2014/15

0

2015/16

0

2016/17

0

Site Details	16 Lana / Wanasiney /	155C55IIICIII				
	Name: Higher Park Hil	l Farm		Settlement:	Barrowford	
Postcode Sector: BB9 6	Ward: Barrowford Wa			SHLAA Typology: \	VLNPD	
Site Area (gross): 8.02ha	Indicative No. Dwelling			oh Co-ordinates:	386246, 43951	
Suitability – location and inf		,				
(S0) Within a Settlement Bou		(S1)	Brownfield / Green	field?	Greenfield	
(S2) Car parking?	Yes		Loss of employment		No	
(S4) Protected employment a	area? No	(S5)	Open space / settle	ment character?	No	
(S7) Suitable infrastructure?	No	(S8)	Infrastructure capac	city?	No	
(S7/S8) Infrastructure comm	capacity to pro	vide the necessary i	d to be installed. Furt nfrastructure. Major vorks. New highways	development there	efore potential	
Suitability – environment an						
(S9) Contamination?	Within 250m buffer	(\$10	0) Topography:	Gentle slope / I	undulating	
(S11) Flooding issues / Flood zone:	Not within an identif	ied Flood Zone.		F	Fllod Zone 1	
(S28) Conservation Area:	Potential/adjacent	0.010km (S2 9	9) Listed Building:	Potential/adjac	cent 0.060kn	
(S30) Scheduled Monument:	: No	0.488km (S3 :	1) Archaeology:	Potential		
(S32) TPO:	Yes	0.000km (S3)	7) Poor air quality:	No		
(S33) Ecology:	Site covered by an ar ecological interest (L	"	4) Nature Conservati	on Site within 250 designation	m of a 0.100kn	
(S33/S34) Natural		•	servation sites on thi			
environment comment:			cal interest (LERN reco d part is Grade 4 - poo	-		
(S35/S36) Bad neighbour use and impact on surround area	_	-	acent to the M65 mo e impact on the surro		. New	
(S39) Coal Mining:	Potential	(\$40	0) Mineral Safeguard	ing Area (MSA): N	No	
Suitability – distance to serv	vices (km)					
(S12) Railway station:	2.500 (S13) B u	s stop:	0.180 (S13	a) Bus stop freque	ncy: >15 min	
(S14) Primary school:	0.930 (S15) Se	condary school:	3.200 (S16)) Sports/leisure ce	ntre: 2.500	
(S17) Doctors:	1.400 (S18) Ho	spital:	2.800 (S19)	Town / Local cen	tre: 0.500	
(S20) Supermarket/store:	2.500 (S21) Er	nployment area:	0.500 (S22)	Public house:	0.240	
(S23) Corner shop:	0.700 (S24) Po	st Office:	0.870 (S25)	Open space:	0.000	
(S26) PROW:	0.270 (S27) Cy	cle route:	0.210			
Availability						
(A1) Access issues?	Partial	-	•	Moderate / Minor	Issues	
(A3) Visibility splays / highwa	<u> </u>) In use?	Yes		
(A5) Ownership?	1 owner -	Private				
Achievability		1.				
(,	No) Market Attractiven	<u>-</u>		
Comments: This site is loo develop the so of the Green	Marginal / Viable cated in the Green Belt site for housing. The Cou Belt boundary would be ed as a longer term deve	between Barrowford uncil's viability mode e necessary to enable	el indicates that it is p	er has expressed t otentially margina	l / viable. A review	
Constraints: Green Belt, S	Settlement Boundary. Sit	e still in agricultural	use.			
Timescales (No. dwellings)						
	Five Year Perio	od		6-10 Years	11-15 Years	

2017/18

0

2018/19

0

2019-24

0

2024-29

Pendle Strategic Housing Land Availability Assessment Site Name: Higher Park Hill Farm

Site Ref: S247

Site Area: 8.02 ha **Grid Ref:** SD 386 439









Location:

Barrowford



2014/15

2015/16

	1								
Site Ref: S206	Site	Name:	Land between 30 and 7			-	Settlement:	Barrowfo	ord
Postcode Secto	r: BB9 6	Ward:	Blacko and Higherfor Ward	d Plann	ing App: N/A		SHLAA Typology:	VLNPD	
Site Area (gross	s): 2.20ha	Indicat	ve No. Dwellings:	66 Indi	ative Density:	30dp	oh Co-ordinates:	3866	25, 44058
Suitability – lo	cation and in	frastruct	ure						
(S0) Within a So	ettlement Bo	undary?	Adjacent		(S1) Brownfield	/ Greent	field?	Greenfie	ld
(S2) Car parking	ξ?		Yes		(S3) Loss of emp	loyment	t land?	No	
(S4) Protected	employment	area?	No		(S5) Open space	/ settle	ment character?	No	
(S7) Suitable in	frastructure?)	No		(S8) Infrastructu	ire capac	city?	No	
(S7/S8) Infrastr	ucture comm	nent	Greenfield site. Utiliti capacity to provide the impact on capacity of	ne necessa	ary infrastructure	. Major	development the	refore po	tential
Suitability – en	vironment a	nd herita	ge						
(S9) Contamina	tion?	None	eidentified		(S10) Topograph	ıy:	Flat		
(S11) Flooding izone:	ssues / Flood		vithin an identified Flo ther flood risk issues ic		Pond on site in th	he top N	orth East corner.	Flood Zoi	ne 1
(S28) Conserva	tion Area:	No		0.330km	(S29) Listed Buil	ding:	No		0.310km
(S30) Schedule	d Monument	: No		0.423km	(S31) Archaeolo	gy:	Potential		
(S32) TPO:		No		0.050km	(S37) Poor air qu	uality:	No		
(S33) Ecology:			covered by an area of ogical interest (LERN re	cord)	(S34) Nature Co Designation:	nservati	on No		0.270kn
(S33/S34) Natu environment co		by ar	al - there are no desigr n area of ecological into ed as Grade 4 - poor q	erest (LER	N record). In terr				
(S35/S36) Bad i and impact on	-	a: coun	ad neighbouring uses - tryside. New developn lopments.		-	_		-	
(S39) Coal Mini	ng:	No			(S40) Mineral Sa	feguard	ing Area (MSA):	No	
Suitability – dis	stance to serv	vices (km							
(S12) Railway s	tation:		3.500 (S13) Bus stop	:	0.0	30 (S13	a) Bus stop frequ	ency:	>15 min
(S14) Primary s	chool:		1.500 (S15) Seconda	ry school:	4.4	100 (S16)) Sports/leisure c	entre:	3.400
(S17) Doctors:			2.000 (S18) Hospital	}	3.4	100 (S19)	Town / Local ce	ntre:	1.200
(S20) Supermai	ket/store:		3.160 (S21) Employ r	nent area	: 1.2	200 (S22)) Public house:		0.610
(S23) Corner sh	op:		1.300 (S24) Post Offi	ce:	1.4	100 (S25)) Open space:		0.430
(S26) PROW:			0.000 (S27) Cycle ro u	ıte:	0.7	770			
Availability									
(A1) Access issu	ies?		Partial		(A2) Vehicular a	ccess:	Moderate/Minor	issues	
(A3) Visibility s	plays / highw	ays issu	es? Adequate		(A4) In use?		Partial		
(A5) Ownership)?		1 owner - Private	<u>.</u>					
Achievability									
(V1) Competing	land use?	No			(V2) Market Att	ractiven	ess? High		
(V3) Viable?		Viable			(V3) Viability Mo	odel Ref	: Scheme 11		
Comments:	obtain planr indicates that enable this s	ning pern at this typ site to co	itside of the Settlemer nission is therefore res pe of site is viable to do me forward. On this b	tricted by evelop. A asis this si	the current plan review of the Gre te should be con	ning pol een Belt sidered a	icy base. The Cou boundary would	ncil's viab be necess	ility mode ary to
Constraints:		Boundary	. Green Belt. Infrastru	cture pro	vision and capaci	ty.			
Timescales (No	. dwellings)								

