

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S247	Site Name: Higher Park Hill Farm	Settlement: Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 8.02ha	Indicative No. Dwellings: 165
Indicative Density: 30dph	Co-ordinates: 386246, 439517	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone.				Fllod Zone 1
(S28) Conservation Area:	Potential/adjacent	0.010km	(S29) Listed Building:	Potential/adjacent	0.060km
(S30) Scheduled Monument:	No	0.488km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.100km
(S33/S34) Natural environment comment:	Yes - there are no designated nature conservation sites on this site but it is within 250m of one. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification part of the site is Urban and part is Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site adjacent to the M65 motorway and a park. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	2.500	(S13) Bus stop:	0.180	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.930	(S15) Secondary school:	3.200	(S16) Sports/leisure centre:	2.500
(S17) Doctors:	1.400	(S18) Hospital:	2.800	(S19) Town / Local centre:	0.500
(S20) Supermarket/store:	2.500	(S21) Employment area:	0.500	(S22) Public house:	0.240
(S23) Corner shop:	0.700	(S24) Post Office:	0.870	(S25) Open space:	0.000
(S26) PROW:	0.270	(S27) Cycle route:	0.210		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal / Viable	(V3) Viability Model Ref:	Scheme 18
Comments:	This site is located in the Green Belt between Barrowford and Colne. The owner has expressed their intention to develop the site for housing. The Council's viability model indicates that it is potentially marginal / viable. A review of the Green Belt boundary would be necessary to enable this site to come forward. On this basis this site should be considered as a longer term developable site.		

Constraints: Green Belt, Settlement Boundary. Site still in agricultural use.

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	165

Pendle Strategic Housing Land Availability Assessment

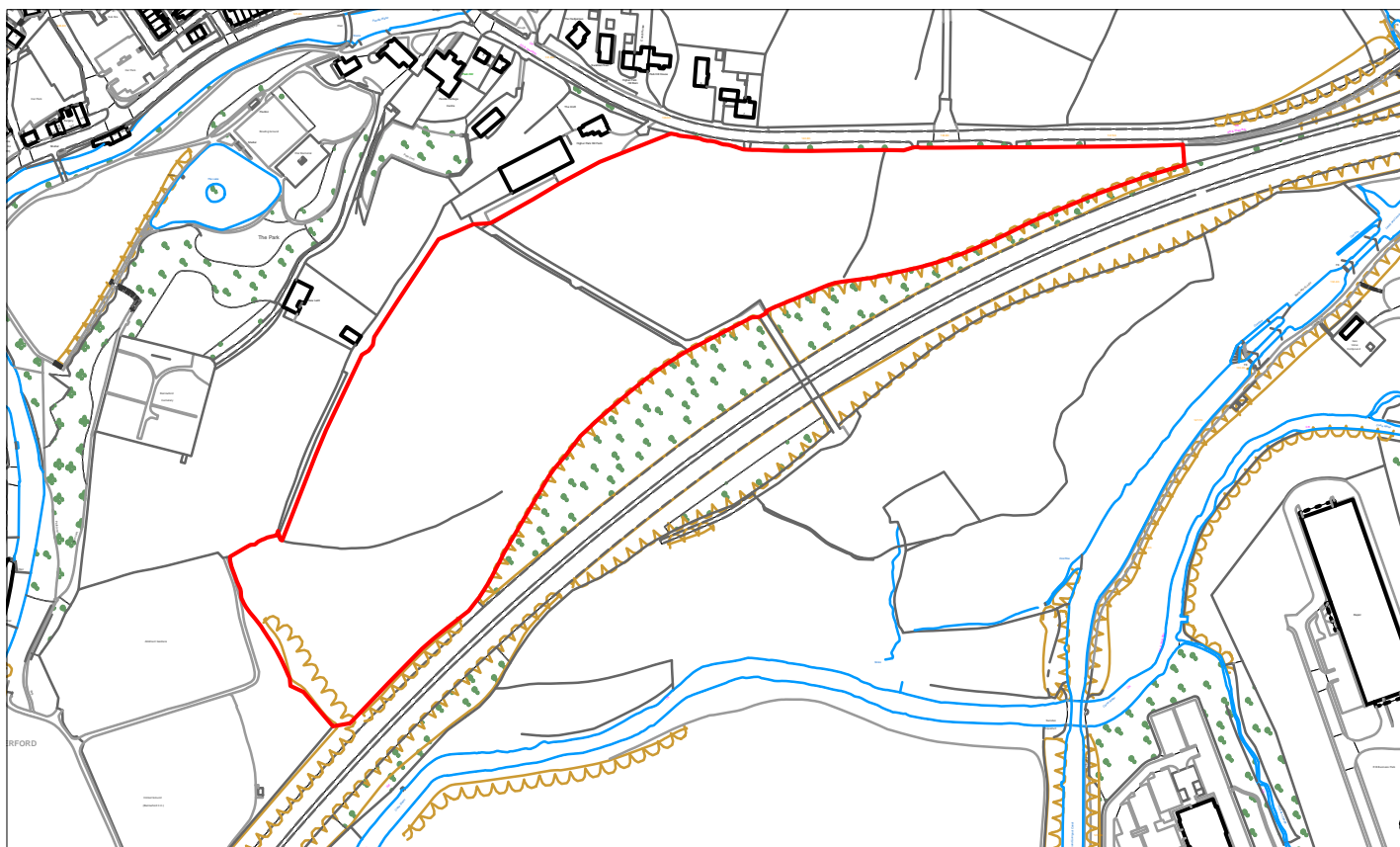
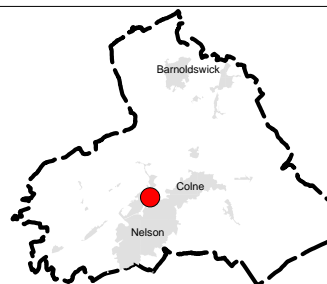
Site Name: Higher Park Hill Farm

