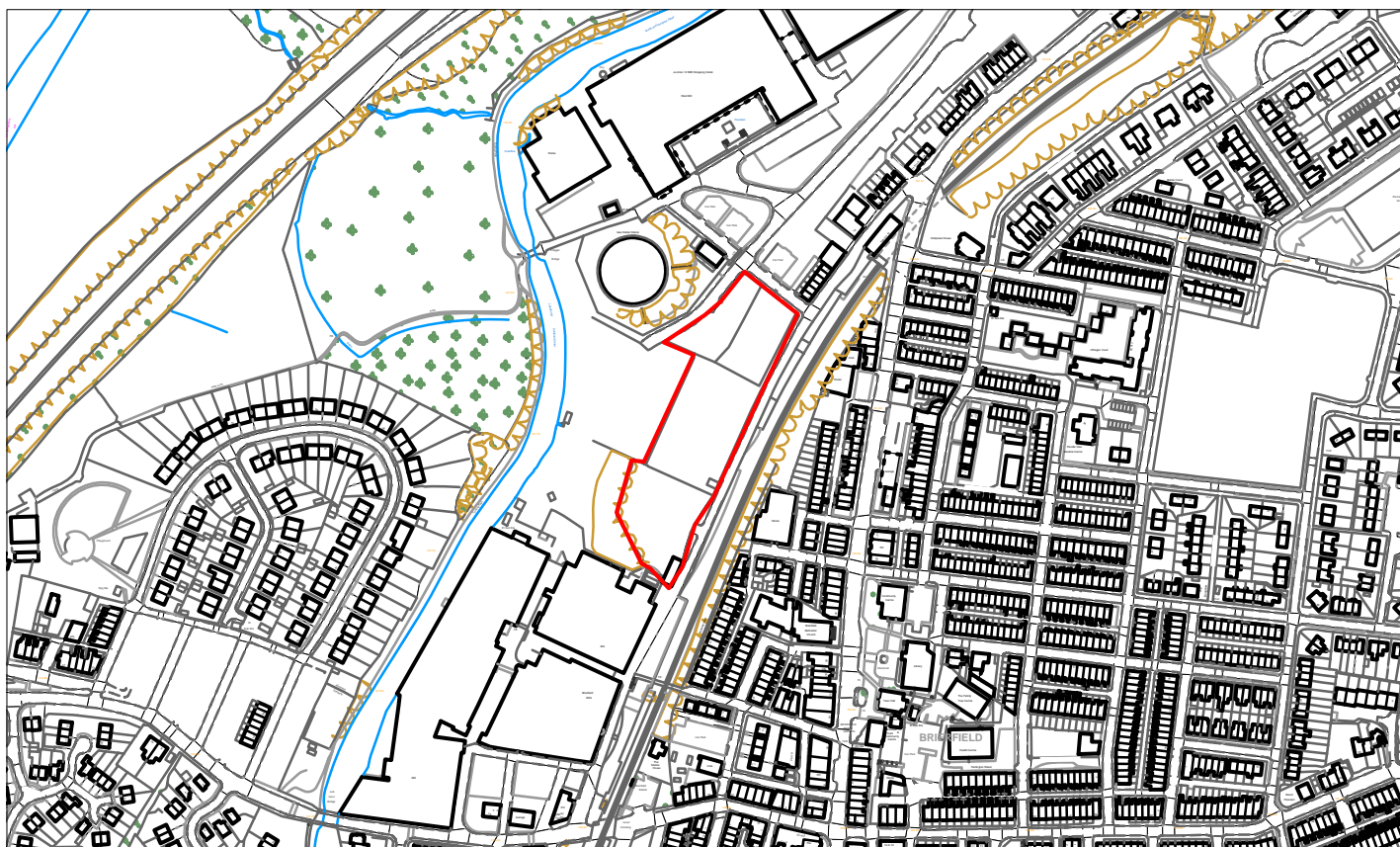
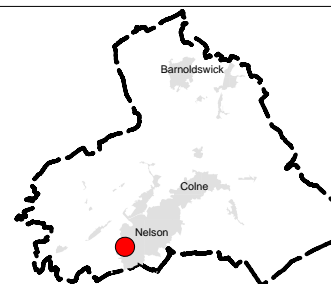
Site Name: Land off Glen Way

Location: Brierfield

Site Ref: 127

Site Area: 1.0600 ha

Grid Ref: SD 384 436



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1037	Site Name: Richard Street Nurseries	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Reedley Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.98ha	Indicative No. Dwellings: 35
Indicative Density: 36dph	Co-ordinates: 384864, 436101	

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?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Flat		
(S11) Flooding issues / Flood zone:	A very small part of site covered by Flood Zones 2 and 3.		Flood Zones 2 & 3		
(S28) Conservation Area:	No	0.364km	(S29) Listed Building:	No	0.360km
(S30) Scheduled Monument:	No	4.205km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.467km
(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 residential properties. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA): No			

Suitability – distance to services (km)

(S12) Railway station:	0.552	(S13) Bus stop:	0.243	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.200	(S15) Secondary school:	1.060	(S16) Sports/leisure centre:	2.765
(S17) Doctors:	0.468	(S18) Hospital:	1.843	(S19) Town / Local centre:	0.221
(S20) Supermarket/store:	2.939	(S21) Employment area:	0.221	(S22) Public house:	0.604
(S23) Corner shop:	0.330	(S24) Post Office:	0.480	(S25) Open space:	0.042
(S26) PROW:	0.000	(S27) Cycle route:	0.812		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. There are current ongoing issues regarding the condition of this site and potential ownership issues which may restrict the site coming forward. The ownership of the site is unknown and therefore the intentions of the owner are unknown.

Constraints: Ownership and intentions for the site 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	35

Pendle Strategic Housing Land Availability Assessment

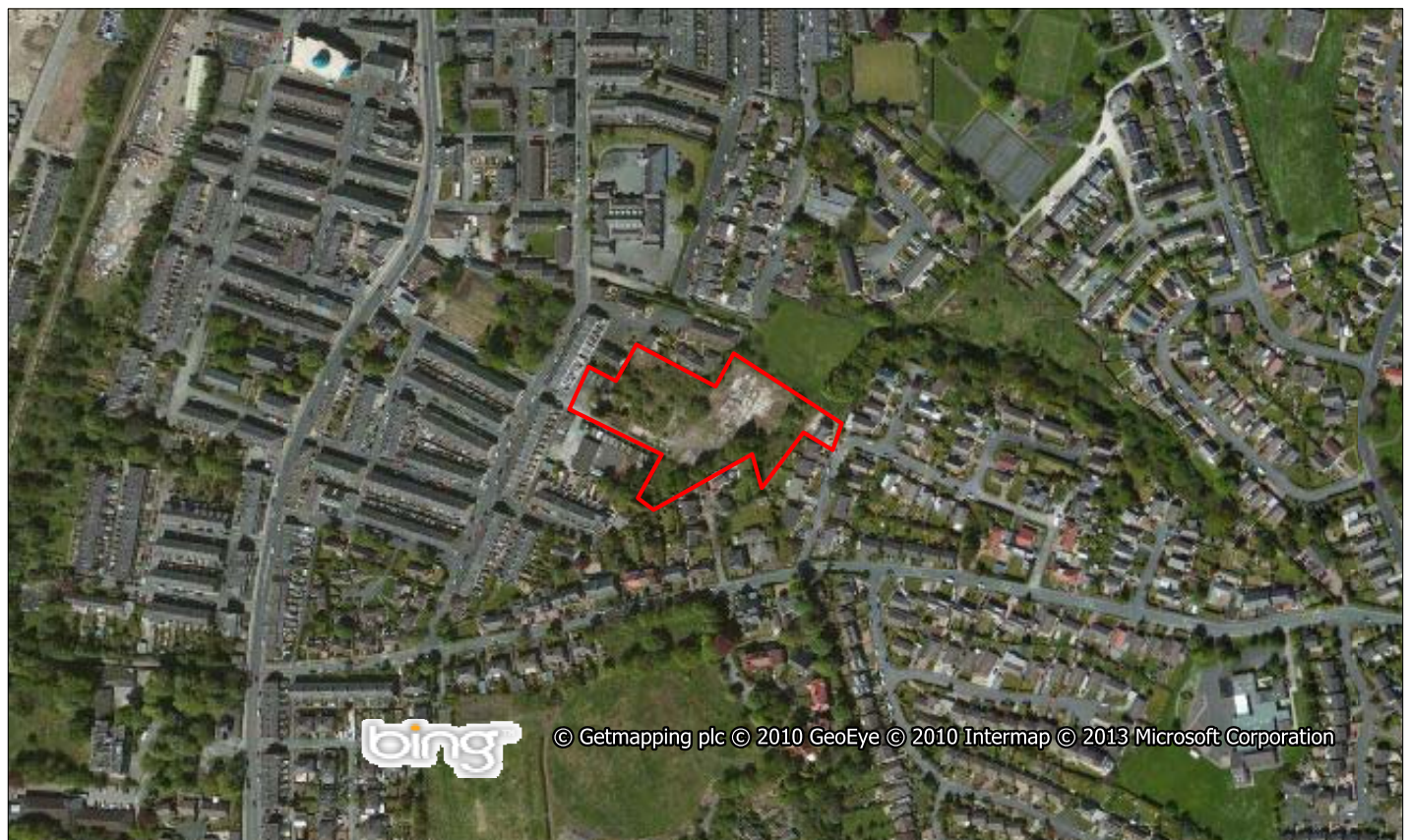
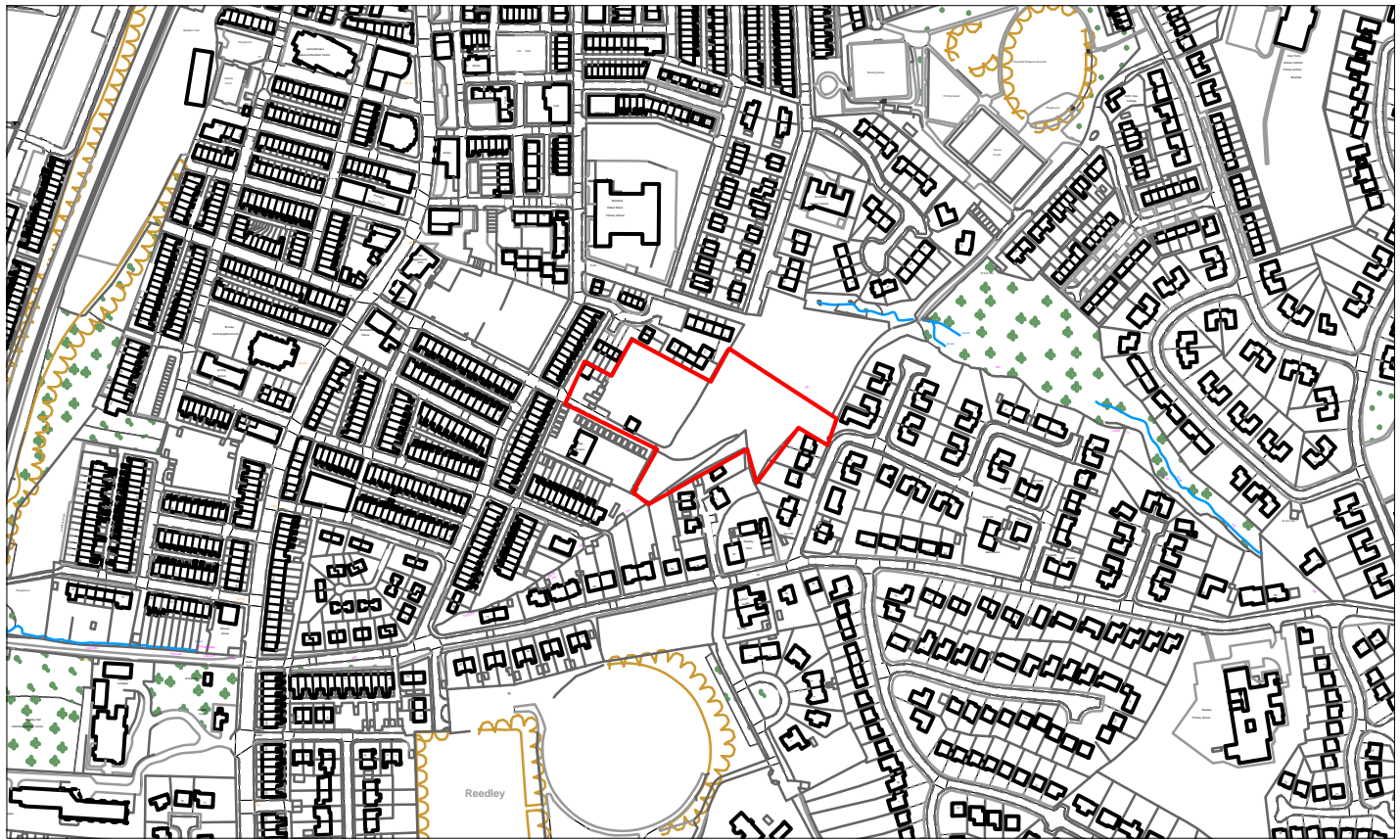
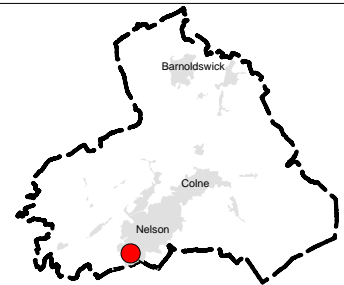
Site Name: Richard Street Nurseries

