

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 963	Site Name: Land at the end of Bright Terrace			Settlement:	Trawden
Postcode Sector: BB8 8	Ward: Boulsworth Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.32ha	Indicative No. Dwellings: 11	Indicative Density: 35dph	Co-ordinates:	390738, 438644	

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:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.084km
(S30) Scheduled Monument:	No	2.213km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.066km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.623km
(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 next to existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	2.812	(S13) Bus stop:	0.366	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.354	(S15) Secondary school:	2.390	(S16) Sports/leisure centre:	2.809
(S17) Doctors:	0.568	(S18) Hospital:	6.600	(S19) Town / Local centre:	1.923
(S20) Supermarket/store:	3.000	(S21) Employment area:	2.818	(S22) Public house:	0.668
(S23) Corner shop:	0.679	(S24) Post Office:	0.656	(S25) Open space:	0.198
(S26) PROW:	0.000	(S27) Cycle route:	0.205		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 12

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	11

Pendle Strategic Housing Land Availability Assessment

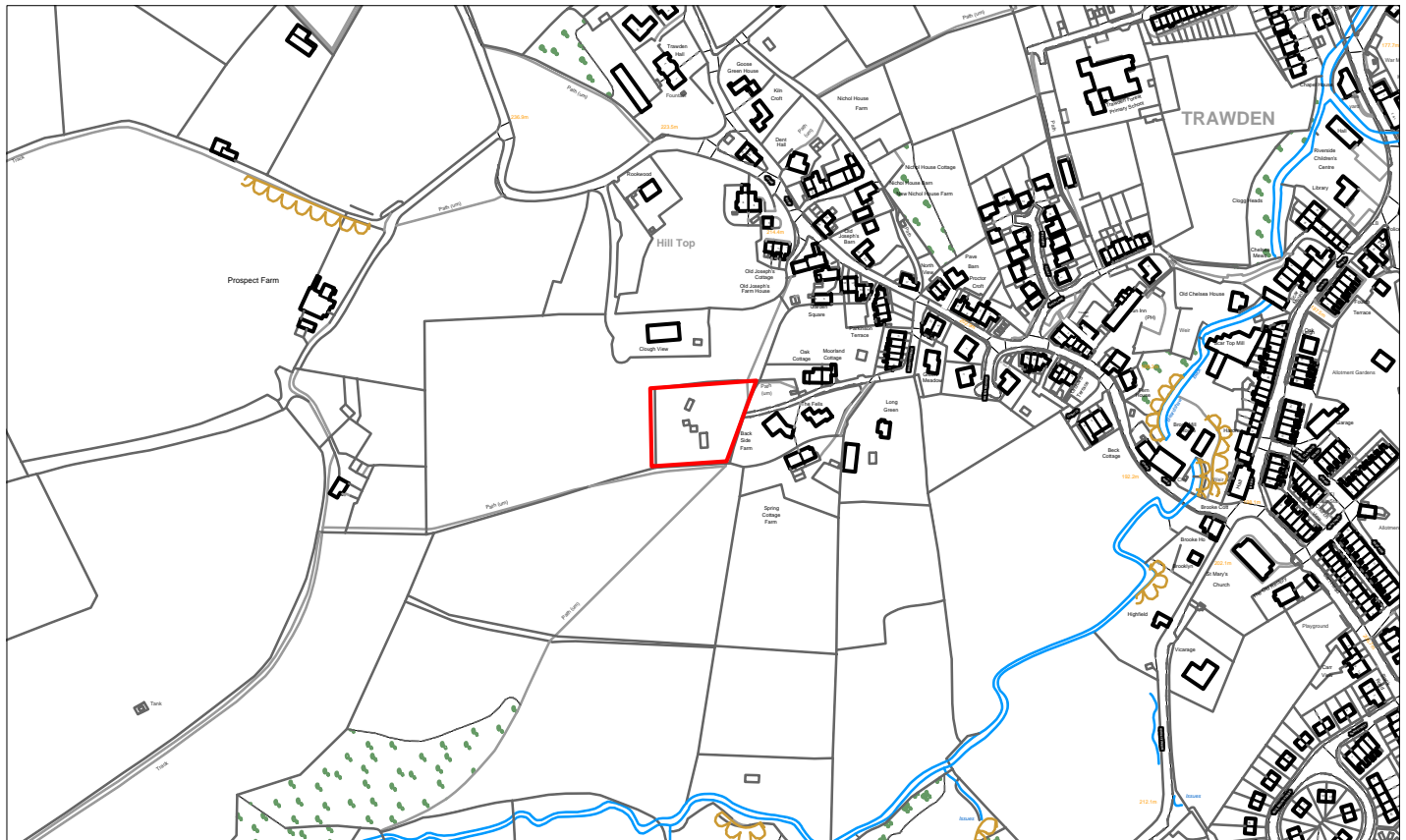
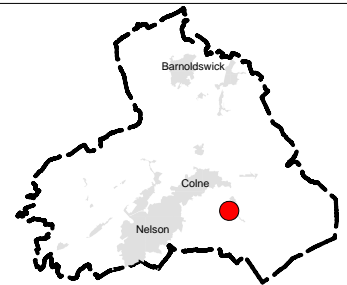
Site Name: Land at the end of Bright Terrace