2017/18

2016/17

2018/19

0

2019-24

0

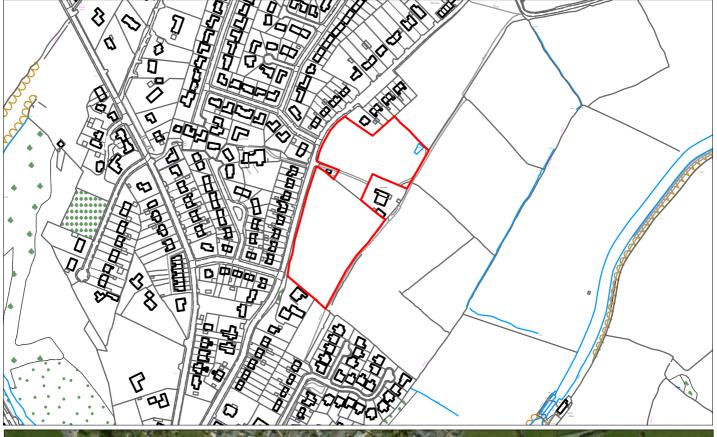
2024-29

Site Name: Land between 30 and 78 Barnoldswick Road

Location: Higherford Site Ref: S206

Site Area: 2.20 ha **Grid Ref:** SD 386 440











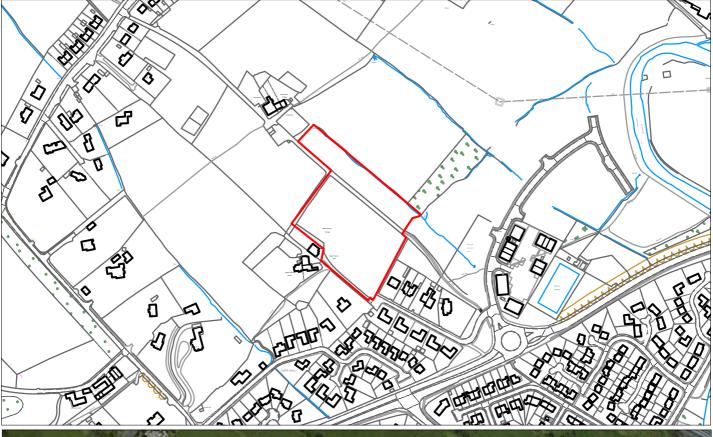
or a cult	ig Lana	Availability	330331110110				
Site Details Site Ref: S130 Site	Name:	Land to north of	f Barrowford R	oad	Settlement:	Barrowfo	ord
Postcode Sector: BB9 6		Barrowford War		ing App: N/A	SHLAA Typology		
	1	ive No. Dwellings			ph Co-ordinates:	-	05, 438649
Suitability – location and inf						00.0	00, 1000 15
(S0) Within a Settlement Bo				(S1) Brownfield / Green	nfield?	Greenfie	ld
(S2) Car parking?		Yes		(S3) Loss of employmen		No	
(S4) Protected employment	area?	No		(S5) Open space / settle		No	
(S7) Suitable infrastructure?		No		(S8) Infrastructure capa		Partial	
(S7/S8) Infrastructure comm	ent	Greenfield site.	Utilities would	need to be installed. Fur	rther information	required in	n terms of
		capacity to prov	ide the necessa	ary infrastructure. Medi	um sized developn	nent.	
Suitability – environment ar	nd herita	ge					
(S9) Contamination?	None	eidentified		(S10) Topography:	Gentle slope	/ undulati	ng
(S11) Flooding issues / Flood				A waterfeature runs alo	-	Flood Zor	ne 1
zone:				into Pendle Water. Furt			
		be required to as lopment.	sess the impac	t of these water feature	SOII		
(S28) Conservation Area:	Yes		0.000km	(S29) Listed Building:	Potential/adj	acent	0.040km
(S30) Scheduled Monument	: No			(S31) Archaeology:	None identific		
(S32) TPO:	Yes			(S37) Poor air quality:	No		
(S33) Ecology:	Site o	covered by an are		(S34) Nature Conservat	i on No		0.800km
. , 5,		ogical interest (LE		Designation:			