Location: Brierfield

Site Ref: 1037

Site Area: 0.9836 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 66	Site Name: Former School and Presbytery, Richard Street	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.42ha	Indicative No. Dwellings: 17
Indicative Density: 41dph	Co-ordinates: 384692, 436200	

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?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Site in Flood Zones 2 and 3 and a culverted main river runs under the site.			Flood Zones 2 & 3	
(S28) Conservation Area:	No	0.255km	(S29) Listed Building:	No	0.289km
(S30) Scheduled Monument:	No	4.259km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.143km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.350km
(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 residential properties. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.272	(S13) Bus stop:	0.067	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.145	(S15) Secondary school:	0.605	(S16) Sports/leisure centre:	2.237
(S17) Doctors:	0.317	(S18) Hospital:	1.770	(S19) Town / Local centre:	0.016
(S20) Supermarket/store:	2.910	(S21) Employment area:	0.797	(S22) Public house:	0.502
(S23) Corner shop:	0.349	(S24) Post Office:	0.338	(S25) Open space:	0.098
(S26) PROW:	0.222	(S27) Cycle route:	0.636		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a derelict site on the edge of the centre of Brierfield. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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	17

Pendle Strategic Housing Land Availability Assessment

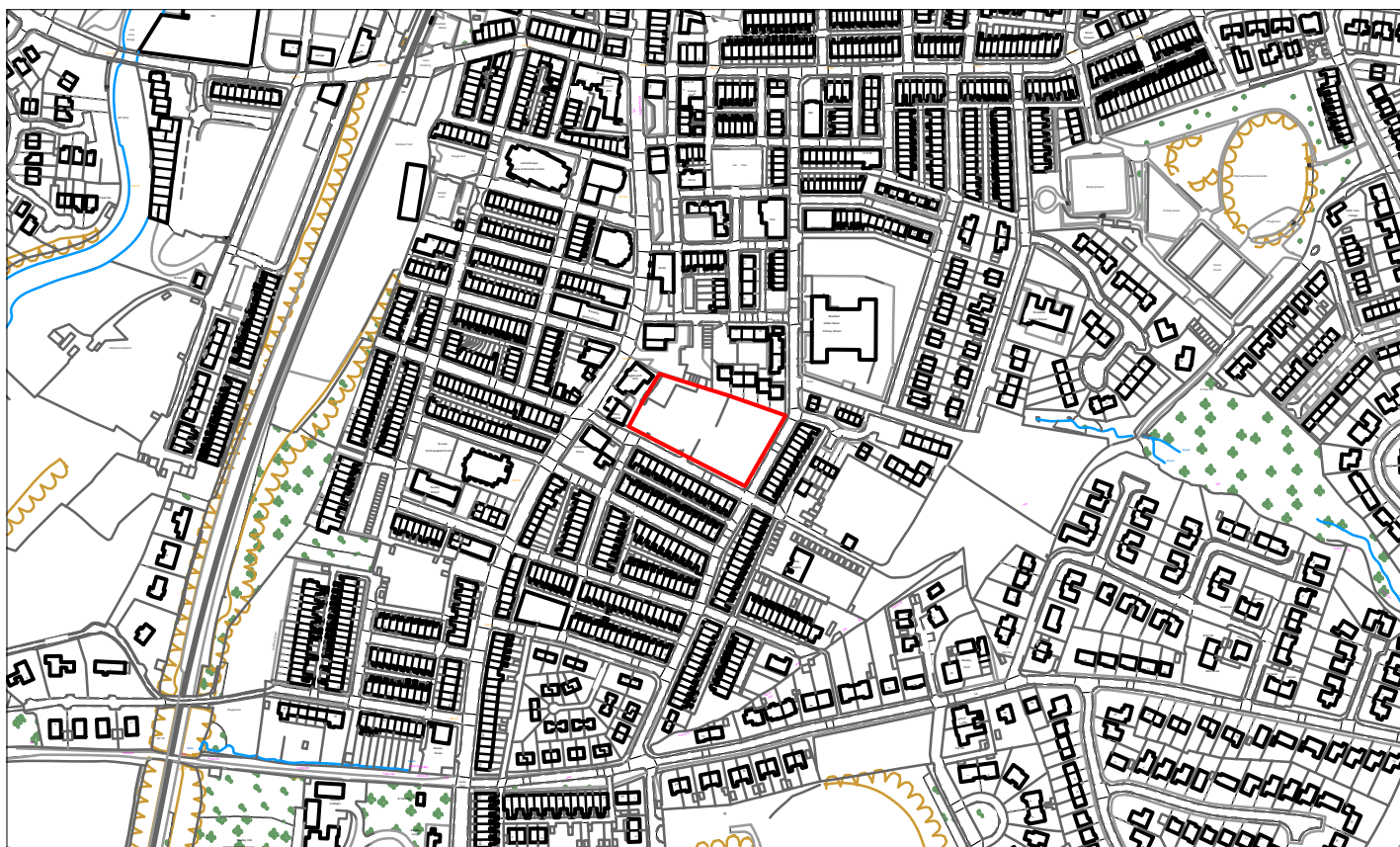
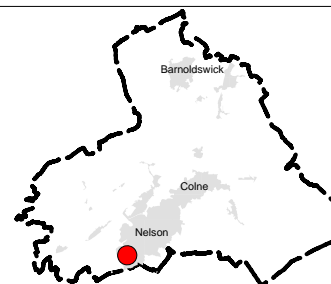
Site Name: Former School and Presbytery, Richard Street

Location: Brierfield

Site Ref: 66

Site Area: 0.4189 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 57	Site Name: Land off Wood Street	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: I (Car Park)		
Site Area (gross): 0.09ha	Indicative No. Dwellings: 10	Indicative Density: 113dph
Co-ordinates: 384742, 436350		

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?	Yes
(S7/S8) Infrastructure comment	Connect to 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. No other flood risk issues identified on site.				Flood Zone 1
(S28) Conservation Area:	No	0.173km	(S29) Listed Building:	No	0.137km
(S30) Scheduled Monument:	No	4.097km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.276km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.369km
(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 residential properties. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.197	(S13) Bus stop:	0.174	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.130	(S15) Secondary school:	0.450	(S16) Sports/leisure centre:	2.084
(S17) Doctors:	0.153	(S18) Hospital:	1.770	(S19) Town / Local centre:	0.029
(S20) Supermarket/store:	2.700	(S21) Employment area:	0.687	(S22) Public house:	0.297
(S23) Corner shop:	0.087	(S24) Post Office:	0.168	(S25) Open space:	0.069
(S26) PROW:	0.542	(S27) Cycle route:	0.461		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is an underused car park in the centre of Brierfield. The site is owned by the Council and has been identified for disposal. The current economic circumstances are restricting the site from coming forward.		
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Constraints:	Potential economic issues.
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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	10