Location: Trawden

Site Ref: 963

Site Area: 0.3196 ha

Grid Ref: SD 390 438



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 966	Site Name: Land to rear of 2 Colne Road	Settlement: Trawden
Postcode Sector: BB8 8	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.06ha	Indicative No. Dwellings: 4
Indicative Density: 63dph	Co-ordinates: 390964, 438656	

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	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:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.073km
(S30) Scheduled Monument:	No	2.312km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.037km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.496km
(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 next to existing residential properties 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:	3.039	(S13) Bus stop:	0.144	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.223	(S15) Secondary school:	2.470	(S16) Sports/leisure centre:	3.035
(S17) Doctors:	0.506	(S18) Hospital:	6.600	(S19) Town / Local centre:	2.112
(S20) Supermarket/store:	3.500	(S21) Employment area:	3.051	(S22) Public house:	0.395
(S23) Corner shop:	0.436	(S24) Post Office:	0.418	(S25) Open space:	0.157
(S26) PROW:	0.137	(S27) Cycle route:	0.430		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Major Improvements	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(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

Pendle Strategic Housing Land Availability Assessment

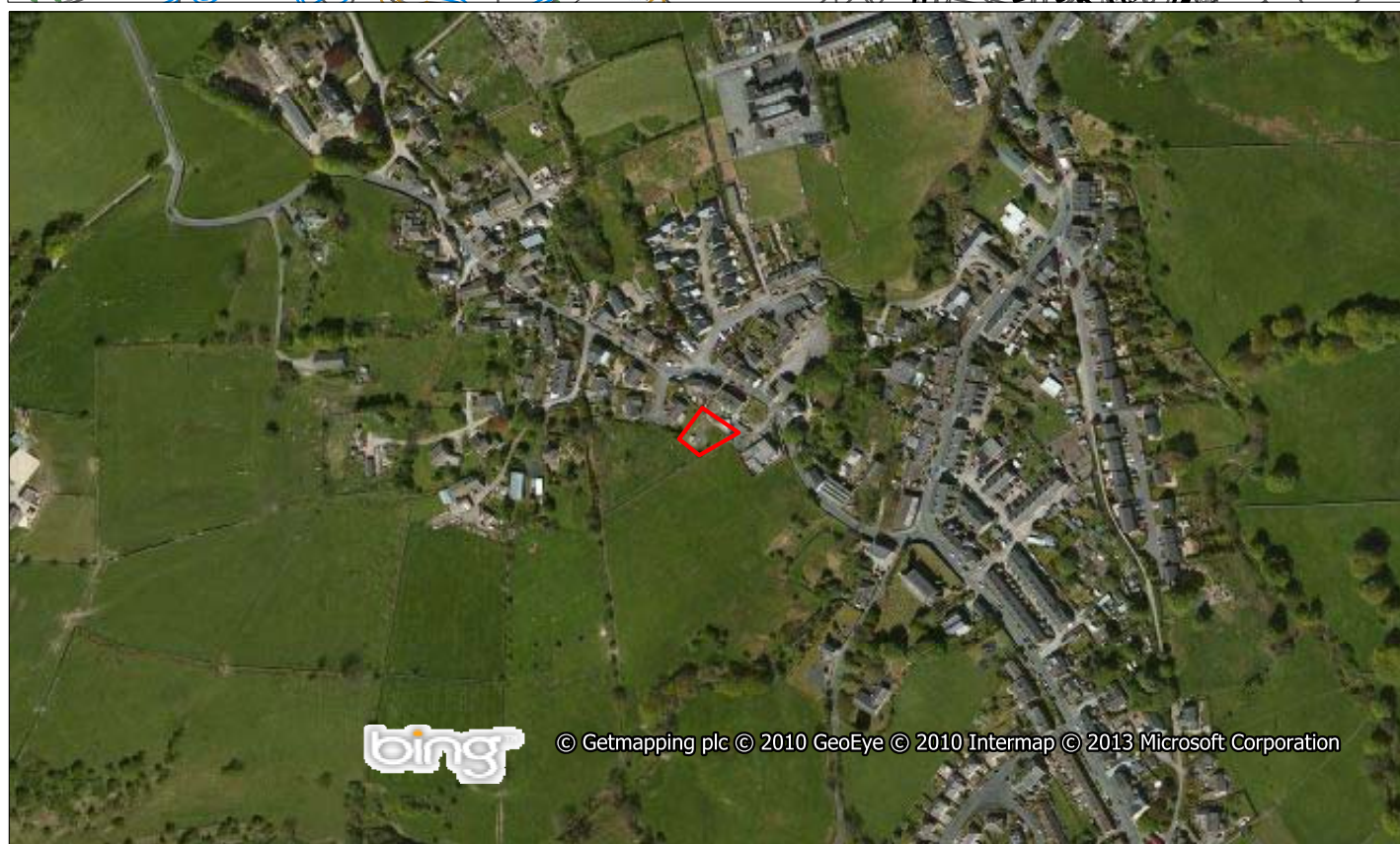
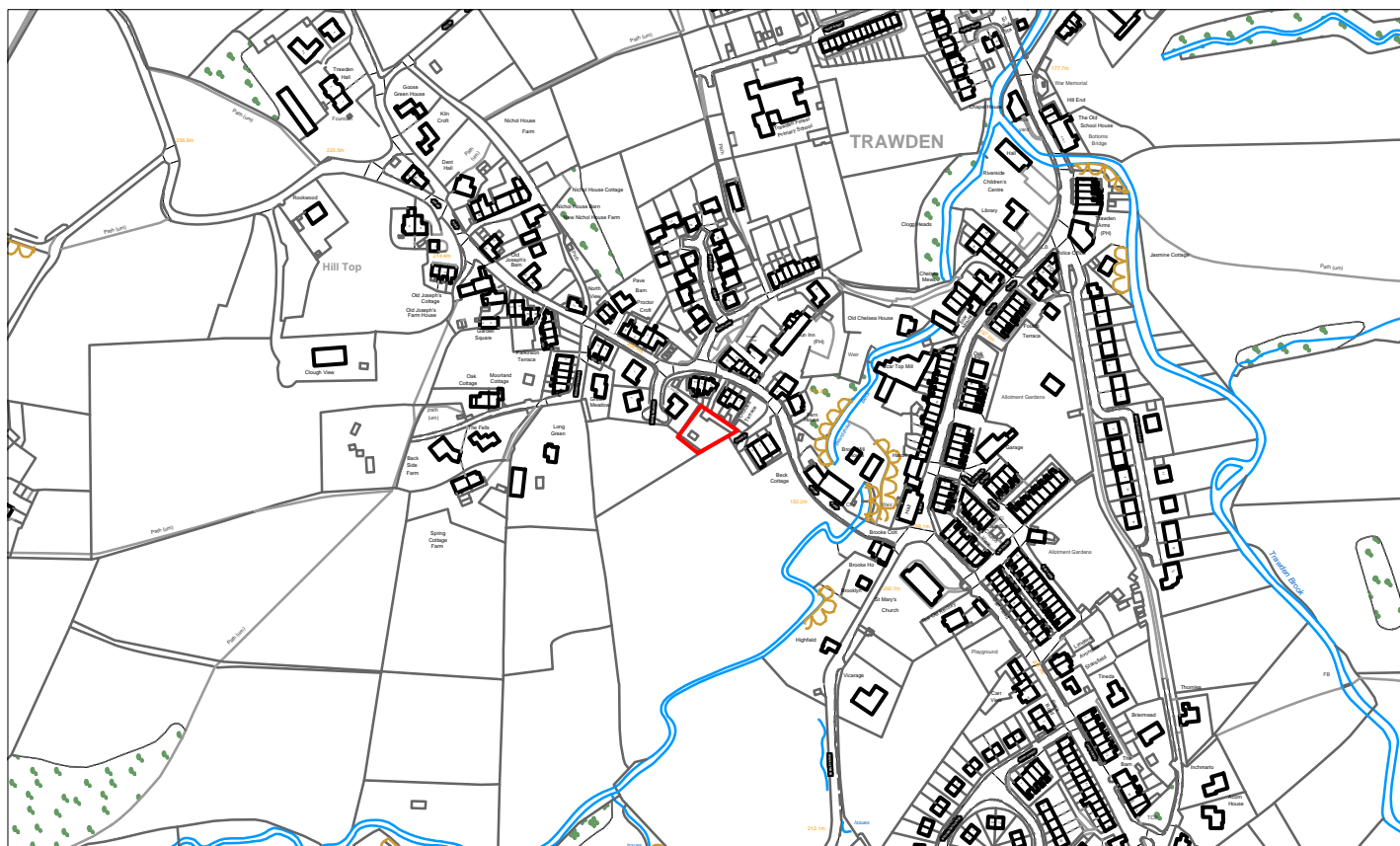
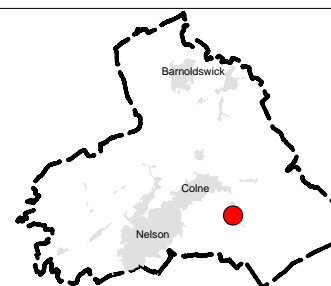
Site Name: Land to rear of 2 Colne Road