(S33/S34) Natural			_	ure conservation sites or			
environment comment:		-	_	rest (LERN record). In te	rms of agricultura	l classifica	tion the
/cor/coc\ p		s classed as Grad		•			
(S35/S36) Bad neighbour use and impact on surround are				s mainly surrounded by menity issues for the exi	_		-
(S39) Coal Mining:	Potei	•	.y mare come a	(S40) Mineral Safeguar			
Suitability – distance to serv				(1 s) s s s s	, g , , , , , , , , , , , , , , , , , ,		
(S12) Railway station:		2.200 (S13) Bus	stop:	0.185 (S1 :	Ba) Bus stop frequ	encv:	>15 mins
(S14) Primary school:		1.070 (S15) Sec			6) Sports/leisure o	•	1.800
(S17) Doctors:		1.300 (S18) Hos	-		9) Town / Local ce		1.400
(S20) Supermarket/store:		1.600 (S21) Em	ployment area	a: 0.250 (S2)	2) Public house:		0.770
(S23) Corner shop:		1.200 (S24) Pos			5) Open space:		0.600
(S26) PROW:		0.000 (S27) Cyc	le route:	0.240			
Availability							
(A1) Access issues?		Partial		(A2) Vehicular access:	Moderate/Minor	issues	
(A3) Visibility splays / highw	ays issu	es? Adequate		(A4) In use?	Partial		
(A5) Ownership?		1 owner - P	rivate				
Achievability							
(V1) Competing land use?	No			(V2) Market Attractive	ness? High		
(V3) Viable?	Margina	al		(V3) Viability Model Re	f: Scheme 15	5	
				ry for Barrowford and w			
				rotected Area with the p			
				ermission is therefore re s type of site is marginall			
		-		e owner of the site is loo			
	_			be reviewed in the nex	_		
Constraints: Settlement E	3oundary	. Protected Area	designation. Ir	nfrastructure provision a	nd capacity. Acces	ss/highwa	ys issues.
Timescales (No. dwellings)							
		Five Year Perio			6-10 Years	11-1	L5 Years
2014/15 2015	/16	2016/17	2017/1	8 2018/19	2019-24	20	24-29
				1			20