Pendle Strategic Housing Land Availability Assessment

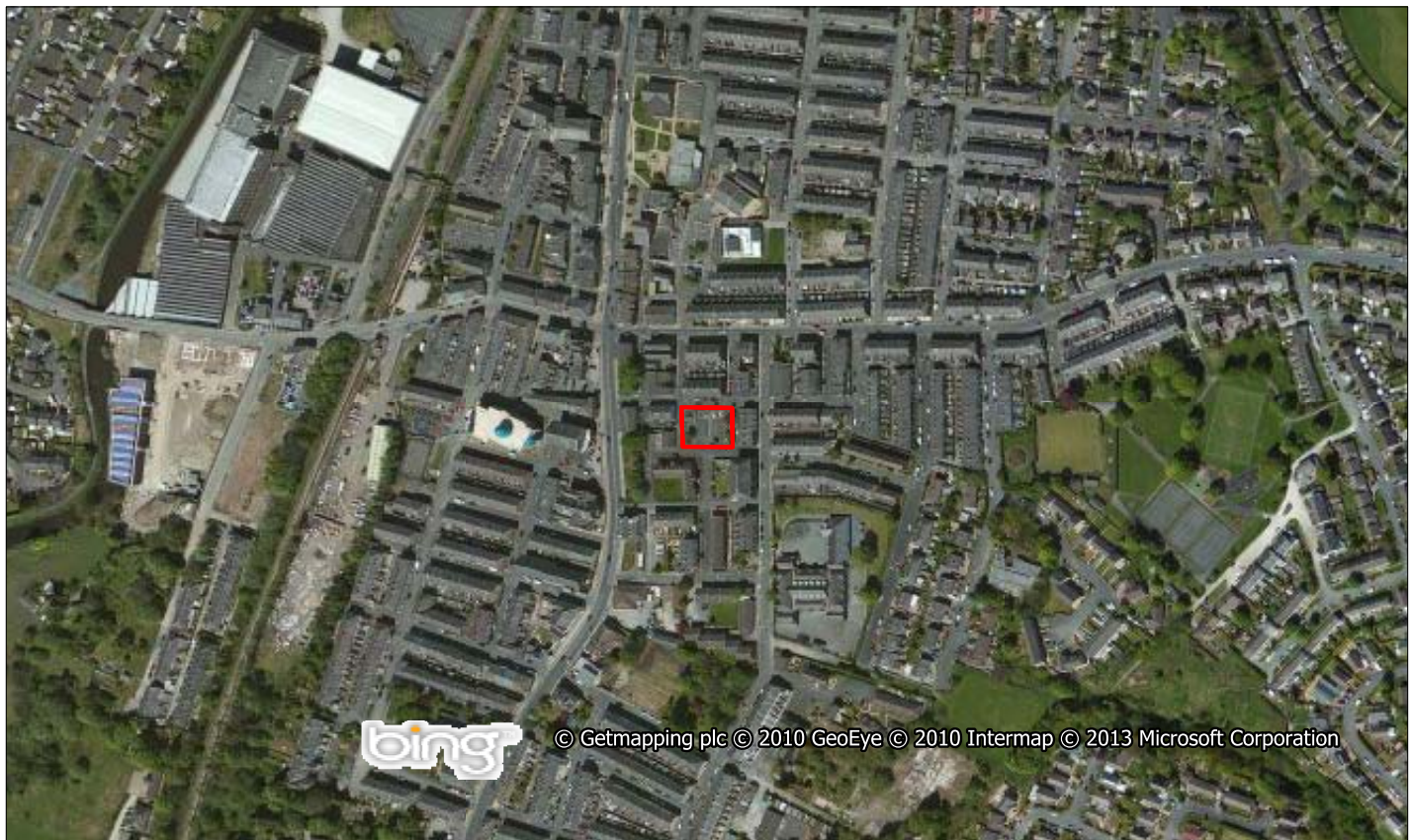
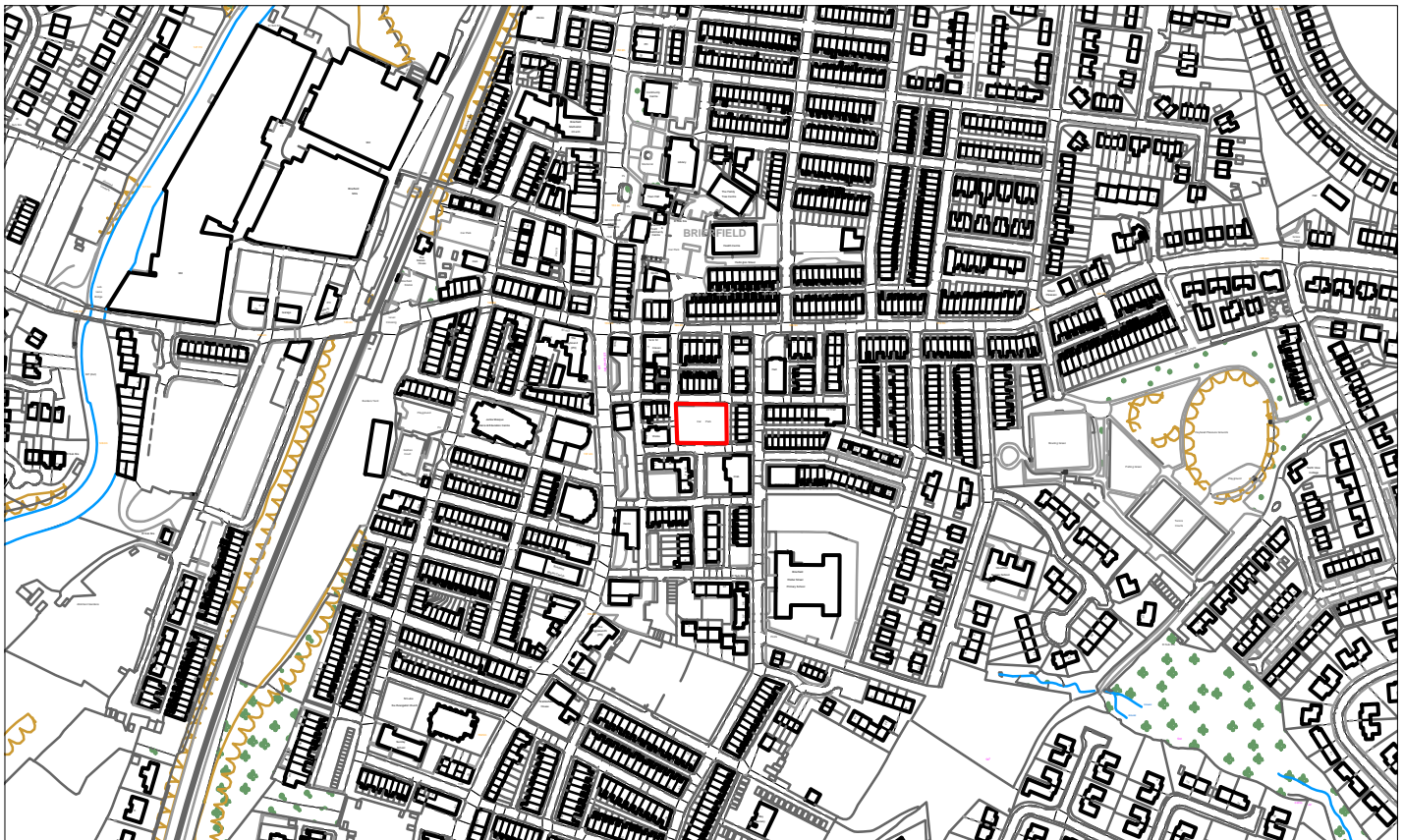
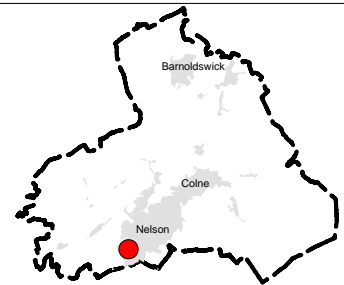
Site Name: Land off Wood Street

Location: Brierfield

Site Ref: 57

Site Area: 0.0884 ha

Grid Ref: SD 384 436



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1023	Site Name: Car park off Junction Street			Settlement:	Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A		SHLAA Typology:	I (Car Park)
Site Area (gross): 0.13ha	Indicative No. Dwellings: 5	Indicative Density: 36dph	Co-ordinates:	384646, 436802	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(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?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Site within Flood Zone 2. Site close to a culverted COW.				Flood Zone 2
(S28) Conservation Area:	Potential/adjacent	0.024km	(S29) Listed Building:	No	0.148km
(S30) Scheduled Monument:	No	3.716km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.059km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.135km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Bad neighbouring uses - site adjacent to industrial uses and existing residential properties. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.475	(S13) Bus stop:	0.228	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.866	(S15) Secondary school:	1.077	(S16) Sports/leisure centre:	1.960
(S17) Doctors:	0.428	(S18) Hospital:	2.562	(S19) Town / Local centre:	0.392
(S20) Supermarket/store:	2.170	(S21) Employment area:	0.392	(S22) Public house:	0.390
(S23) Corner shop:	0.365	(S24) Post Office:	0.553	(S25) Open space:	0.000
(S26) PROW:	0.455	(S27) Cycle route:	0.455		

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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is an underused car park adjacent to a number of derelict sites. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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

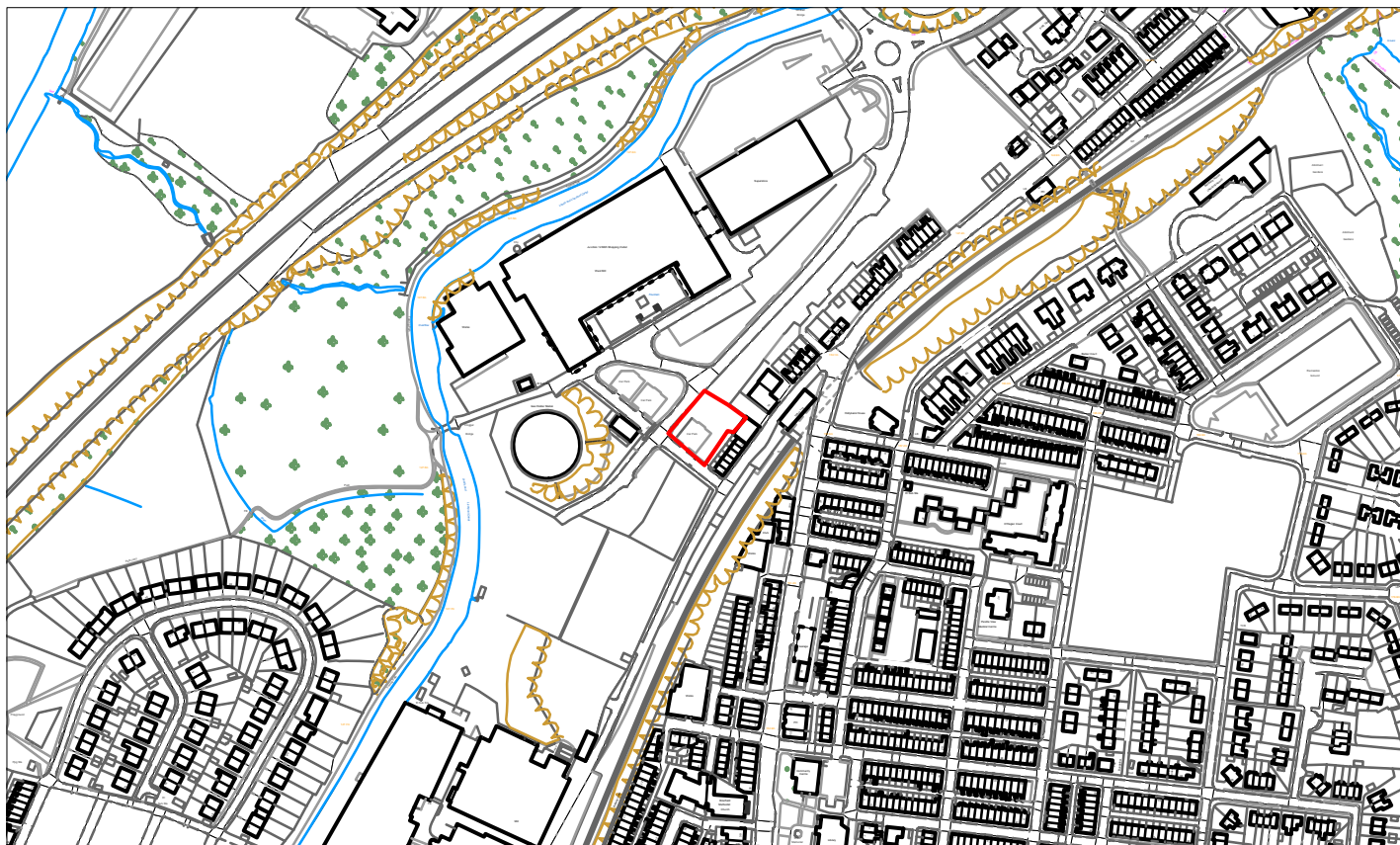
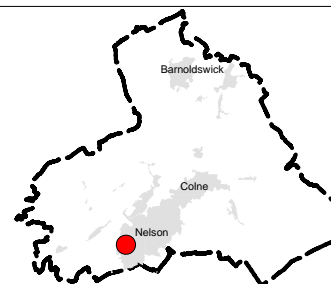
Site Name: Car Park off Junction Street

