

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 695	Site Name: Land behind the Works off Whitemoor Road	Settlement: Foulridge
Postcode Sector: BB8 7	Ward: Foulridge Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.23ha	Indicative No. Dwellings: 8
Indicative Density: 35dph	Co-ordinates: 388784, 442337	

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	2.138km	(S29) Listed Building:	Potential/adjacent	0.085km
(S30) Scheduled Monument:	No	3.288km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.085km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.083km
(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 Grade 4 - poor quality farmland.				

(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:	No	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	2.551	(S13) Bus stop:	0.260	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.770	(S15) Secondary school:	1.820	(S16) Sports/leisure centre:	2.509
(S17) Doctors:	0.095	(S18) Hospital:	6.500	(S19) Town / Local centre:	2.132
(S20) Supermarket/store:	2.222	(S21) Employment area:	2.728	(S22) Public house:	0.331
(S23) Corner shop:	0.302	(S24) Post Office:	2.257	(S25) Open space:	0.153
(S26) PROW:	0.061	(S27) Cycle route:	0.000		

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?	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 site in Foulridge, partly previously developed. The topography of the site is quite steep and development may cause amenity issues for the existing residents below. The intentions of the owner are unclear.

Constraints: Position of the landowner unknown. Topographical 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	8

Pendle Strategic Housing Land Availability Assessment

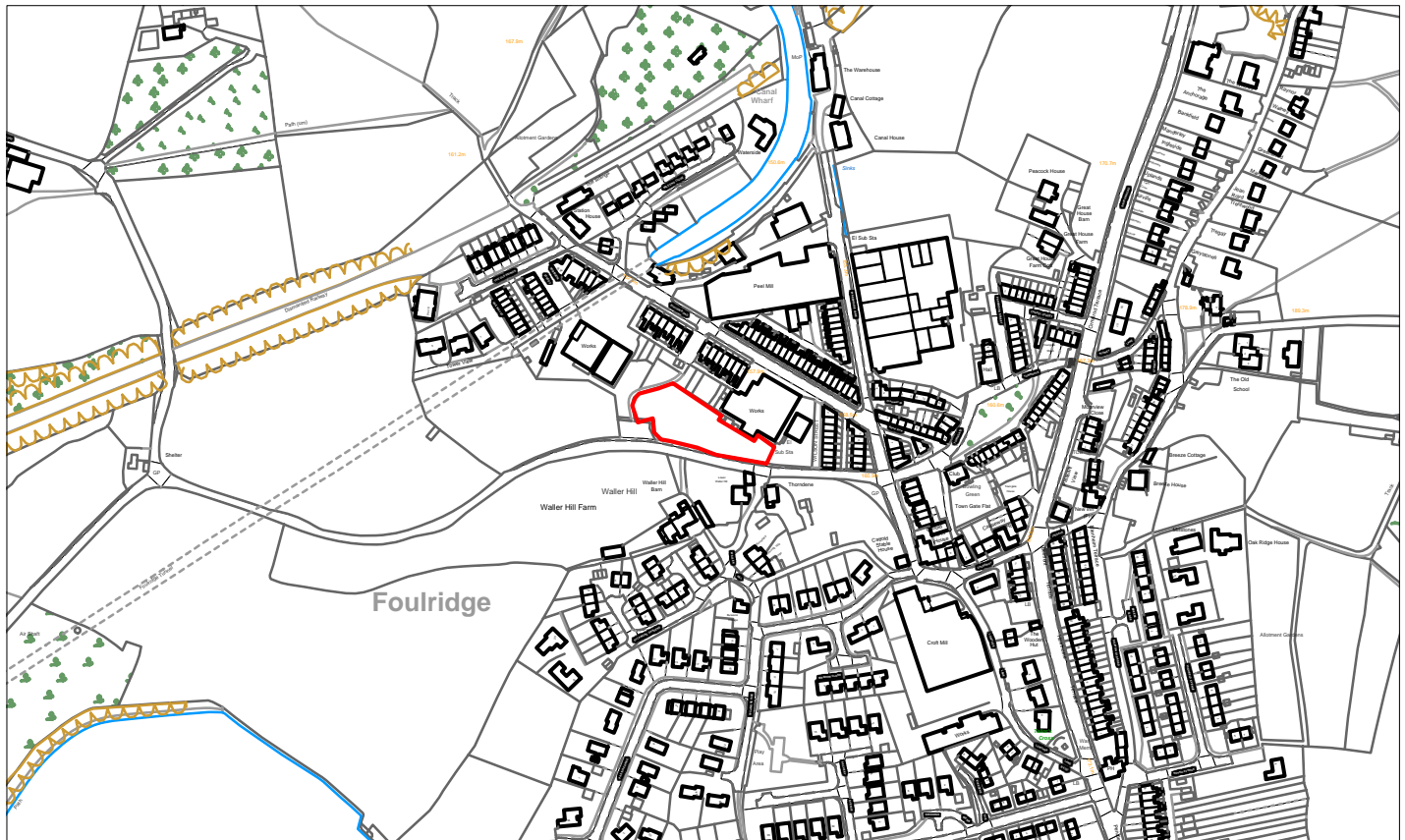
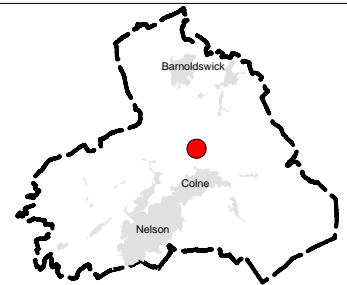
Site Name: Land behind Works off Whitemoor Road