Pendle Strategic Housing Land Availability Assessment Site Name: Land north of Barrowford Road Location: Barrowford Site Ref: S130

1.88 ha

Site Area:





Grid Ref: SD 384 438







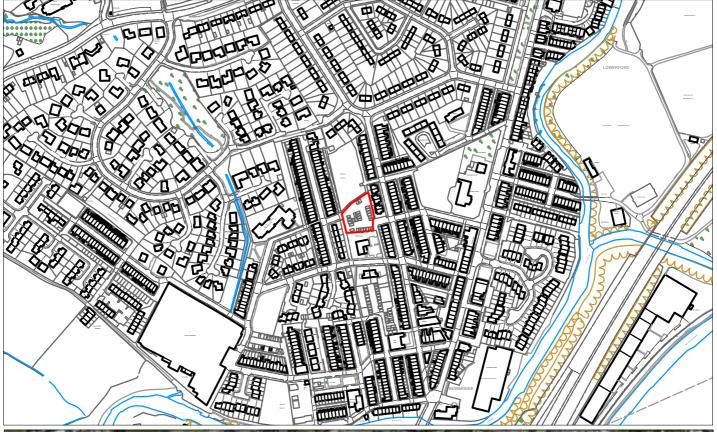
	ic Housing L	and Availability /	7336331116111						
Site Details									
Site Ref: S205	Site Nan	ne: Garage site, of	f Nora Street / B	Bolton G	rove	Settler	nent:	Barrowfo	rd
Postcode Sector:	BB9 8 Wa	rd: Barrowford Wa	d: Barrowford Ward Planning App: N/A				Typology:	(Garage	Site)
Site Area (gross):	0.16ha Ind	icative No. Dwelling	gs: 5 Indi	cative D	ensity:	30dph Co- 0	ordinates:	3856	07, 439115
Suitability – locat	ion and infrast	ructure							
(S0) Within a Sett	lement Bounda	ary? Yes		(S1) Br	ownfield / G	reenfield?		Brownfie	:ld
(S2) Car parking?		Yes		(S3) Lo	ss of employ	ment land?		No	
(S4) Protected em	ployment area	? No		(S5) Op	en space / s	ettlement c	haracter?	No	
(S7) Suitable infra	structure?	Partial		(S8) In	frastructure o	capacity?	,	Yes	
(S7/S8) Infrastructure comment Small brownfield site. Existing therefore existing network cap						_	mall sized o	levelopn	nent
Suitability – envi	onment and he	eritage							
(S9) Contamination	on?	None identified		(S10) T	opography:	Flat			
(S11) Flooding iss zone:		Within both Flood Zowill be required to as				nvironment	Agency F	lood Zor	nes 2 & 3
(S28) Conservatio	n Area:	No	0.280km	(S29) L	isted Buildin	g: No			0.480km
(S30) Scheduled N	/lonument: N	No	1.214km	(S31) A	rchaeology:	Pot	ential		
(S32) TPO:	N	No	0.030km	(S37) P	oor air qualit	ty: No			
(S33) Ecology:	N	None identified		(S34) N Design	lature Conse ation:	rvation No			0.400km
(S33/S34) Natura environment com	ment: b	No - there are no des by an area of ecologi classed as Urban.	cal interest (LER	RN recor	d). In terms o	of agricultur	al classificat	tion the s	site is
(S35/S36) Bad nei		No bad neighbouring unlikely to have an a					ial use. Nev	v develo _l	oment
(S39) Coal Mining		Potential	uverse impact o		Aineral Safeg		- /N/CA\- N	lo.	
Suitability – dista				(340) 1	illierai Jareg	uarumg Are	a (IVISA).	10	
(S12) Railway stat		1.800 (S13) Bu	s ston:		0 195	(S13a) Bus s	ton freque	ncv.	>15 min
(S14) Primary sch			condary school:	•		(S16) Sports			1.600
(S17) Doctors:		0.130 (S18) Ho	-	•		(S19) Town		0.480	
(S20) Supermarke	t/store:		nployment area	 a:	0.470		0.600		
(S23) Corner shop		0.160 (S24) Po				(S25) Open			0.000
(S26) PROW:	-	0.000 (S27) Cy			0.440	(0=0) 0 0 0			
Availability		, , ,							
(A1) Access issues	5?	No		(A2) V	ehicular acces	ss: Good			
(A3) Visibility spla				(A4) In		Yes			
(A5) Ownership?	, , ,	1 owner -	Council						
Achievability									
(V1) Competing la	ind use? Yes			(V2) M	arket Attract	iveness?	Medium		
(V3) Viable?		rginal		-	ability Mode		Scheme 6		
b	his site is locate een identified f	ed in the urban area or disposal. The Cou re car parking issues	ncil's viability m	nodel in	dicates that t	his type of s	ite is margiı	nally viab	ole to
Constraints: Si	te still in use.								
Timescales (No. c	lwellings)								
	-	Five Year Perio					LO Years	_	.5 Years
2014/15	2015/16	2016/17	2017/1	18	2018/19	2	019-24	20	24-29
0	0	0	0		0		0		5