Location: Brierfield

Site Ref: 1023

Site Area: 0.1253 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 131	Site Name: Land between 84 and 94 Colne Road			Settlement:	Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.02ha	Indicative No. Dwellings: 4	Indicative Density: 200dph	Co-ordinates:	384693, 436713	

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?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing infrastructure networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Site in Flood Zone 2. Main river affects part of site.				Flood Zone 2
(S28) Conservation Area:	No	0.123km	(S29) Listed Building:	No	0.155km
(S30) Scheduled Monument:	No	3.789km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.091km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.193km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Bad neighbouring uses - site adjacent to industrial premises, haulage firm, existing residential properties and a main road. New development could impact on the ability of the haulage firm to operate.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.299	(S13) Bus stop:	0.030	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.480	(S15) Secondary school:	0.278	(S16) Sports/leisure centre:	1.876
(S17) Doctors:	0.146	(S18) Hospital:	2.092	(S19) Town / Local centre:	0.083
(S20) Supermarket/store:	2.200	(S21) Employment area:	0.393	(S22) Public house:	0.129
(S23) Corner shop:	0.097	(S24) Post Office:	0.276	(S25) Open space:	0.160
(S26) PROW:	0.901	(S27) Cycle route:	0.901		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is located on the main road into Brierfield. Development of this site may have an impact on the neighbouring commercial property. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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	4

Pendle Strategic Housing Land Availability Assessment

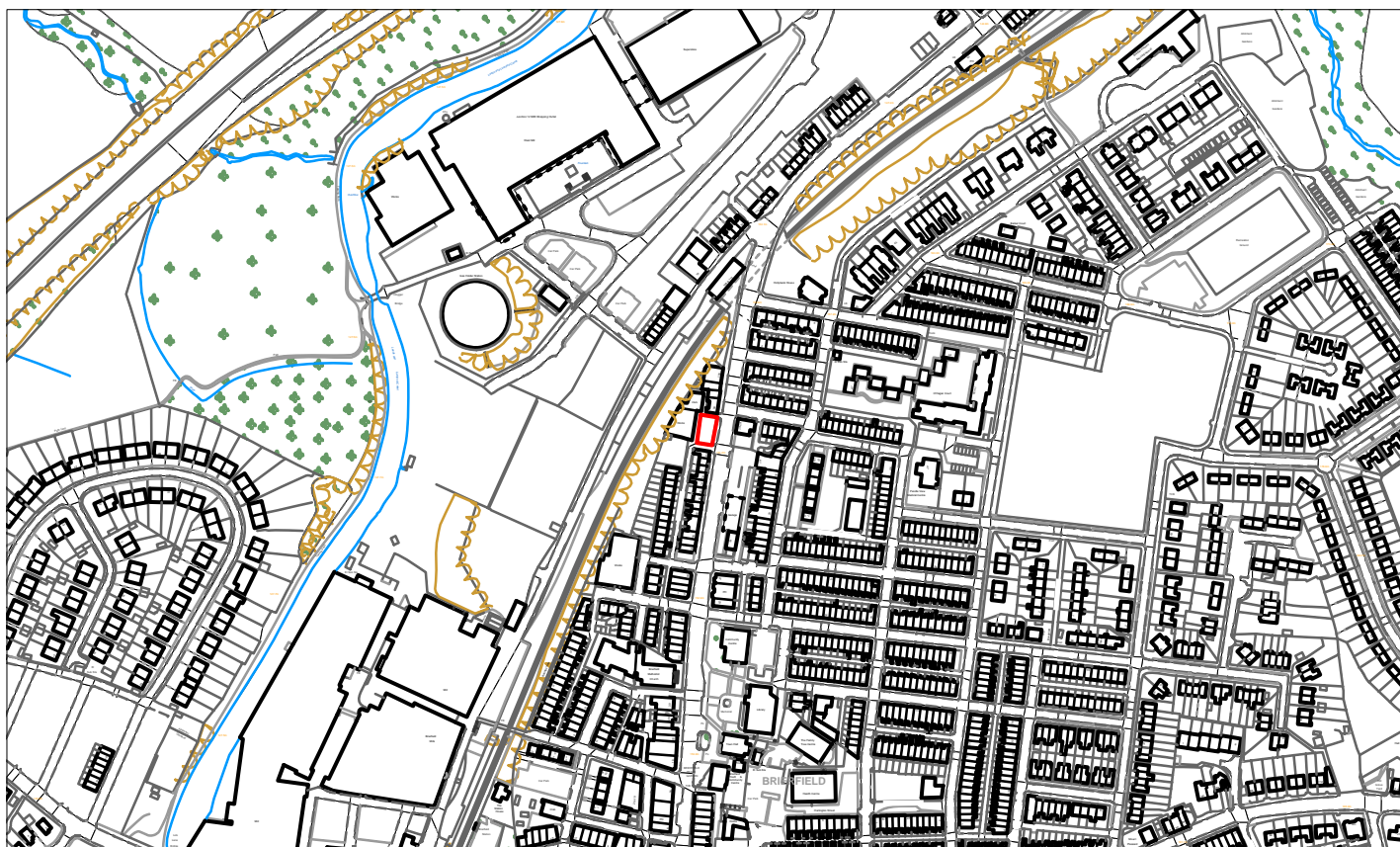
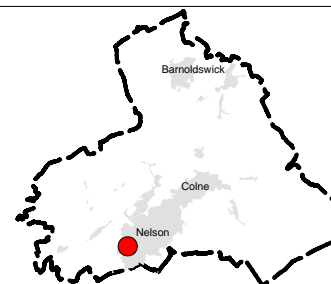
Site Name: Land between 84 and 94 Colne Road

Location: Brierfield

Site Ref: 131

Site Area: 0.0204 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 54		Site Name: Land at Hartington Street			Settlement: Brierfield		
Postcode Sector: BB9 5		Ward: Brierfield Ward		Planning App: N/A		SHLAA Typology: PDVDLB	
Site Area (gross): 0.06ha		Indicative No. Dwellings: 3		Indicative Density: 50dph		Co-ordinates: 384821, 436475	

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:	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	0.240km	(S29) Listed Building:	Potential/adjacent	0.096km
(S30) Scheduled Monument:	No	3.958km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.329km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.372km
(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 health centre opposite and existing residential properties. New development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.262	(S13) Bus stop:	0.140	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.223	(S15) Secondary school:	0.303	(S16) Sports/leisure centre:	1.943
(S17) Doctors:	0.033	(S18) Hospital:	2.092	(S19) Town / Local centre:	0.011
(S20) Supermarket/store:	2.500	(S21) Employment area:	0.647	(S22) Public house:	0.252
(S23) Corner shop:	0.114	(S24) Post Office:	0.230	(S25) Open space:	0.016
(S26) PROW:	0.494	(S27) Cycle route:	0.530		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a urban Brownfield site in the centre of Brierfield. Competing uses for the development of a mosque are likely to have diminished as an alternative site has now been developed for this purpose. There may be other competing uses for the site e.g. a car park. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.		
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Constraints:	Position of the landowner unknown. Potential economic issues.
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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	3