Location: Foulridge

Site Ref: 695

Site Area: 0.2340 ha

Grid Ref: SD 388 442



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 678	Site Name: Land adjacent to 10 Skipton Road	Settlement: Foulridge
Postcode Sector: BB8 7	Ward: Foulridge Ward	Planning App: N/A
SHLAA Typology: I (Garden Land)	Site Area (gross): 0.03ha	Indicative No. Dwellings: 2
Indicative Density: 73dph	Co-ordinates: 388999, 442211	

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	1.929km	(S29) Listed Building:
No	3.400km	(S31) Archaeology:	Potential
(S30) Scheduled Monument:	Partial	0.007km	(S37) Poor air quality:
(S32) TPO:	None identified	(S34) Nature Conservation Designation:	No
(S33) Ecology:	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.		
(S33/S34) Natural environment comment:	No bad neighbouring uses - site mainly surrounded by residential development. The scale of new development is unlikely to have an adverse impact on surrounding uses.		
(S35/S36) Bad neighbour uses and impact on surround area:	No	(S40) Mineral Safeguarding Area (MSA):	No
(S39) Coal Mining:			

Suitability – distance to services (km)

(S12) Railway station:	2.502	(S13) Bus stop:	0.012	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.549	(S15) Secondary school:	1.594	(S16) Sports/leisure centre:	2.459
(S17) Doctors:	0.227	(S18) Hospital:	6.200	(S19) Town / Local centre:	2.002
(S20) Supermarket/store:	2.095	(S21) Employment area:	2.683	(S22) Public house:	0.113
(S23) Corner shop:	0.051	(S24) Post Office:	2.008	(S25) Open space:	0.104
(S26) PROW:	0.093	(S27) Cycle route:	0.156		

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?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 4

Comments: The Council's viability model indicates that this type of site is viable to develop. This is a small site in Foulridge. The intentions of the owner are unclear.