Location: Barrowford

Site Ref: S247

Site Area: 8.02 ha

Grid Ref: SD 386 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S206		Site Name: Land between 30 and 78 Barnoldswick Road (Ralph Laithe)		Settlement: Barrowford	
Postcode Sector: BB9 6		Ward: Blacko and Higherford Ward		Planning App: N/A	
				SHLAA Typology: VLNPD	
Site Area (gross): 2.20ha		Indicative No. Dwellings: 66		Indicative Density: 30dph	
				Co-ordinates: 386625, 440583	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Pond on site in the top North East corner. No other flood risk issues identified.		Flood Zone 1
(S28) Conservation Area:	No	0.330km	(S29) Listed Building: No 0.310km
(S30) Scheduled Monument:	No	0.423km	(S31) Archaeology: Potential
(S32) TPO:	No	0.050km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 0.270km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. 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:	No bad neighbouring uses - this site is adjacent to existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	3.500	(S13) Bus stop:	0.030	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.500	(S15) Secondary school:	4.400	(S16) Sports/leisure centre:	3.400
(S17) Doctors:	2.000	(S18) Hospital:	3.400	(S19) Town / Local centre:	1.200
(S20) Supermarket/store:	3.160	(S21) Employment area:	1.200	(S22) Public house:	0.610
(S23) Corner shop:	1.300	(S24) Post Office:	1.400	(S25) Open space:	0.430
(S26) PROW:	0.000	(S27) Cycle route:	0.770		

Availability

(A1) Access issues?	Partial	(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?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 11

Comments: This site is located outside of the Settlement Boundary and is within the designated Green Belt. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. A review of the Green Belt boundary would be necessary to enable this site to come forward. On this basis this site should be considered as a longer term developable site.

Constraints: Settlement Boundary. Green Belt. Infrastructure provision and capacity.