Pendle Strategic Housing Land Availability Assessment

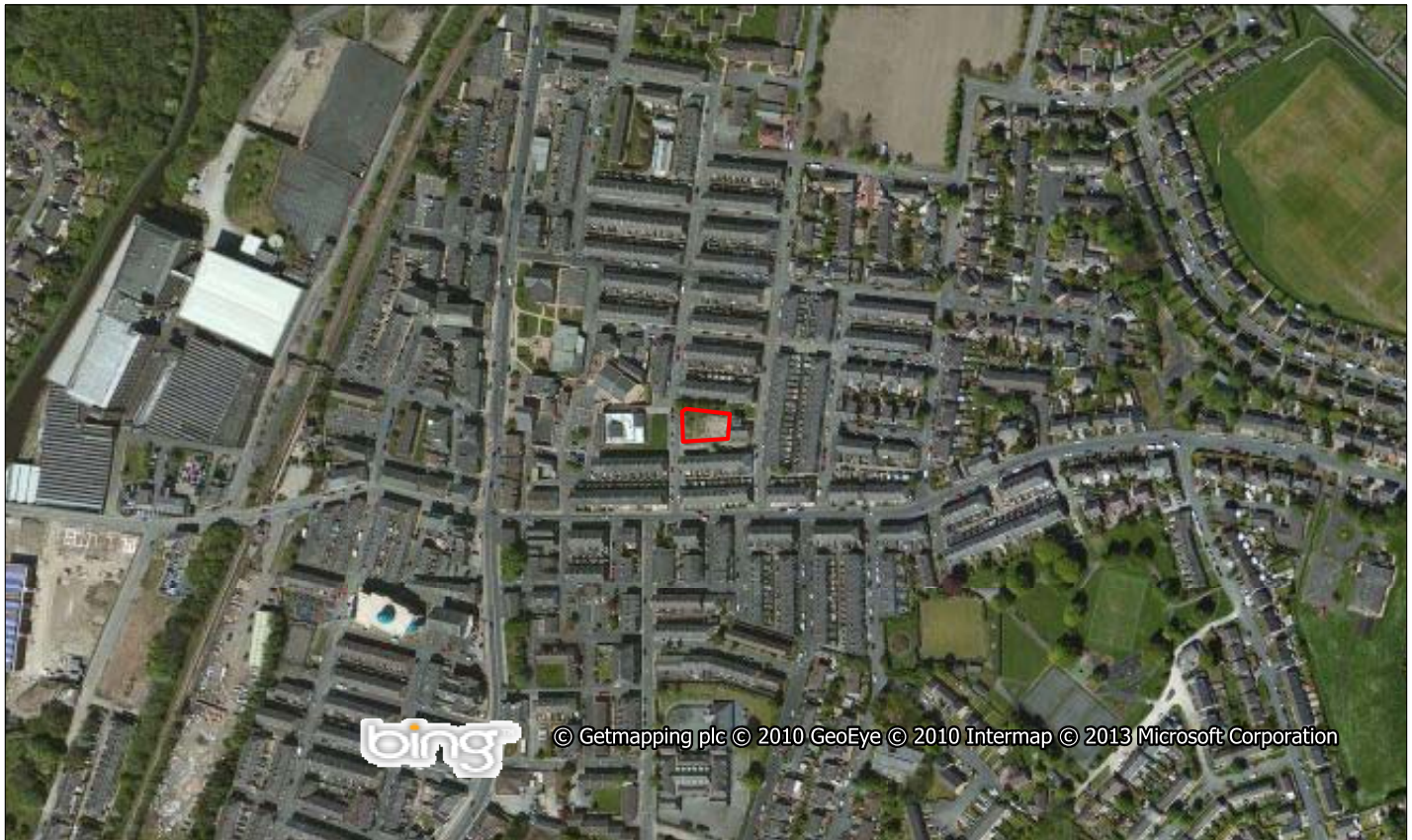
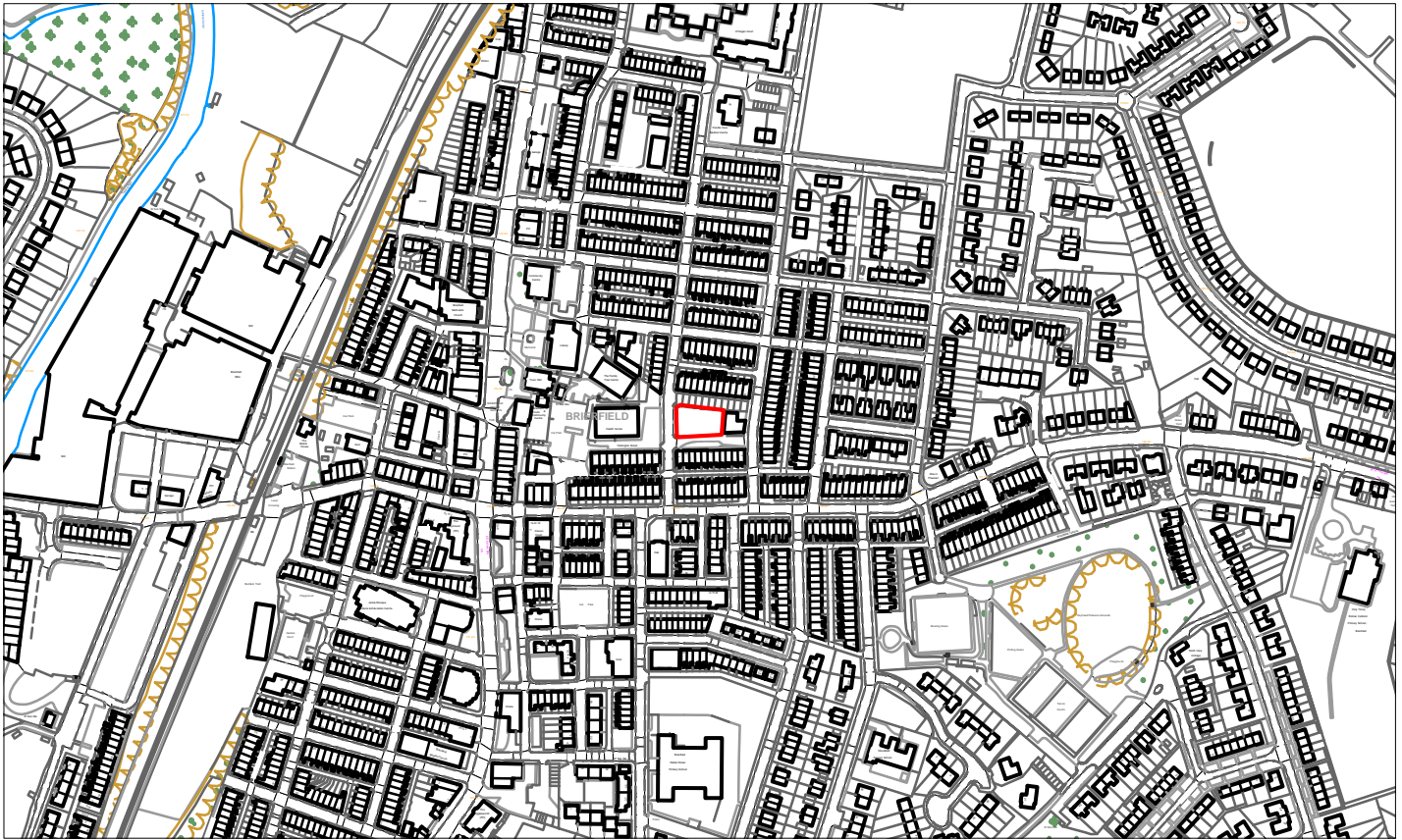
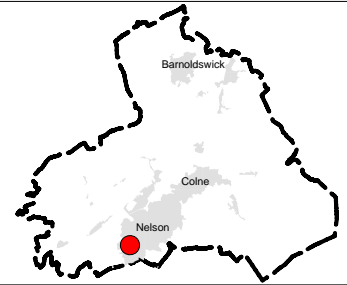
Site Name: Land at Hartington Street

Location: Brierfield

Site Ref: 54

Site Area: 0.0598 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 35	Site Name: Land off Thomas Street and Pendle Road	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.06ha	Indicative No. Dwellings: 3
Indicative Density: 49dph	Co-ordinates: 384474, 436450	

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 infrastructure networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(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:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.057km
(S30) Scheduled Monument:	No	4.115km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.226km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.090km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites onthis 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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site next to former industrial premises which is under redevelopment. Some small commercial uses nearby. The scale of new development is unlikely to have an adverse impact on surrounding uses.				

Suitability – distance to services (km)

(S12) Railway station:	0.118	(S13) Bus stop:	0.146	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.538	(S15) Secondary school:	0.724	(S16) Sports/leisure centre:	2.207
(S17) Doctors:	0.465	(S18) Hospital:	2.068	(S19) Town / Local centre:	0.222
(S20) Supermarket/store:	2.362	(S21) Employment area:	0.477	(S22) Public house:	0.445
(S23) Corner shop:	0.198	(S24) Post Office:	0.283	(S25) Open space:	0.161
(S26) PROW:	0.526	(S27) Cycle route:	0.158		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is adjacent to Brierfield Mills which has been acquired by the Council and is being redeveloped into a mixed use complex. This site could be developed as part of this regeneration project.

Constraints: Potential alternative use for the site.

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	3

Pendle Strategic Housing Land Availability Assessment

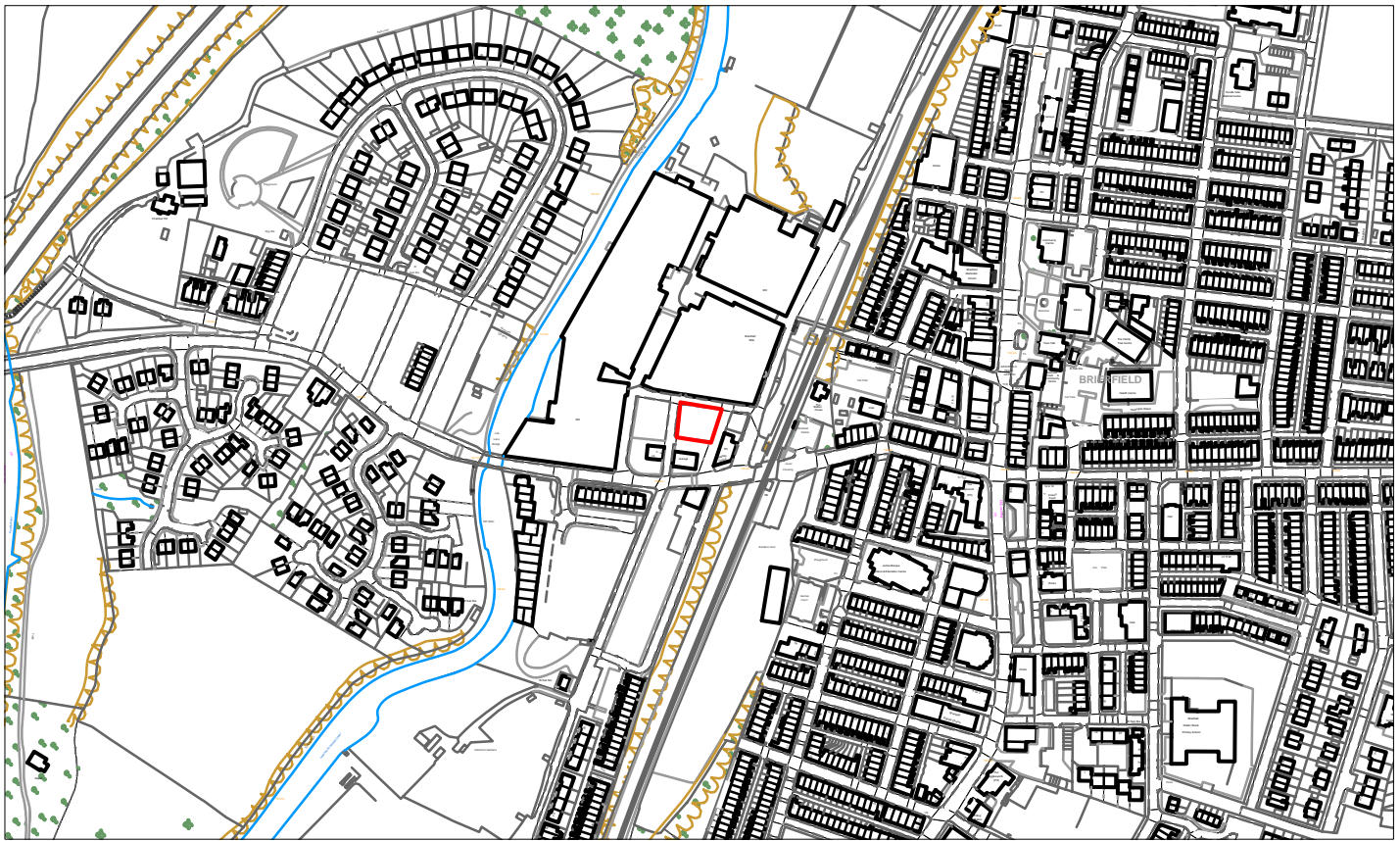
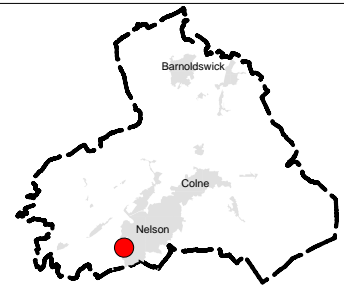
Site Name: Land off Thomas Street and Pendle Road

Location: Brierfield

Site Ref: 35

Site Area: 0.0607 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 146	Site Name: Land to side of 190 Colne Road			Settlement:	Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.05ha	Indicative No. Dwellings: 2	Indicative Density: 43dph	Co-ordinates:	384890, 437020	

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?	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	0.145km	(S29) Listed Building:	No	0.459km
(S30) Scheduled Monument:	No	3.425km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.128km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.128km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.660	(S13) Bus stop:	0.056	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.750	(S15) Secondary school:	0.293	(S16) Sports/leisure centre:	1.532
(S17) Doctors:	0.324	(S18) Hospital:	2.574	(S19) Town / Local centre:	0.423
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.246	(S22) Public house:	0.495
(S23) Corner shop:	0.383	(S24) Post Office:	0.646	(S25) Open space:	0.133
(S26) PROW:	0.564	(S27) Cycle route:	0.564		

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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a small Brownfield site in Brierfield. The ownership of the site is unclear and the site looks to be in partial use.

