

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 717	Site Name: Land to the east of St Mary's Junior School	Settlement: Newchurch
Postcode Sector: BB12 9	Ward: Higham and Pendleside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.07ha	Indicative No. Dwellings: 4
Indicative Density: 56dph	Co-ordinates: 382323, 439287	

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?	No
(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:	Yes	0.000km	(S29) Listed Building: Potential/adjacent 0.051km
(S30) Scheduled Monument:	No	3.999km	(S31) Archaeology: Potential
(S32) TPO:	No	0.044km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation: No 0.877km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this 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 Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site is adjacent to a primary school, a cemetery and open countryside. The scale of new development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	3.584	(S13) Bus stop:	0.151	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.088	(S15) Secondary school:	3.669	(S16) Sports/leisure centre:	3.304
(S17) Doctors:	3.187	(S18) Hospital:	7.300	(S19) Town / Local centre:	3.411
(S20) Supermarket/store:	6.300	(S21) Employment area:	2.436	(S22) Public house:	1.482
(S23) Corner shop:	2.757	(S24) Post Office:	2.657	(S25) Open space:	0.083
(S26) PROW:	0.167	(S27) Cycle route:	1.280		

Availability

(A1) Access issues?	Yes	(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. The current intentions of the landowner are unknown.

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	4

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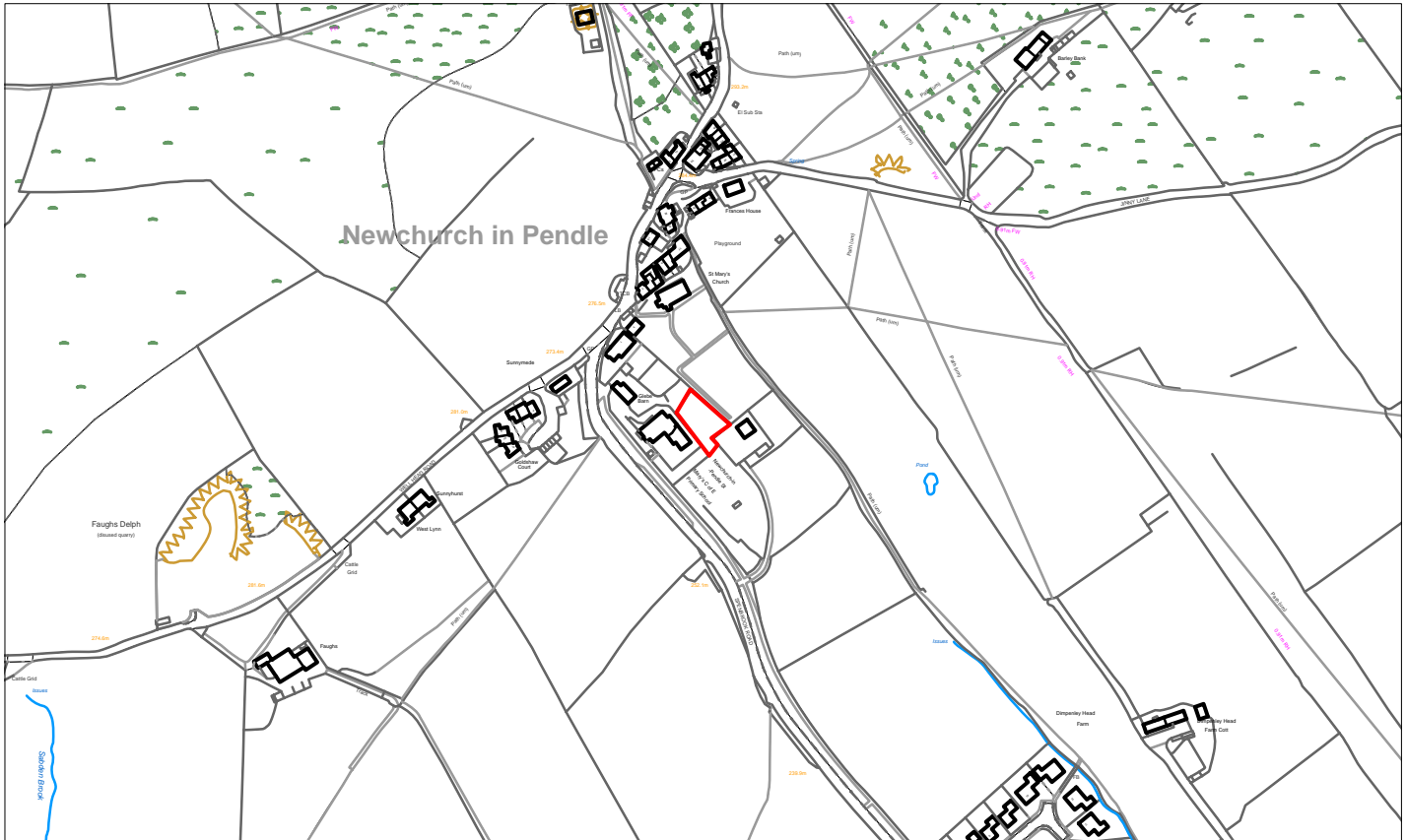
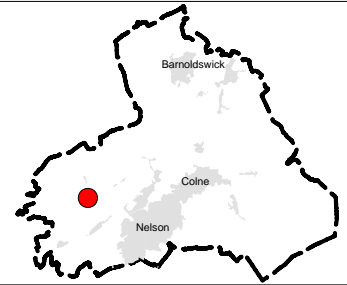
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Location: Newchurch-in-Pendle

Site Ref: 717

Site Area: 0.0708 ha

Grid Ref: SD 382 439



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Scale: 1 : 5,000

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