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	66

Pendle Strategic Housing Land Availability Assessment

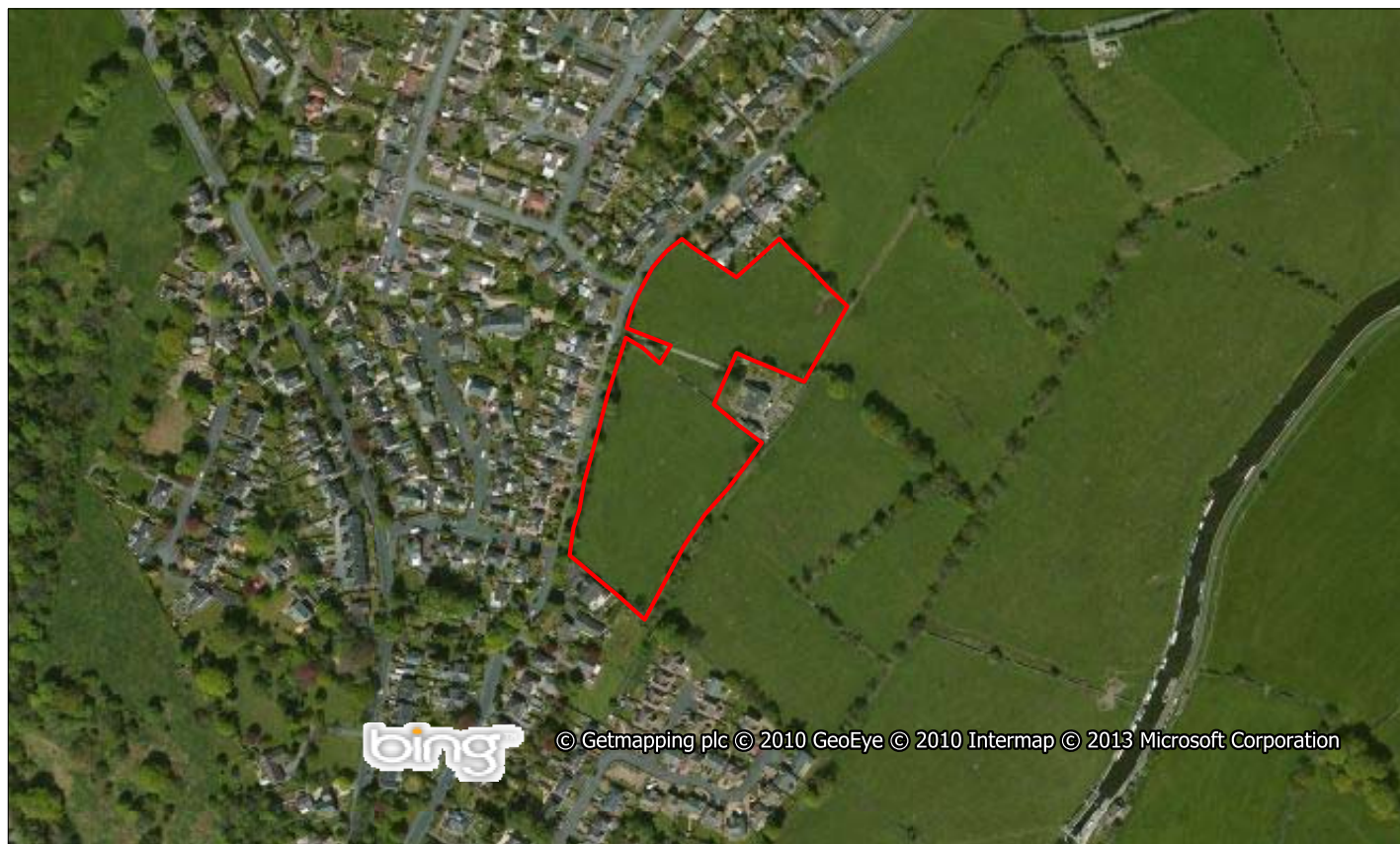
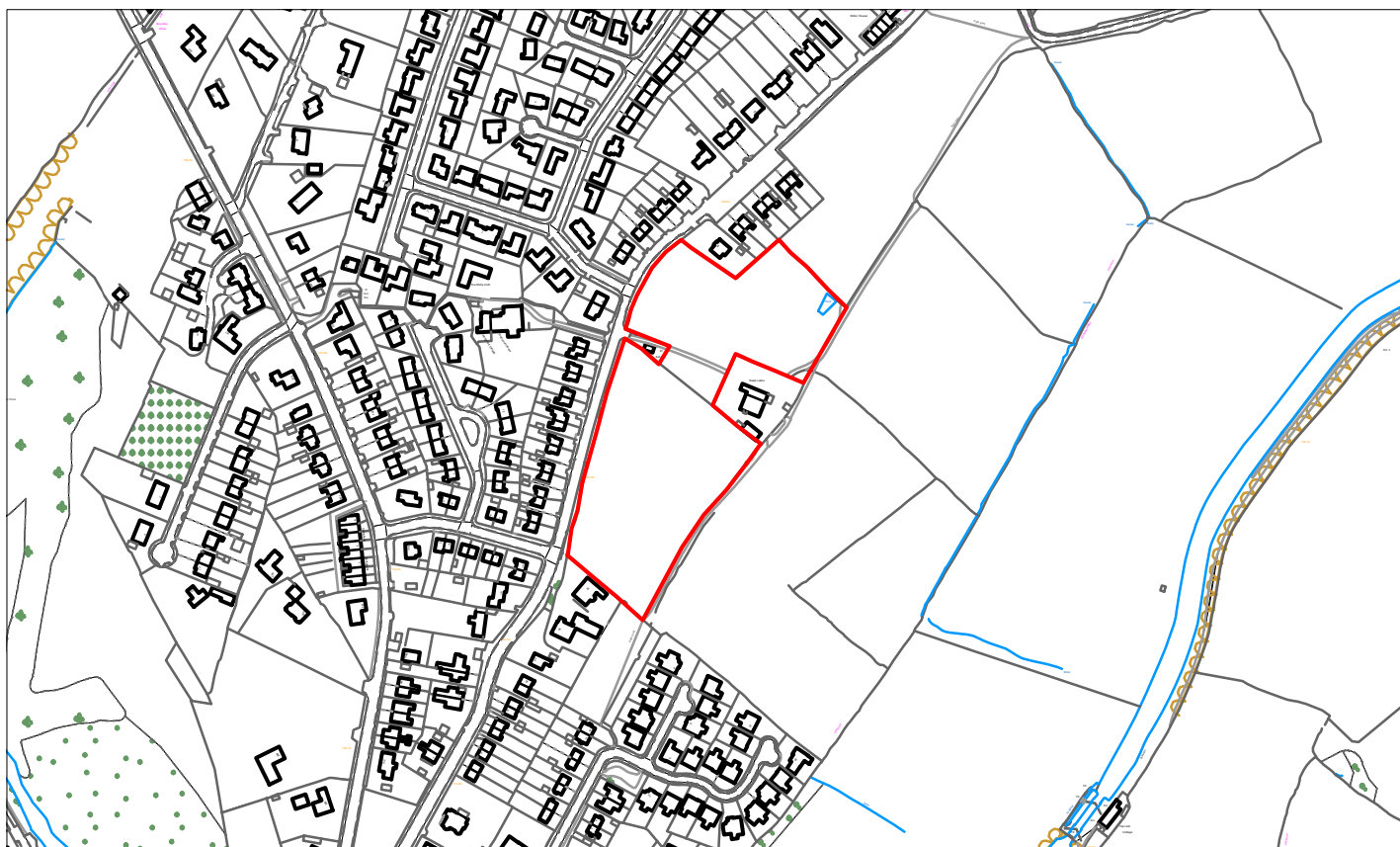
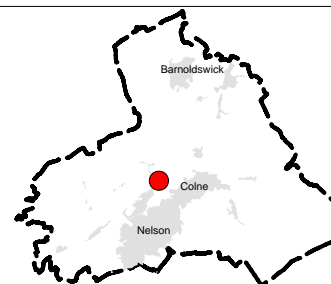
Site Name: Land between 30 and 78 Barnoldswick Road