Constraints: Position of the landowner unknown. Potential economic 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	2

Pendle Strategic Housing Land Availability Assessment

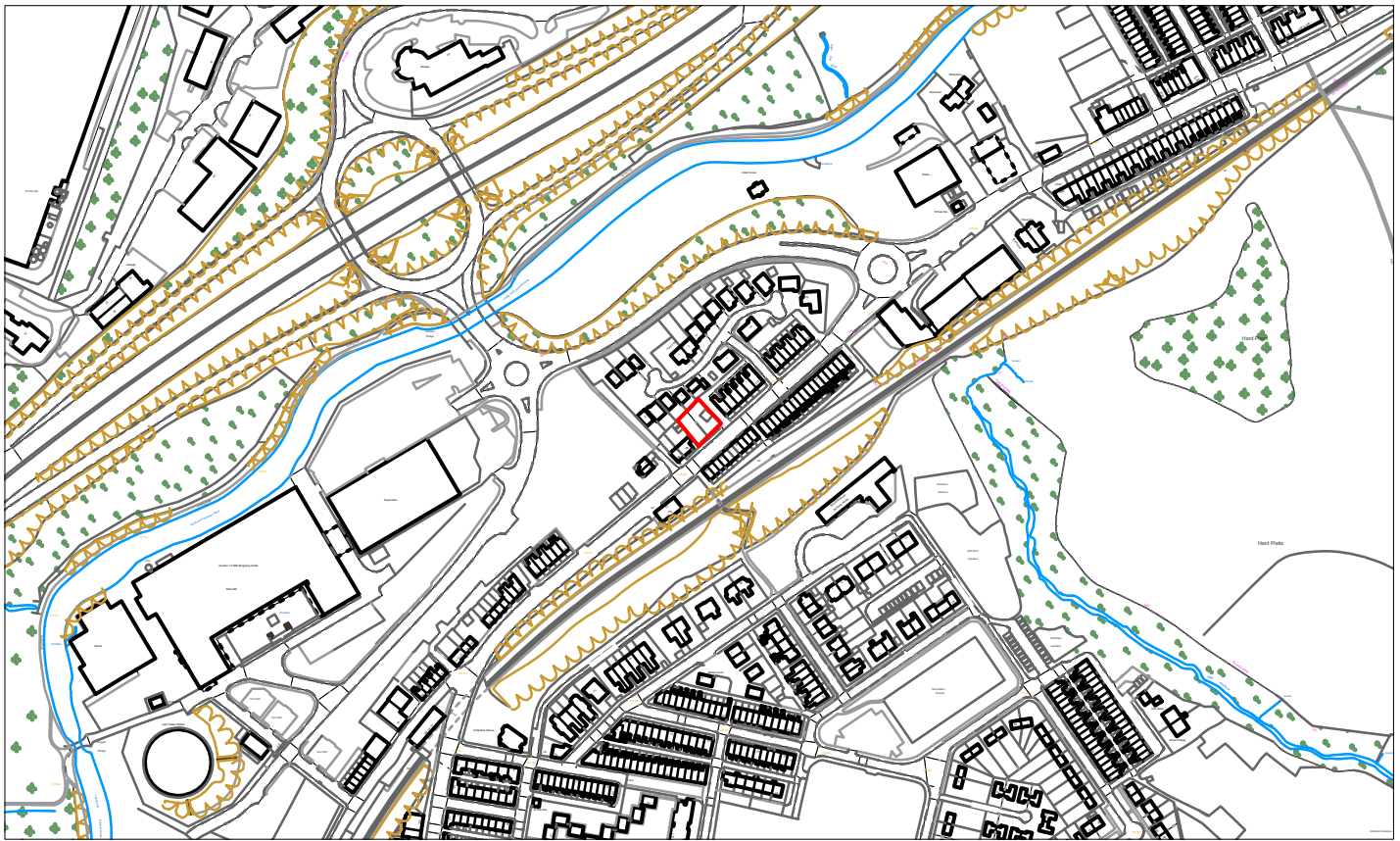
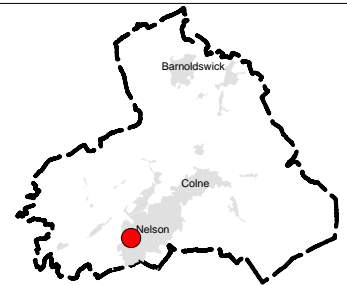
Site Name: Land to side of 190 Colne Road

Location: Brierfield

Site Ref: 146

Site Area: 0.0465 ha

Grid Ref: SD 384 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 118	Site Name: Land between 29 Hardy Avenue and Brierfield House			Settlement:	Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.14ha	Indicative No. Dwellings: 2	Indicative Density: 14dph	Co-ordinates:	384948, 436932	

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?	Partial
(S7/S8) Infrastructure comment	Connect to 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. No other flood risk issues identified on site.			Flood Zone 1	
(S28) Conservation Area:	No	0.106km	(S29) Listed Building:	No	0.443km
(S30) Scheduled Monument:	No	3.463km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.028km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.227km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site is adjacent to the railway line, a care home and existing residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				

Suitability – distance to services (km)

(S12) Railway station:	0.607	(S13) Bus stop:	0.086	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.646	(S15) Secondary school:	0.196	(S16) Sports/leisure centre:	1.518
(S17) Doctors:	0.240	(S18) Hospital:	2.570	(S19) Town / Local centre:	0.361
(S20) Supermarket/store:	2.500	(S21) Employment area:	0.344	(S22) Public house:	0.472
(S23) Corner shop:	0.438	(S24) Post Office:	0.615	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	1.090		

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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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	2

Pendle Strategic Housing Land Availability Assessment

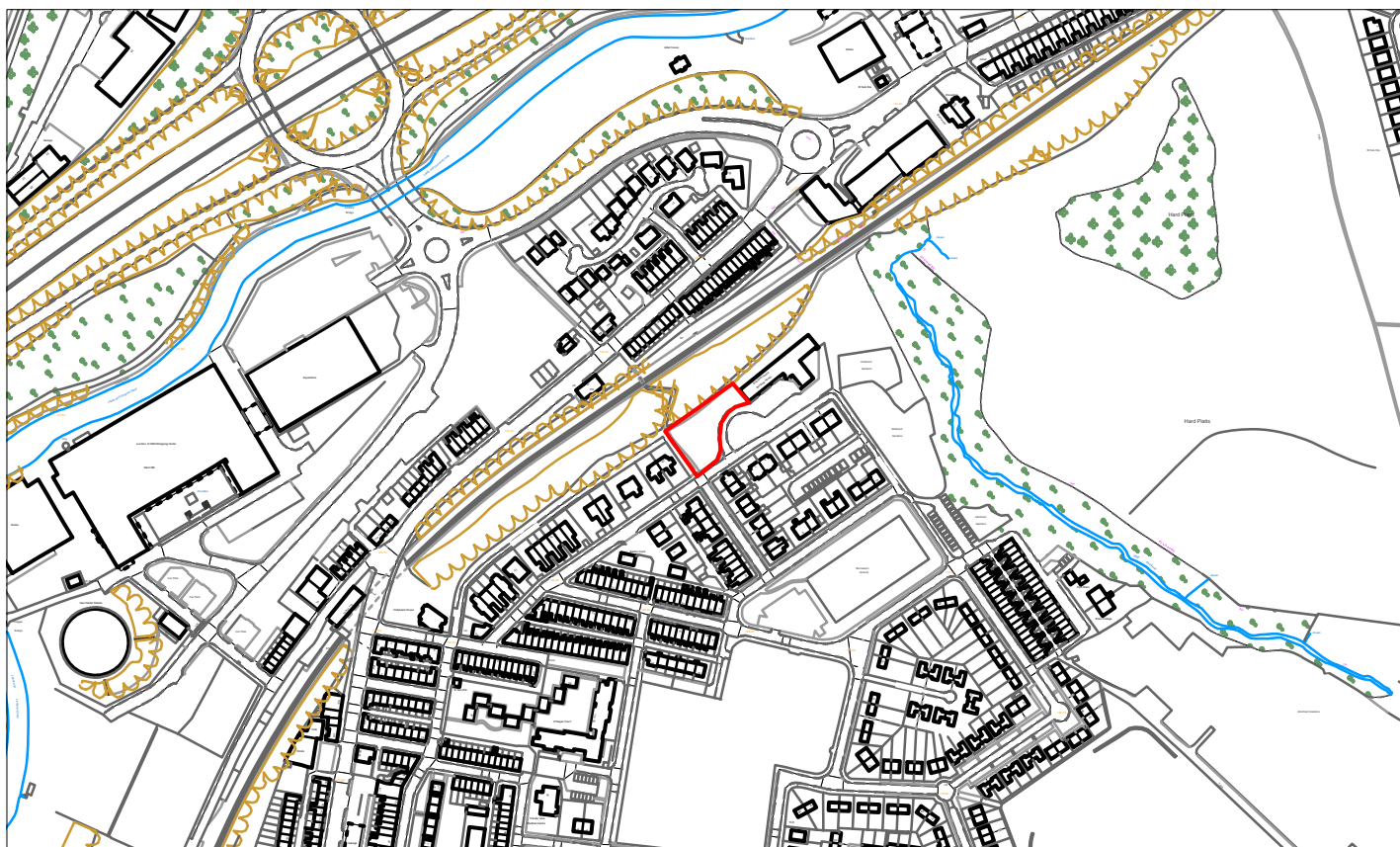
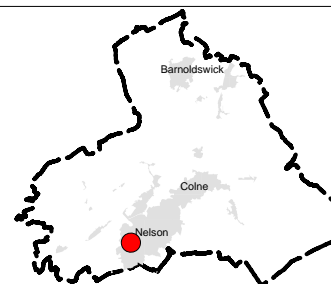
Site Name: Land between 29 Hardy Avenue and Brierfield House

Location: Brierfield

Site Ref: 118

Site Area: 0.1407 ha

Grid Ref: SD 384 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 147	Site Name: Land to rear of 1 Park View, Park View Close	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.04ha	Indicative No. Dwellings: 1
Indicative Density: 27dph	Co-ordinates: 384857, 437076	

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?	Within 250m buffer		(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	0.107km	(S29) Listed Building:	No	0.459km
(S30) Scheduled Monument:	No	3.387km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.174km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.068km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to residential properties and busy main road. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.694	(S13) Bus stop:	0.108	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.815	(S15) Secondary school:	0.356	(S16) Sports/leisure centre:	1.527
(S17) Doctors:	0.380	(S18) Hospital:	2.580	(S19) Town / Local centre:	0.465
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.186	(S22) Public house:	0.662
(S23) Corner shop:	0.369	(S24) Post Office:	0.810	(S25) Open space:	0.173
(S26) PROW:	0.590	(S27) Cycle route:	0.590		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a vacant undeveloped plot on an existing housing estate. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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