Site Name: Garage Site off Nora Street / Bolton Grove

Location: Barrowford Site Ref: S205

Site Area: 0.16 ha **Grid Ref:** SD 385 439







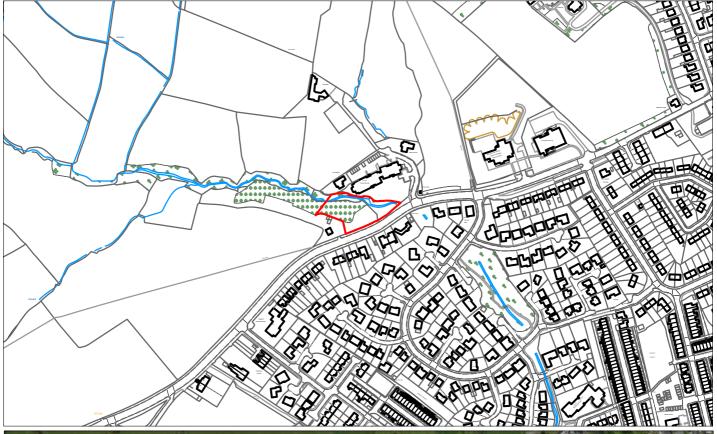




et a til	Jing Lana	Availability As	355331116116						
Site Details Site Ref: S242	ite Name:	Land adjacent to	12 Whoatloy	Lano Po	ad	Sc	ttlement:	Barrowfo	ord
Postcode Sector: BB9 6	Ward:	Barrowford Ward		ing App			ILAA Typology:		or u
		ive No. Dwellings:		cative D			Co-ordinates:		98, 43935
Suitability – location and			4 mul	cative D	ensity.	Taubii	co-ordinates.	3631	36, 43333.
(S0) Within a Settlement				(S1) Br	ownfield / G	reenfie	ld?	Greenfie	ld
(S2) Car parking?	Douriuury.	Yes		-	ss of employ			No	
(S4) Protected employme	nt area?	No		-			ent character?		
(S7) Suitable infrastructu		No			rastructure			Yes	
(S7/S8) Infrastructure cor		Greenfield site. U	Jtilities would			-	-		n terms of
, ,		capacity to provi							
		existing network	likely to be su	ıfficient.					
Suitability – environmen									
(S9) Contamination?	None	eidentified		(S10) T	opography:		Gentle slope /	undulati	ng
(S11) Flooding issues / Flozone:		within an identifie along the eastern			a waterbod	y (smal	l beck) which	Flood Zoi	ne 1
(S28) Conservation Area:	No		0.269km	(S29) L	sted Buildin	g:	No		0.633kn
(S30) Scheduled Monume	ent: No		1.284km	(S31) A	rchaeology:		Potential		
(S32) TPO:	Yes		0.000km	(S37) P	oor air quali	ty:	No		
(S33) Ecology:		covered by an area ogical interest (LEF		(S34) N Design	ature Conse	rvation	No No		0.855kn
(S33/S34) Natural environment comment:	by ar	al - there are no d n area of ecologica ed as Urban.	_						
(S35/S36) Bad neighbour and impact on surround a		ad neighbouring u development may				-	_		-
(S39) Coal Mining:	Pote	ntial		(S40) N	lineral Safeg	uardin	g Area (MSA):	Yes	
Suitability – distance to s	ervices (km	1)							
(S12) Railway station:		2.800 (S13) Bus	stop:		0.157	(S13a)	Bus stop freque	ency:	>15 min
(S14) Primary school:		0.278 (S15) Seco	ndary school:	:	3.400	(S16) S	ports/leisure co	entre:	2.50
(S17) Doctors:		0.800 (S18) Hos	pital:		2.600	(S19) T	own / Local cei	ntre:	0.72
(S20) Supermarket/store		2.300 (S21) Em	oloyment area	a:	0.728	(S22) P	ublic house:		0.95
(S23) Corner shop:		0.850 (S24) Post	Office:	1.000 (S25) Open space:					0.00
(S26) PROW:		0.072 (S27) Cycl	e route:		1.113				
Availability									
(A1) Access issues?		No		(A2) Ve	hicular acce	ss: Go	ood		
(A3) Visibility splays / hig	hways issu	es? Adequate		(A4) In	use?	Pa	rtial		
(A5) Ownership?		1 owner - Pr	ivate						
Achievability									
(V1) Competing land use?	No			(V2) M	arket Attract	tivenes	s? High		
(V3) Viable?	Margina	al		(V3) Viability Model Ref: Scheme 6					
partly cov restricted marginall policy cor	vered by a wowle by the currency viable to constraints a r	utside the Settlem voodland open sparent planning policed by the site heriew of the designment as a longer to	ace designation by base. The Conas recently be gnations will be	on. The a ouncil's een sub e requir	bility to obto viability mod mitted for co	ain plan del indio nsidera	ning permission cates that this to ation in the SHL	n is there ype of site AA but giv	fore e is ven the
Constraints: Settlemen	nt Boundary	y. Green Belt. Ope	n Space desigi	nation.					
Timescales (No. dwelling	s)								
2014/15 20)15/16	Five Year Period	2017/1	Ω	2018/19		6-10 Years 2019-24		15 Years 124-29
2014/13 20	12) 10	2010/17	2017/1	.0	2019/19	'	2013-24	20	124-23

Pendle Strategic Housing Land Availability Assessment Site Name: Land adjacent to 12 Wheatley Lane Road Location: Barrowford Site Ref: S242





Grid Ref: SD 385 439





Site Area:

0.309



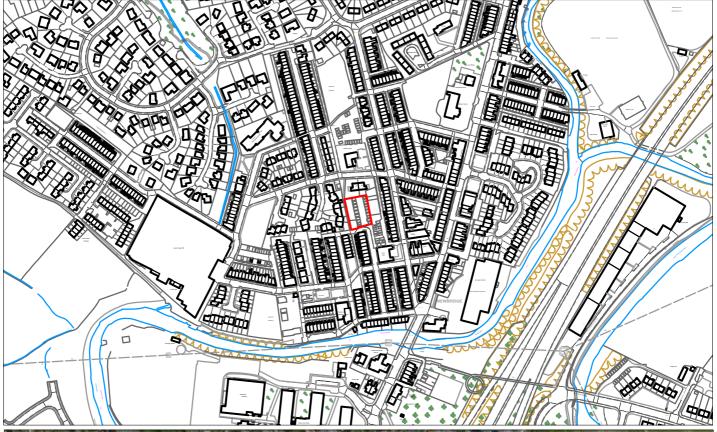
ci. D. i.i.	110451116	Larra / (Var	-						
Site Details	Cia - Ai			Any Chur -t			Cattle	Dewis	a u al
Site Ref: S204		ame: Land					Settlement:	Barrowfo	
Postcode Sector: B			wford War		ing App:		SHLAA Typology		
Site Area (gross):		dicative No.	. Dwellings	: 3 Indic	cative De	ensity:	30dph Co-ordinates	3856	522, 43899
Suitability – locatio									
(S0) Within a Settle	ment Bound	dary? Yes				wnfield / G		Brownfie	eld
(S2) Car parking?		Yes				s of employ		No	
(S4) Protected emp	oyment are	ea? No			(S5) Ope	en space / s	ettlement character?	No	
(S7) Suitable infrast	ructure?	Partia	<u> </u>		(S8) Infr	astructure o	capacity?	Yes	
(S7/S8) Infrastructu		there		d site. Existing ung network cap			extending. Small sized cient.	l developr	nent
Suitability – enviro	nment and l								
(S9) Contamination	?	Within 250	m buffer		(S10) To	pography:	Flat		
(S11) Flooding issue zone:	s / Flood			ne 2 and 3. Con ess the flood ri			nvironment Agency	Flood Zo	nes 2 & 3
(S28) Conservation	Area:	No		0.390km	(S29) Lis	ted Building	g: No		0.580kn
(S30) Scheduled Mo	nument:	No		1.312km	(S31) Ar	chaeology:	Potential		
(S32) TPO:		No		0.040km	(S37) Po	or air qualit	t y: No		
(S33) Ecology:		None ident	ified		(S34) Na Designa	ture Conse	rvation No		0.320kn
(S33/S34) Natural		No - there a	are no desi	gnated nature	conserva	ition sites or	n or near this site. The	site is no	t covered
environment comm	ent:	by an area classed as U	_	al interest (LER	RN record	l). In terms o	of agricultural classific	ation the	site is
(S35/S36) Bad neigh							by residential use. N	ew develo	pment
and impact on surro	ound area:		have an ad	verse impact o					
(S39) Coal Mining:		Potential			(S40) M	ineral Safeg	uarding Area (MSA):	No	
Suitability – distanc									
(S12) Railway statio			(S13) Bus				(S13a) Bus stop frequ		>15 min
(S14) Primary schoo	<u>) : </u>			ondary school:		2.080	(S16) Sports/leisure	entre:	1.40
(S17) Doctors:		0.270	(S18) Hos	pital:		1.600	(S19) Town / Local ce	ntre:	0.64
(S20) Supermarket/	store:	1.200	(S21) Em	ployment area	a:	0.630	(S22) Public house:		0.50
(S23) Corner shop:		0.240	(S24) Pos	t Office:		0.800	(S25) Open space:		0.34
(S26) PROW:		0.020	(S27) Cyc	le route:		0.350			
Availability									
(A1) Access issues?		١	lo		(A2) Vel	nicular acce	ss: Good		
(A3) Visibility splays	/ highways	s issues? A	dequate		(A4) In ເ	ıse?	Yes		
(A5) Ownership?		1	owner - C	ouncil					
Achievability									
(V1) Competing land	d use? Ye	S			(V2) Ma	rket Attract	iveness? Medium		
(V3) Viable?	Ma	arginal			(V3) Via	bility Mode	Ref: Scheme 6		
bee	n identified	for disposal	. The Coun	cil's viability m	odel indi	icates that t	garage site which is s nis type of site is mar site will be released i	ginally vial	ble to
Constraints: Site	still in use.								
Timescales (No. dw	ellings)								
		Five '	Year Perio	d			6-10 Years	11-3	15 Years
2014/15	2015/16	6 2	016/17	2017/1	.8	2018/19		20	024-29
0	0		0	0		0	0		3