Location: Higherford

Site Ref: S206

Site Area: 2.20 ha

Grid Ref: SD 386 440



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S130	Site Name: Land to north of Barrowford Road	Settlement: Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.88ha	Indicative No. Dwellings: 38
Indicative Density: 20dph	Co-ordinates: 384905, 438649	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. A waterfeature runs along the Northeasterly edge of the site down into Pendle Water. Further investigation may be required to assess the impact of these water features on development.			Flood Zone 1	
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.040km
(S30) Scheduled Monument:	No	1.983km	(S31) Archaeology:	None identified	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.800km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is partly 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 - the site is mainly surrounded by existing residential use and open land. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	2.200	(S13) Bus stop:	0.185	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.070	(S15) Secondary school:	2.750	(S16) Sports/leisure centre:	1.800
(S17) Doctors:	1.300	(S18) Hospital:	2.000	(S19) Town / Local centre:	1.400
(S20) Supermarket/store:	1.600	(S21) Employment area:	0.250	(S22) Public house:	0.770
(S23) Corner shop:	1.200	(S24) Post Office:	1.800	(S25) Open space:	0.600
(S26) PROW:	0.000	(S27) Cycle route:	0.240		

Availability

(A1) Access issues?	Partial	(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?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 15

Comments:	This site is located outside of the settlement boundary for Barrowford and within the Carr Road/Wheatley Lane Conservation Area. The site is also designated as a Protected Area with the potential for the site to meet future development needs. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. Discussions with Development Management Officers indicate that the owner of the site is looking to bring the site forward, however, the timescales are unclear. This site should be reviewed in the next year to check progress.		
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Constraints:	Settlement Boundary. Protected Area designation. Infrastructure provision and capacity. Access/highways 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	38