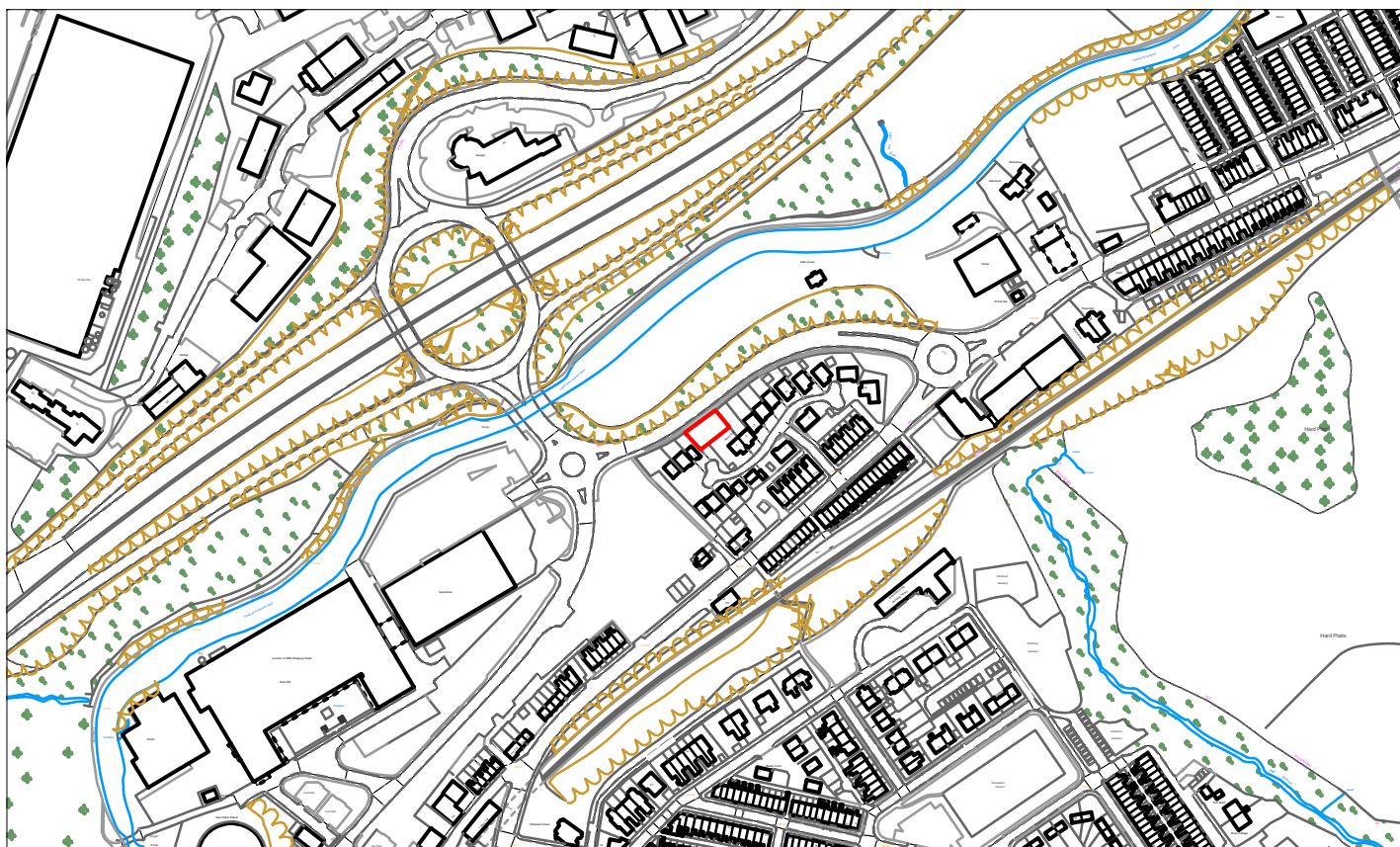
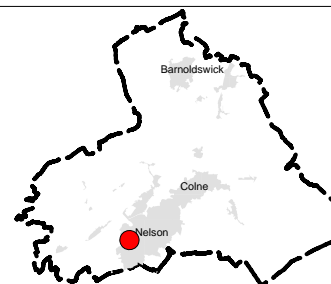
Site Name: Land to rear of 1 Park View Close

Location: Brierfield

Site Ref: 147

Site Area: 0.0374 ha

Grid Ref: SD 384 437



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 81	Site Name: Land in between 18 and 20 Hillsborough Avenue	Settlement: Brierfield
Postcode Sector: BB9 0	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.05ha	Indicative No. Dwellings: 1
Indicative Density: 20dph	Co-ordinates: 385787, 436223	

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:	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	0.287km	(S29) Listed Building:	No	0.190km
(S30) Scheduled Monument:	No	3.443km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.068km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation:	No	1.238km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	1.245	(S13) Bus stop:	0.233	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.536	(S15) Secondary school:	0.585	(S16) Sports/leisure centre:	1.718
(S17) Doctors:	1.021	(S18) Hospital:	2.414	(S19) Town / Local centre:	1.003
(S20) Supermarket/store:	2.900	(S21) Employment area:	1.255	(S22) Public house:	1.410
(S23) Corner shop:	0.611	(S24) Post Office:	1.265	(S25) Open space:	0.014
(S26) PROW:	0.000	(S27) Cycle route:	1.588		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a small, vacant, undeveloped plot. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic 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

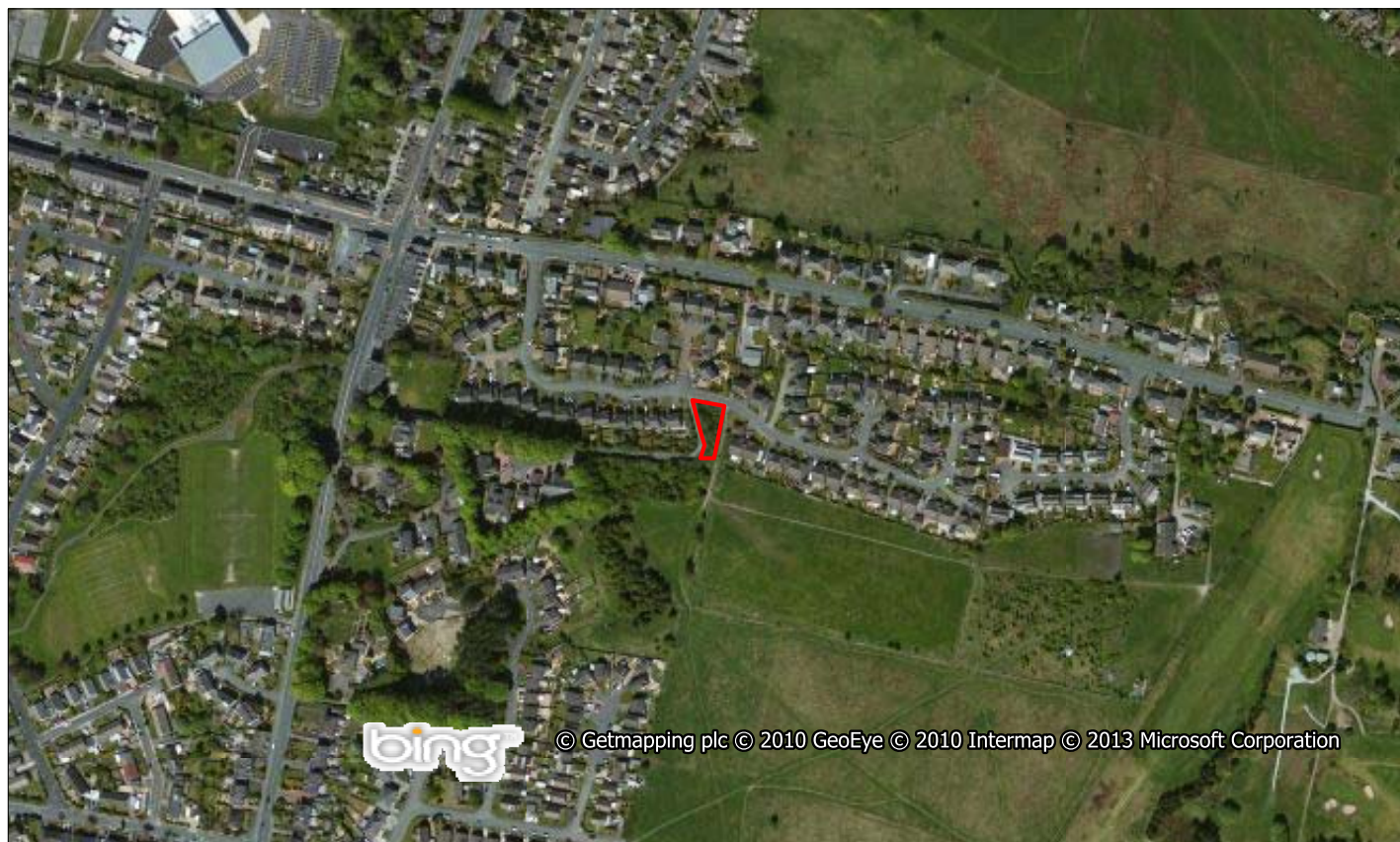
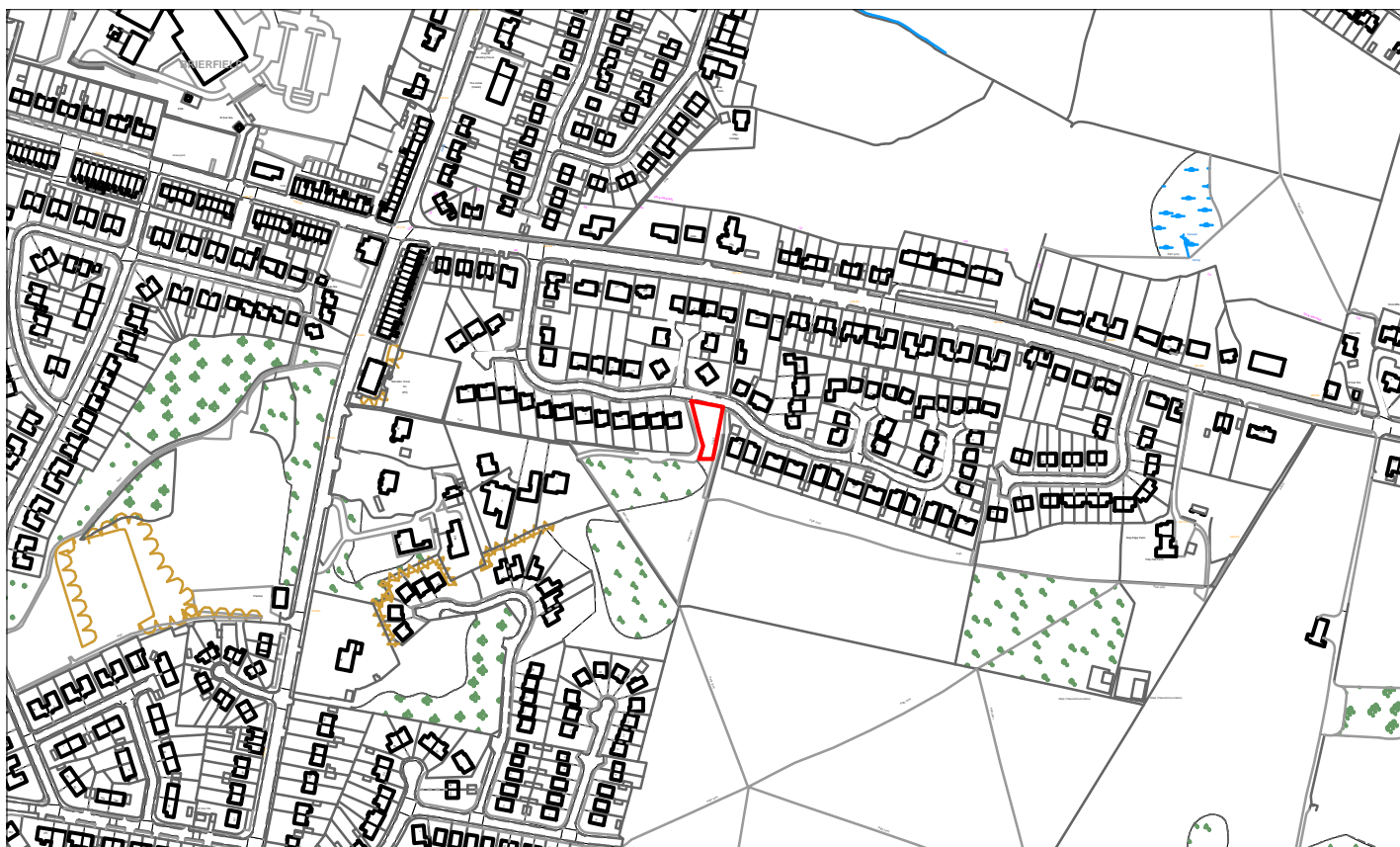
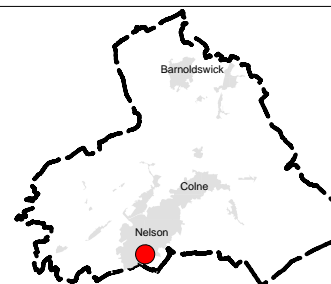
Site Name: Land between 18 and 20 Hilsborough Avenue