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

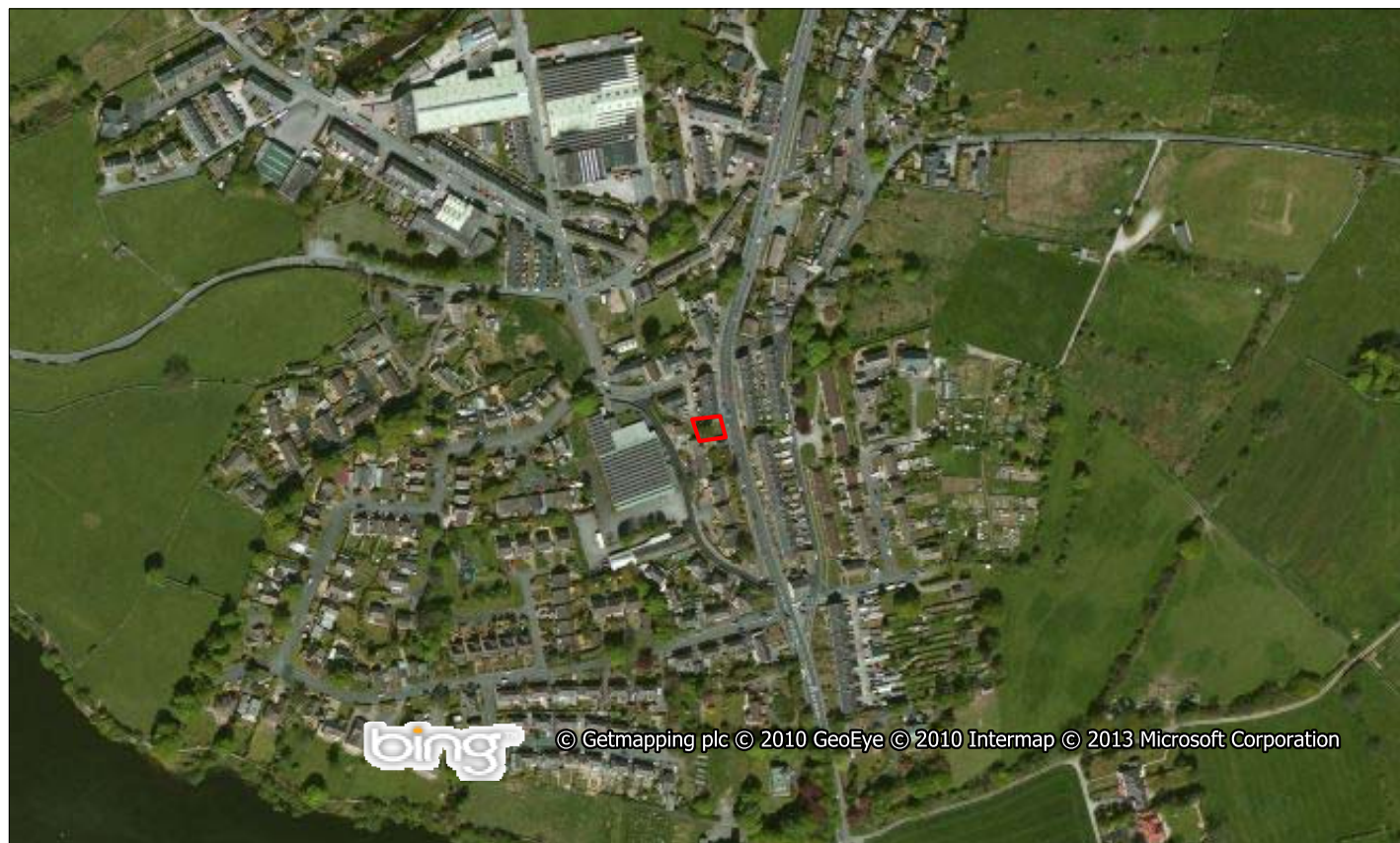
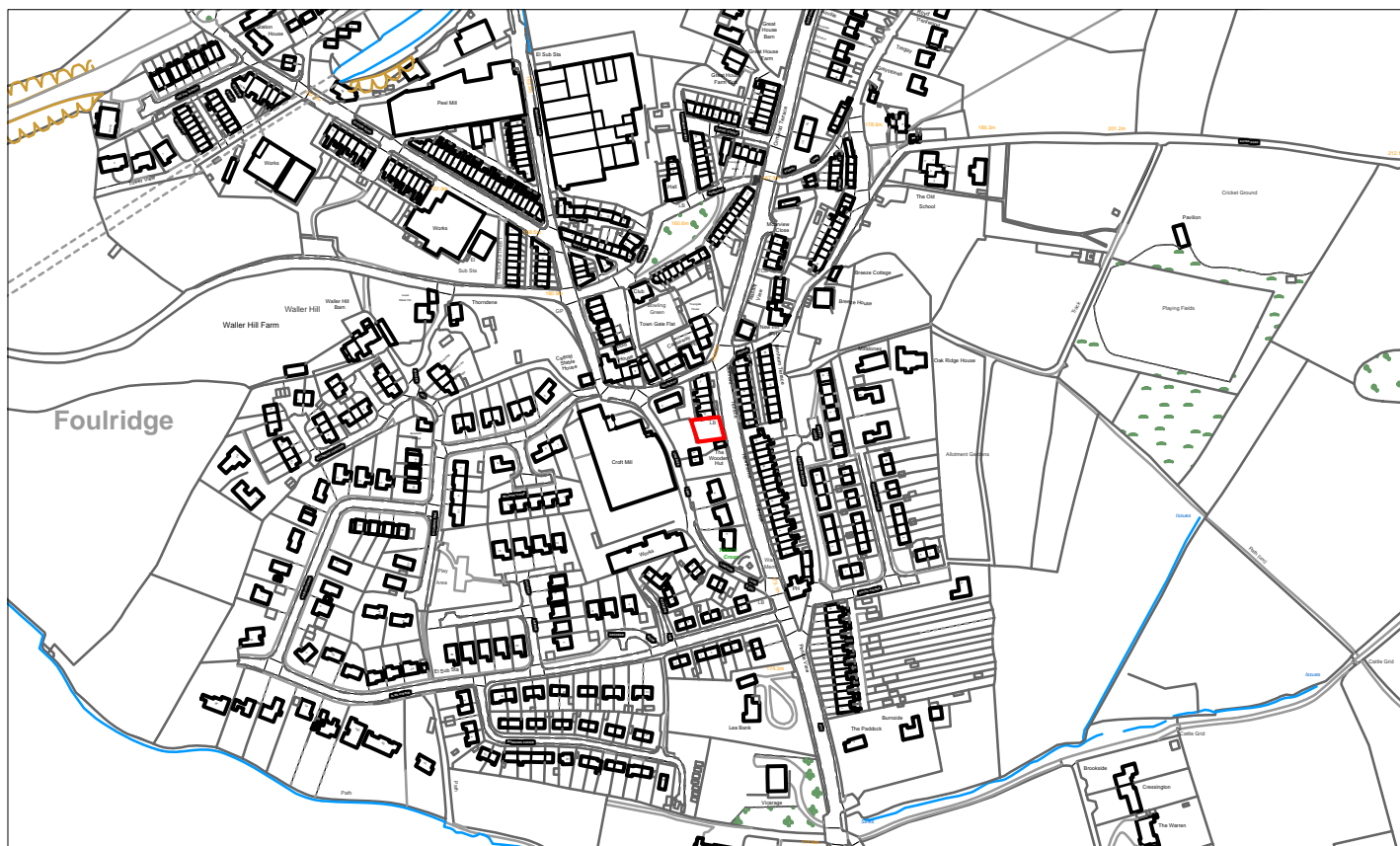
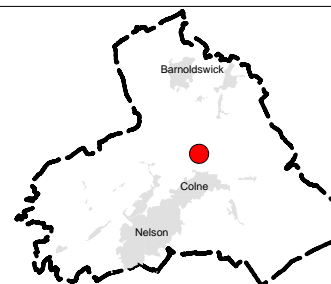
Site Name: Land adjacent to 10 Skipton Road

Location: Foulridge

Site Ref: 678

Site Area: 0.0270 ha

Grid Ref: SD 388 442



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