Pendle Strategic Housing Land Availability Assessment

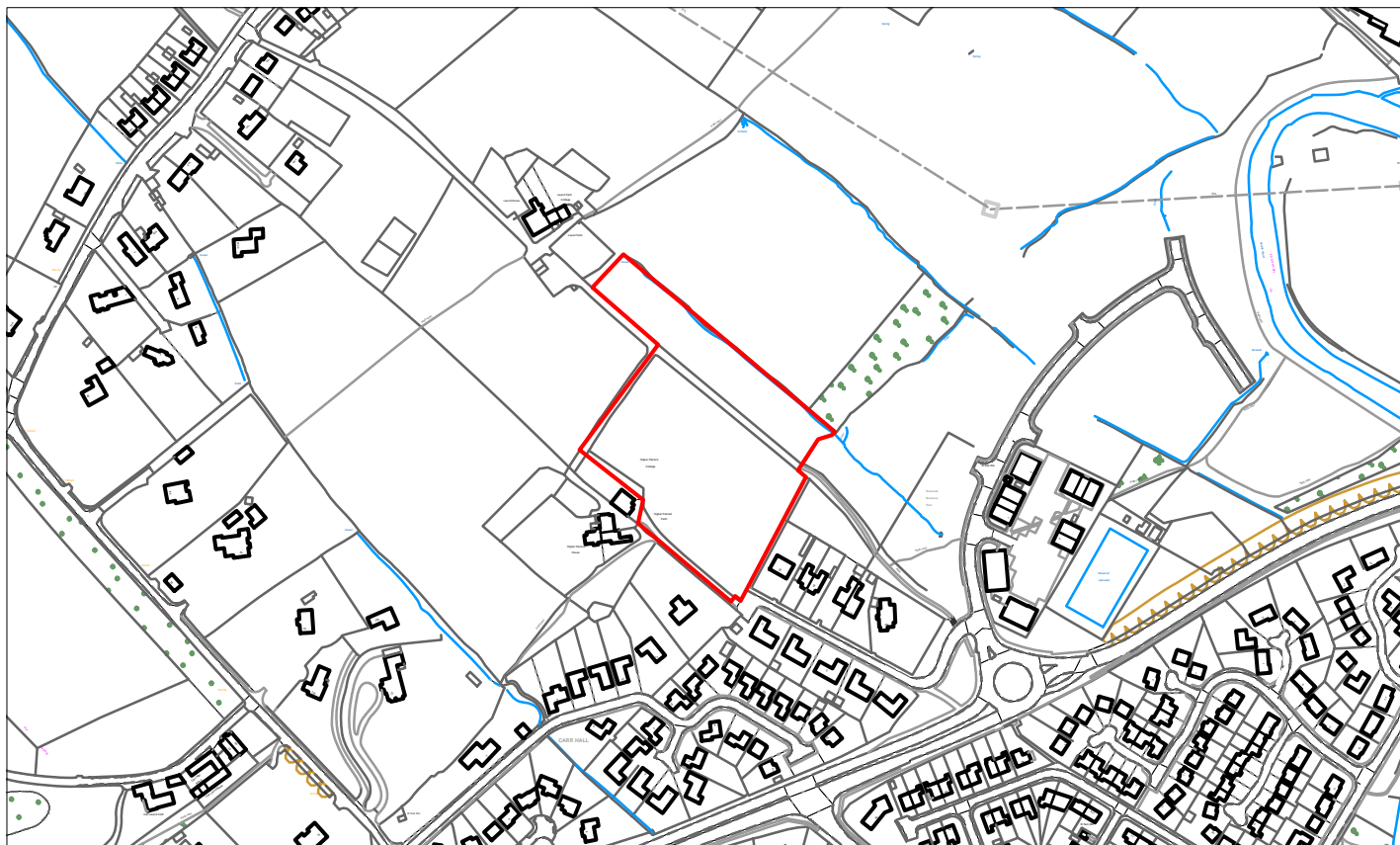
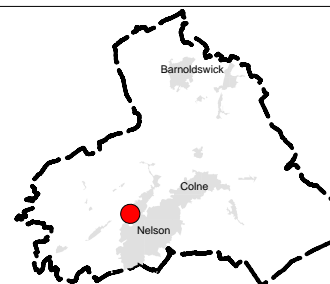
Site Name: Land north of Barrowford Road

Location: Barrowford

Site Ref: S130

Site Area: 1.88 ha

Grid Ref: SD 384 438



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S205	Site Name: Garage site, off Nora Street / Bolton Grove			Settlement:	Barrowford
Postcode Sector: BB9 8	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.16ha	Indicative No. Dwellings: 5	Indicative Density: 30dph	Co-ordinates:	385607, 439115	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(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	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Within both Flood Zone 2 and 3. Consultation with the Environment Agency will be required to assess the flood risk at this site.		Flood Zones 2 & 3
(S28) Conservation Area:	No	0.280km	(S29) Listed Building: No 0.480km
(S30) Scheduled Monument:	No	1.214km	(S31) Archaeology: Potential
(S32) TPO:	No	0.030km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.400km
(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 Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is mainly surrounded by residential use. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	1.800	(S13) Bus stop:	0.195	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.500	(S15) Secondary school:	2.240	(S16) Sports/leisure centre:	1.600
(S17) Doctors:	0.130	(S18) Hospital:	1.700	(S19) Town / Local centre:	0.480
(S20) Supermarket/store:	1.300	(S21) Employment area:	0.470	(S22) Public house:	0.600
(S23) Corner shop:	0.160	(S24) Post Office:	0.700	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.440		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

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: Site still in use.