Location: Brierfield

Site Ref: 81

Site Area: 0.0491 ha

Grid Ref: SD 385 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 49		Site Name: Land at Pickering Street		Settlement: Brierfield	
Postcode Sector: BB9 5		Ward: Brierfield Ward		Planning App: N/A	
				SHLAA Typology: I (Garage Site)	
Site Area (gross): 0.01ha		Indicative No. Dwellings: 1		Indicative Density: 68dph	
				Co-ordinates: 384640, 436455	

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?	Within 250m buffer		(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:	Potential/adjacent	0.067km	(S29) Listed Building:	Potential/adjacent	0.075km
(S30) Scheduled Monument:	No	4.051km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.330km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.242km
(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 Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site adjacent to residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.089	(S13) Bus stop:	0.066	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.276	(S15) Secondary school:	0.435	(S16) Sports/leisure centre:	2.091
(S17) Doctors:	0.151	(S18) Hospital:	1.931	(S19) Town / Local centre:	0.007
(S20) Supermarket/store:	2.500	(S21) Employment area:	0.554	(S22) Public house:	0.190
(S23) Corner shop:	0.077	(S24) Post Office:	0.041	(S25) Open space:	0.100
(S26) PROW:	0.710	(S27) Cycle route:	0.340		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	2 owners - Joint Private / Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a very small garage plot. Partly owned by Pendle Borough Council. The site has not been identified for disposal at this time. The site could come forward as a larger redevelopment opportunity of the adjacent site.

Constraints: Potential economic 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

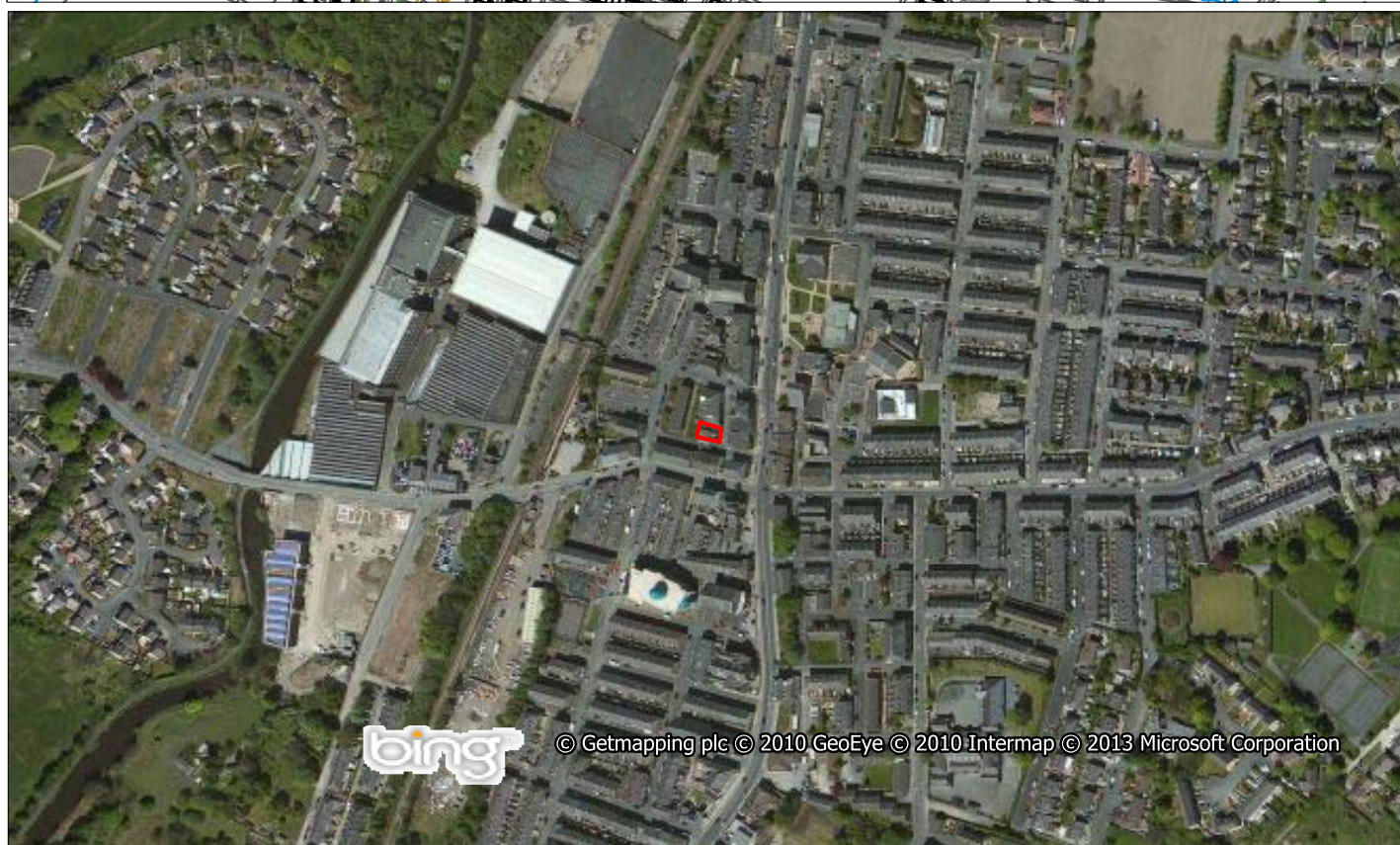
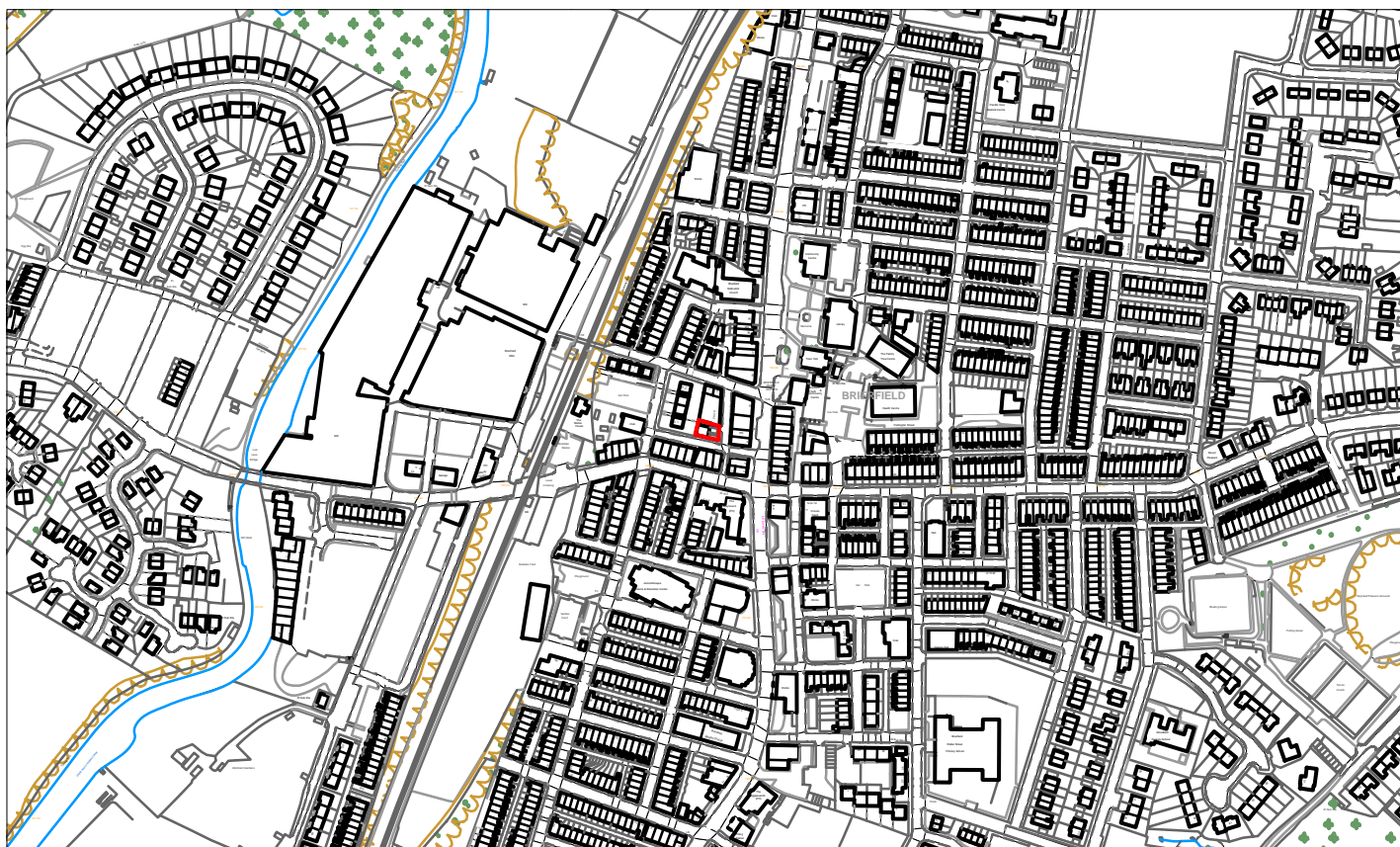
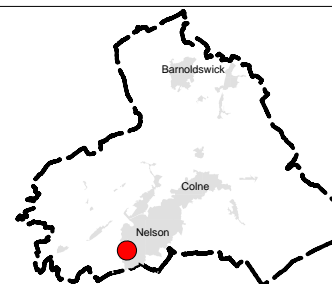
Site Name: Land at Pickering Street

Location: Brierfield

Site Ref: 49

Site Area: 0.0147 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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