

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 775	Site Name: Land between 422 and 428 Colne Road			Settlement:	Kelbrook
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.04ha	Indicative No. Dwellings: 2	Indicative Density: 49dph	Co-ordinates:	390137, 444626	

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 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	1.518km	(S29) Listed Building: No 0.241km
(S30) Scheduled Monument:	No	2.397km	(S31) Archaeology: Potential
(S32) TPO:	No	0.173km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.326km
(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 mainly surrounded by residential development and is adjacent to the main road (A56). The scale of new development is unlikely to have an adverse impact on surrounding uses.		
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(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	5.161	(S13) Bus stop:	0.072	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.111	(S15) Secondary school:	2.488	(S16) Sports/leisure centre:	2.599
(S17) Doctors:	2.071	(S18) Hospital:	8.800	(S19) Town / Local centre:	1.916
(S20) Supermarket/store:	3.200	(S21) Employment area:	2.385	(S22) Public house:	0.150
(S23) Corner shop:	0.250	(S24) Post Office:	2.104	(S25) Open space:	0.024
(S26) PROW:	0.103	(S27) Cycle route:	0.381		

Availability

(A1) Access issues?	No	(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?	Viable	(V3) Viability Model Ref:	Scheme 4

Comments:	The Council's viability model indicates that this type of site is viable to develop. Access is the main constraint to the development of this site. This would need to be resolved for development to go ahead. This site could be brought forward together with the adjacent site (Ref: GEN/30/06/2011/001). The owner of the site has indicated an intention to bring the site forward for development.		
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Constraints:	Access 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	2

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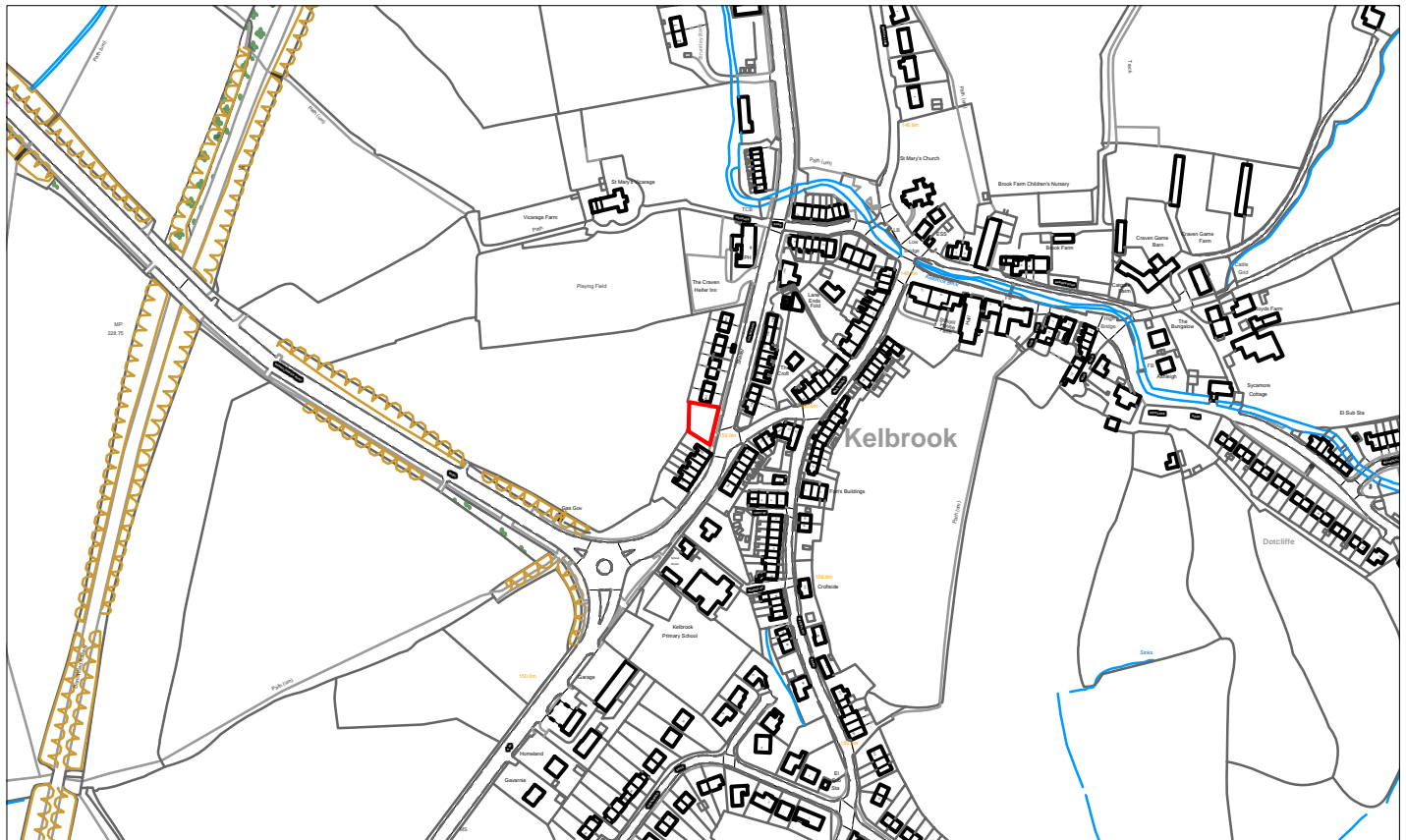
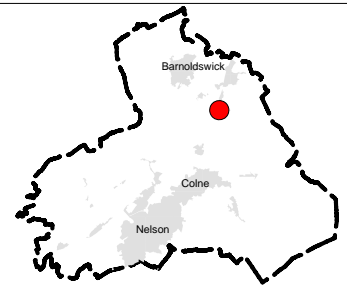
Site Name: Land between 422 and 428 Colne Road

Location: Kelbrook

Site Ref: 775

Site Area: 0.0404 ha

Grid Ref: SD 390 444



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Scale: 1 : 5,000

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