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	5

Pendle Strategic Housing Land Availability Assessment

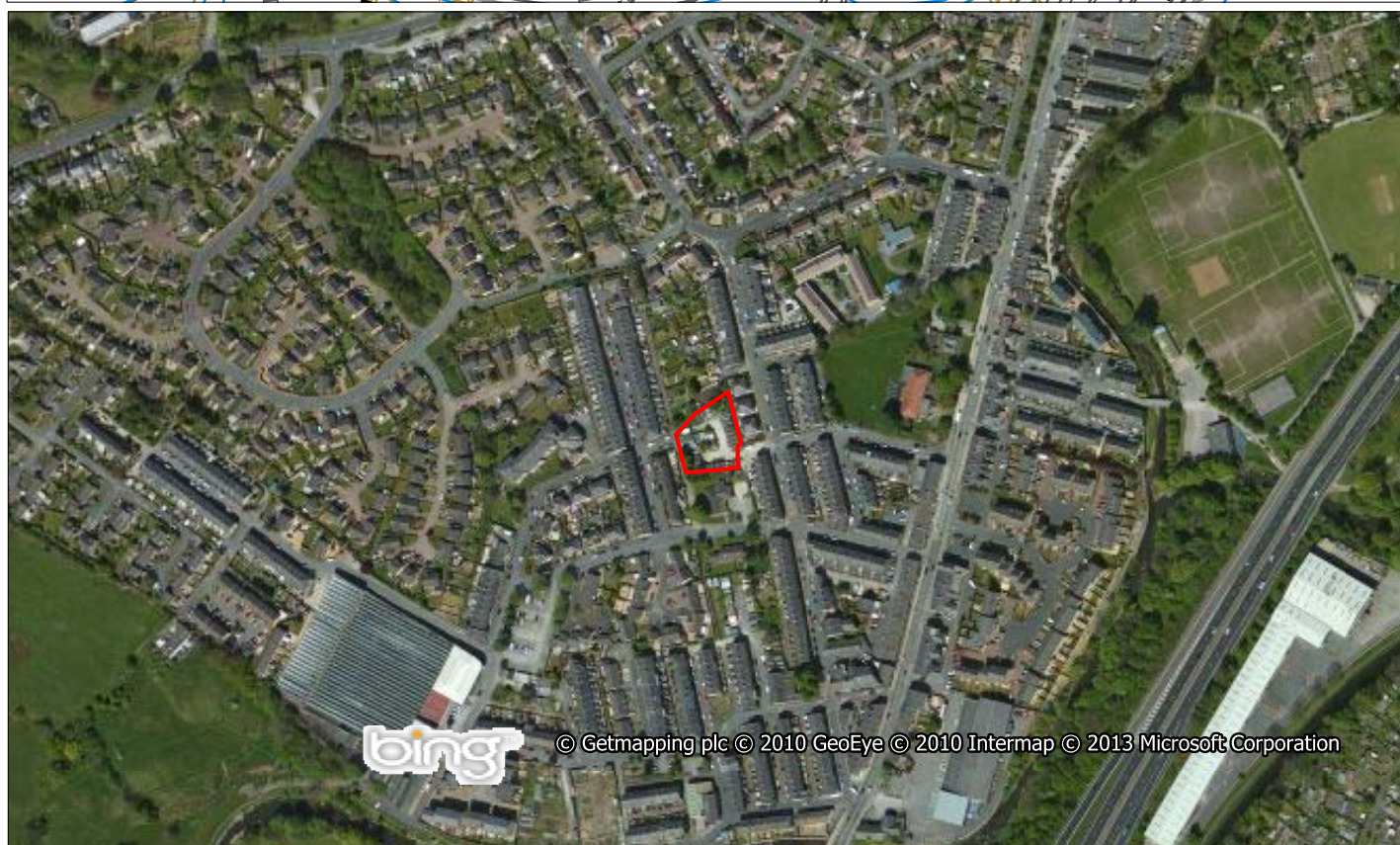