Location: Trawden

Site Ref: 966

Site Area: 0.0629 ha

Grid Ref: SD 390 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 953		Site Name: Land at Hall House Farm			Settlement: Trawden		
Postcode Sector: BB8 8		Ward: Boulsworth Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 0.05ha		Indicative No. Dwellings: 2		Indicative Density: 50dph		Co-ordinates: 390660, 439005	

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?	Yes
(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:	Yes	0.000km	(S29) Listed Building:	No	0.128km
(S30) Scheduled Monument:	No	2.233km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.067km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.638km
(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 next to existing residential properties and open countryside. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	2.637	(S13) Bus stop:	0.431	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.370	(S15) Secondary school:	2.026	(S16) Sports/leisure centre:	2.629
(S17) Doctors:	0.411	(S18) Hospital:	6.900	(S19) Town / Local centre:	1.658
(S20) Supermarket/store:	3.200	(S21) Employment area:	2.667	(S22) Public house:	0.899
(S23) Corner shop:	0.864	(S24) Post Office:	0.855	(S25) Open space:	0.244
(S26) PROW:	0.000	(S27) Cycle route:	0.637		

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?	Medium
(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. The current intentions of the landowner are unknown.		
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Constraints:	Position of the landowner unknown.		
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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

Pendle Strategic Housing Land Availability Assessment

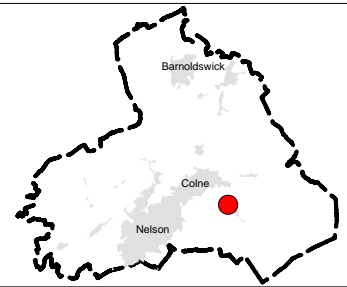
Site Name: Land at Hall House Farm

Location: Trawden

Site Ref: 953

Site Area: 0.0458 ha

Grid Ref: SD 390 439



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