

Pendle Strategic Housing Land Availability Assessment

Site Details

| | | |
|---------------------------|--|---------------------------|
| Site Ref: 727 | Site Name: Land between 290 and 300 Wheatley Lane Road | Settlement: Fence |
| Postcode Sector: BB12 9 | Ward: Old Laund Booth Ward | Planning App: N/A |
| SHLAA Typology: VLNPD | Indicative No. Dwellings: 3 | Indicative Density: 39dph |
| Site Area (gross): 0.07ha | Co-ordinates: 383603, 438178 | |

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: | 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 | 0.600km | (S29) Listed Building: Potential/adjacent 0.029km |
| (S30) Scheduled Monument: | No | 3.290km | (S31) Archaeology: Potential |
| (S32) TPO: | No | 0.027km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 0.264km |
| (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 adjacent to existing residential development, a public house and open countryside. 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: | 1.960 | (S13) Bus stop: | 0.024 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.773 | (S15) Secondary school: | 1.983 | (S16) Sports/leisure centre: | 1.956 |
| (S17) Doctors: | 1.931 | (S18) Hospital: | 3.800 | (S19) Town / Local centre: | 1.875 |
| (S20) Supermarket/store: | 2.900 | (S21) Employment area: | 0.796 | (S22) Public house: | 0.030 |
| (S23) Corner shop: | 0.494 | (S24) Post Office: | 0.551 | (S25) Open space: | 0.308 |
| (S26) PROW: | 0.000 | (S27) Cycle route: | 1.837 | | |

Availability

| | | | |
|---|--------------------|------------------------|-----------------------|
| (A1) Access issues? | No | (A2) Vehicular access: | Moderate/Minor issues |
| (A3) Visibility splays / highways issues? | Adequate | (A4) In use? | No |
| (A5) Ownership? | 2 owners - 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. This is a rural Greenfield site in Fence. Planning permission has previously been refused on this site due to highways and access issues. The intentions of the owner are unclear.

Constraints: Potential access issues to resolve. 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 | 3 |

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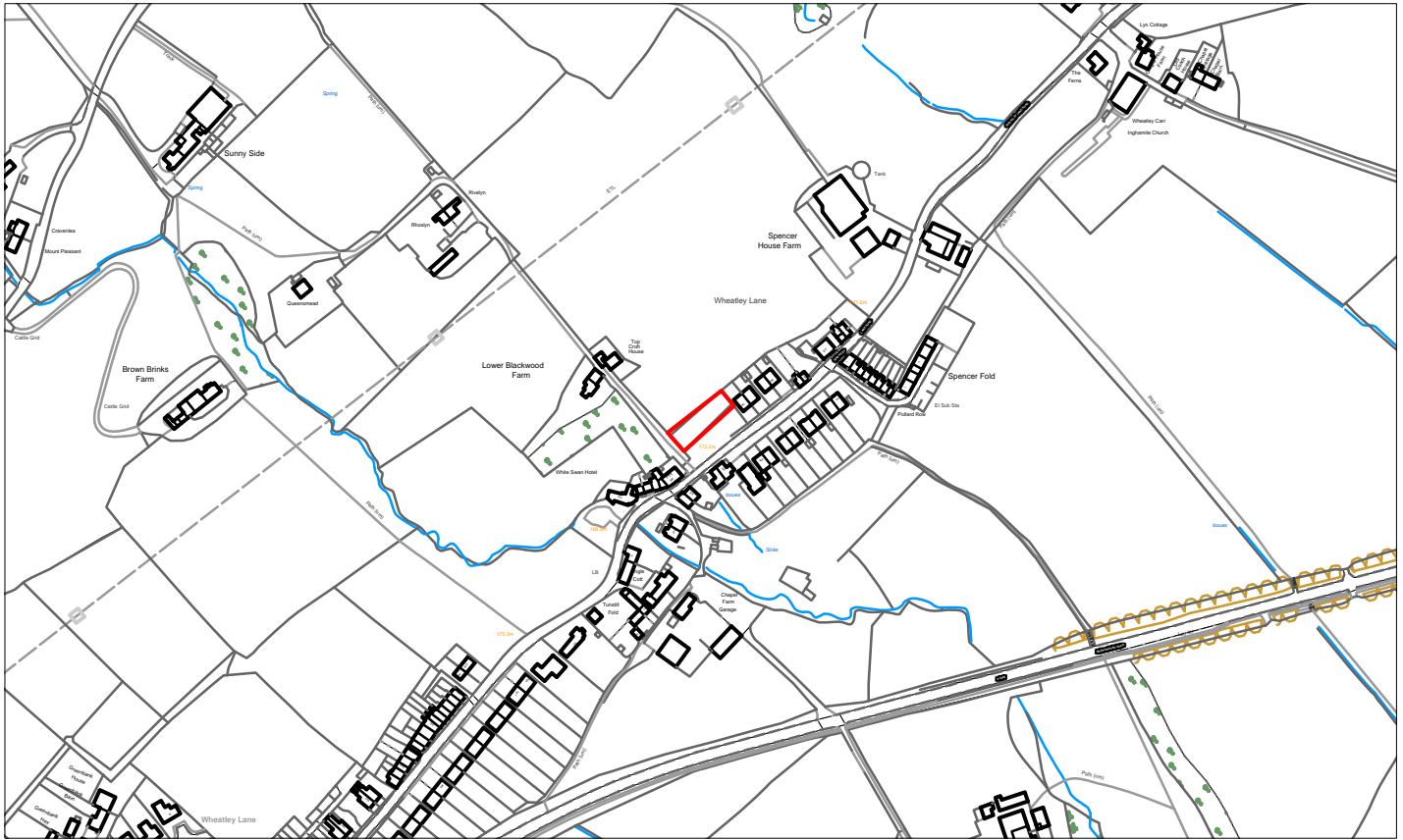
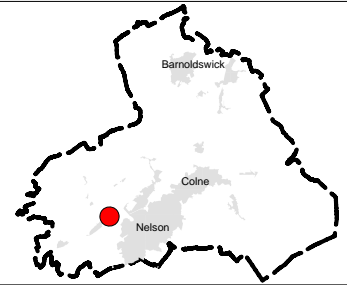
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Location: Fence

Site Ref: 727

Site Area: 0.0679 ha

Grid Ref: SD 383 438



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Scale: 1 : 5,000

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