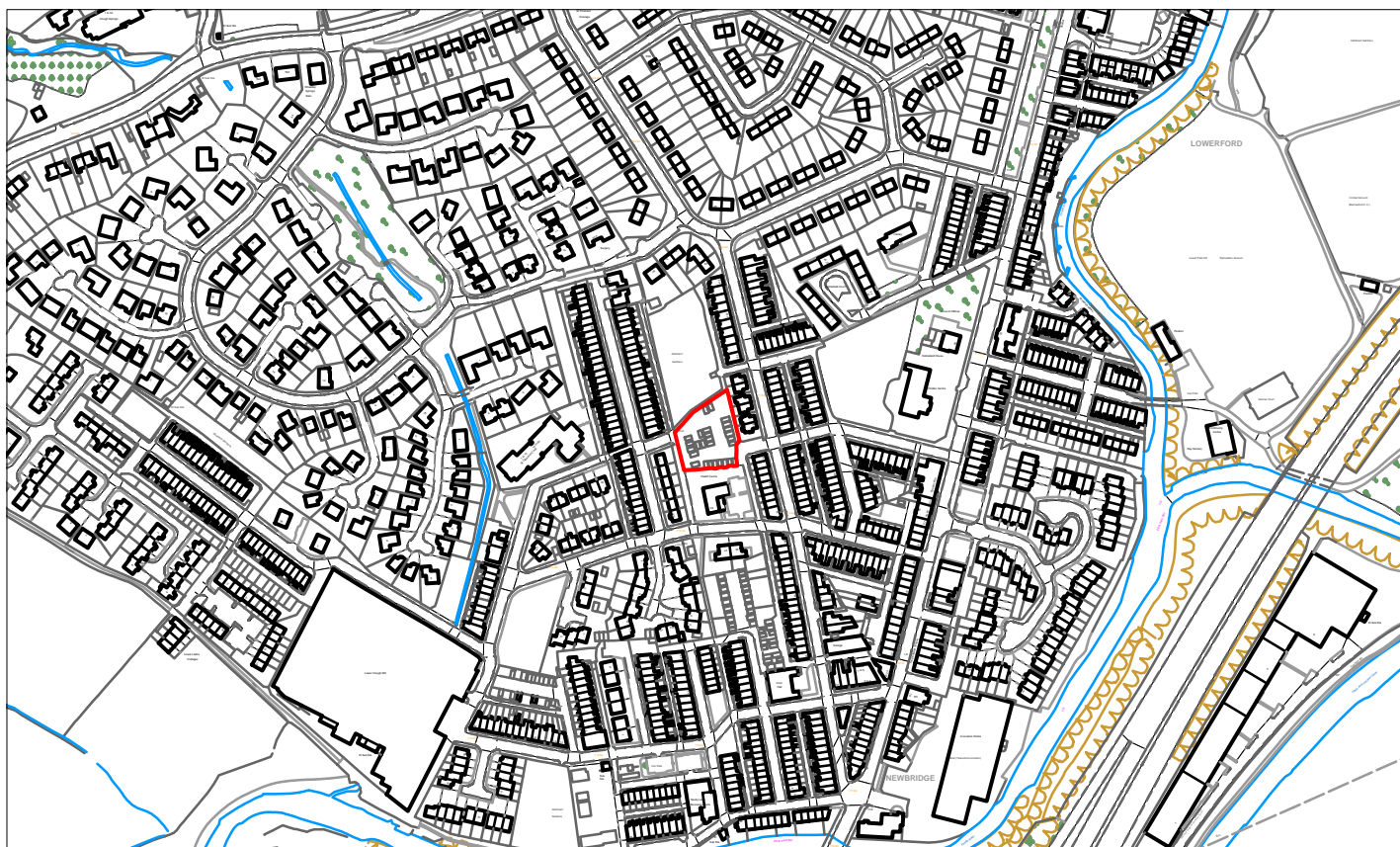
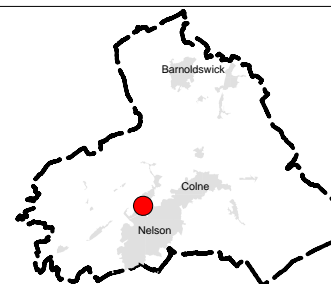
Site Name: Garage Site off Nora Street / Bolton Grove