Site Name: Land at end of May Street

Location: Barrowford Site Ref: S204

Site Area: 0.11 ha **Grid Ref:** SD 385 438











Site Details										
Site Ref: S203	Site N		Garage Site, Pe					Barrowfo		
Postcode Sector:			Barrowford Wa		ing App		SHLAA Typology:			
Site Area (gross):			e No. Dwelling	s: 3 Indio	cative D	ensity: 30d	oh Co-ordinates:	38548	35, 438943	
Suitability – location and infrastructure (S0) Within a Settlement Boundary? Yes (S1) Brownfield / Greenfield? Brownfield										
	ement Boun				-	ownfield / Green		Brownfie	Ia	
(S2) Car parking?			Yes			ss of employmen		No		
(S4) Protected em			No Double I		-		ment character?			
(S7) Suitable infras			Partial	d aika. Eviatina i	, ,	frastructure capa		Yes		
(57/58) inirastruct	(S7/S8) Infrastructure comment Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.									
Suitability – enviro	onment and									
(S9) Contaminatio			identified		(S10) T	opography:	Flat			
(S11) Flooding issu		Withi	n both Flood Zo	ne 2 and 3. Con		on with the Enviro	nment Agency F	lood Zon	es 2 & 3	
zone:		will be	e required to as	sess the flood ri	isk at th	is site.				
(S28) Conservation	n Area:	No		0.460km	(S29) L	isted Building:	No		0.670km	
(S30) Scheduled N	lonument:	No		1.438km	(S31) A	rchaeology:	Potential			
(S32) TPO:		No		0.130km	(S37) F	oor air quality:	No			
(S33) Ecology:		None	identified		(S34) N Design	lature Conservati ation:	on No		0.420km	
(S33/S34) Natural environment come (S35/S36) Bad neig	environment comment: by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.								ite is	
and impact on sur	=		_	-			adverse impact or	_		
(S39) Coal Mining:		Poten	tial		(S40) N	Aineral Safeguard	ing Area (MSA): N	No		
Suitability – distar	nce to servic	es (km)								
(S12) Railway stat	ion:		1.800 (S13) Bu	s stop:		0.280 (S13	a) Bus stop freque	ncy:	>15 mins	
(S14) Primary scho	ool:			condary school:		2.060 (S16)) Sports/leisure ce	ntre:	1.500	
(S17) Doctors:			0.230 (S18) Ho	spital:) Town / Local cen	tre:	0.750	
(S20) Supermarke	t/store:			nployment area						
(S23) Corner shop			0.370 (S24) Po		0.950 (S25) Open space: 0.060					
(S26) PROW:			0.050 (S27) Cy	cle route:		0.460				
Availability										
(A1) Access issues			No				Good			
(A3) Visibility spla	ys / highway	/s issue	· · · · · · · · · · · · · · · · · · ·		(A4) In	use?	Yes			
(A5) Ownership?			1 owner - (Council						
Achievability										
(V1) Competing la						arket Attractiven				
(V3) Viable?		larginal 		(D		ability Model Ref				
Comments: This site is located in the urban area of Barrowford. It is a council owned garage site which is still in use. It has not been identified for disposal. The Council's viability model indicates that this type of site is marginally viable to develop. There are car parking issues in Barrowford and it is unlikely this site will be released in the short term.										
Constraints: Sit	e still in use.									
Timescales (No. d	wellings)									
			Five Year Perio	d			6-10 Years	11-1	5 Years	
2014/15	2015/1	.6	2016/17	2017/1	.8	2018/19	2019-24	20	24-29	
0	0		0	0		0	0		3	

Site Name: Garage Site, Pendle Street

Location: Barrowford **Site Ref:** S203

Site Area: 0.09 ha **Grid Ref:** SD 385 438