Location: Barrowford

Site Ref: S205

Site Area: 0.16 ha

Grid Ref: SD 385 439



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S242	Site Name: Land adjacent to 12 Wheatley Lane Road			Settlement:	Barrowford
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.31ha	Indicative No. Dwellings: 4	Indicative Density: 13dph	Co-ordinates:	385198, 439351	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. There is a waterbody (small beck) which runs along the eastern boundary of the site.				Flood Zone 1
(S28) Conservation Area:	No	0.269km	(S29) Listed Building:	No	0.633km
(S30) Scheduled Monument:	No	1.284km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.855km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is mainly surrounded by existing residential use and open land. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	2.800	(S13) Bus stop:	0.157	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.278	(S15) Secondary school:	3.400	(S16) Sports/leisure centre:	2.500
(S17) Doctors:	0.800	(S18) Hospital:	2.600	(S19) Town / Local centre:	0.728
(S20) Supermarket/store:	2.300	(S21) Employment area:	0.728	(S22) Public house:	0.950
(S23) Corner shop:	0.850	(S24) Post Office:	1.000	(S25) Open space:	0.000
(S26) PROW:	0.072	(S27) Cycle route:	1.113		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

Comments:	This site is located outside the Settlement Boundary for Barrowford. It is within the designated Green Belt and also partly covered by a woodland open space designation. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. The site has recently been submitted for consideration in the SHLAA but given the policy constraints a review of the designations will be required before the site can come forward. On this basis this site should be considered as a longer term developable site.		
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Constraints: Settlement Boundary. Green Belt. Open Space designation.

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

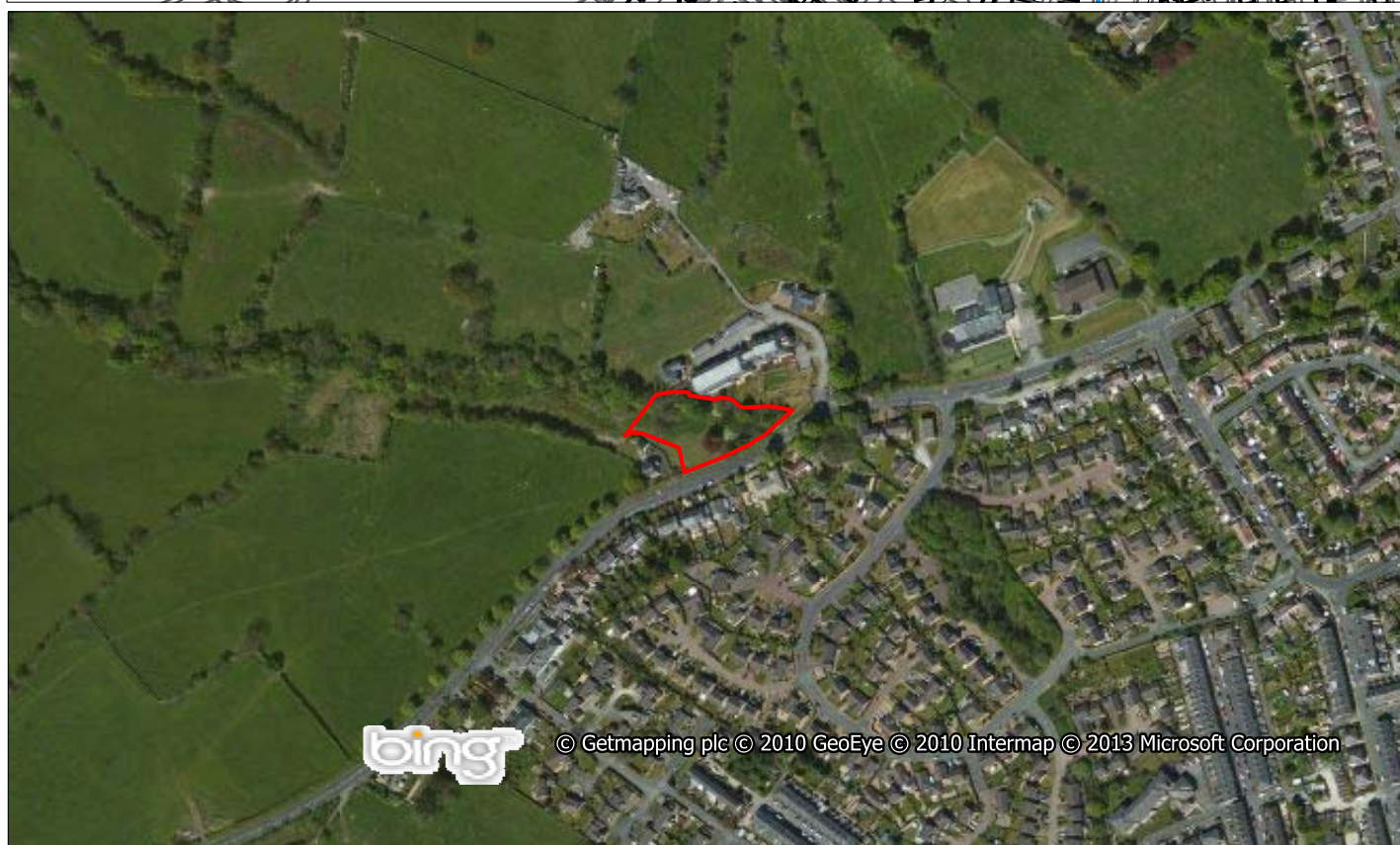
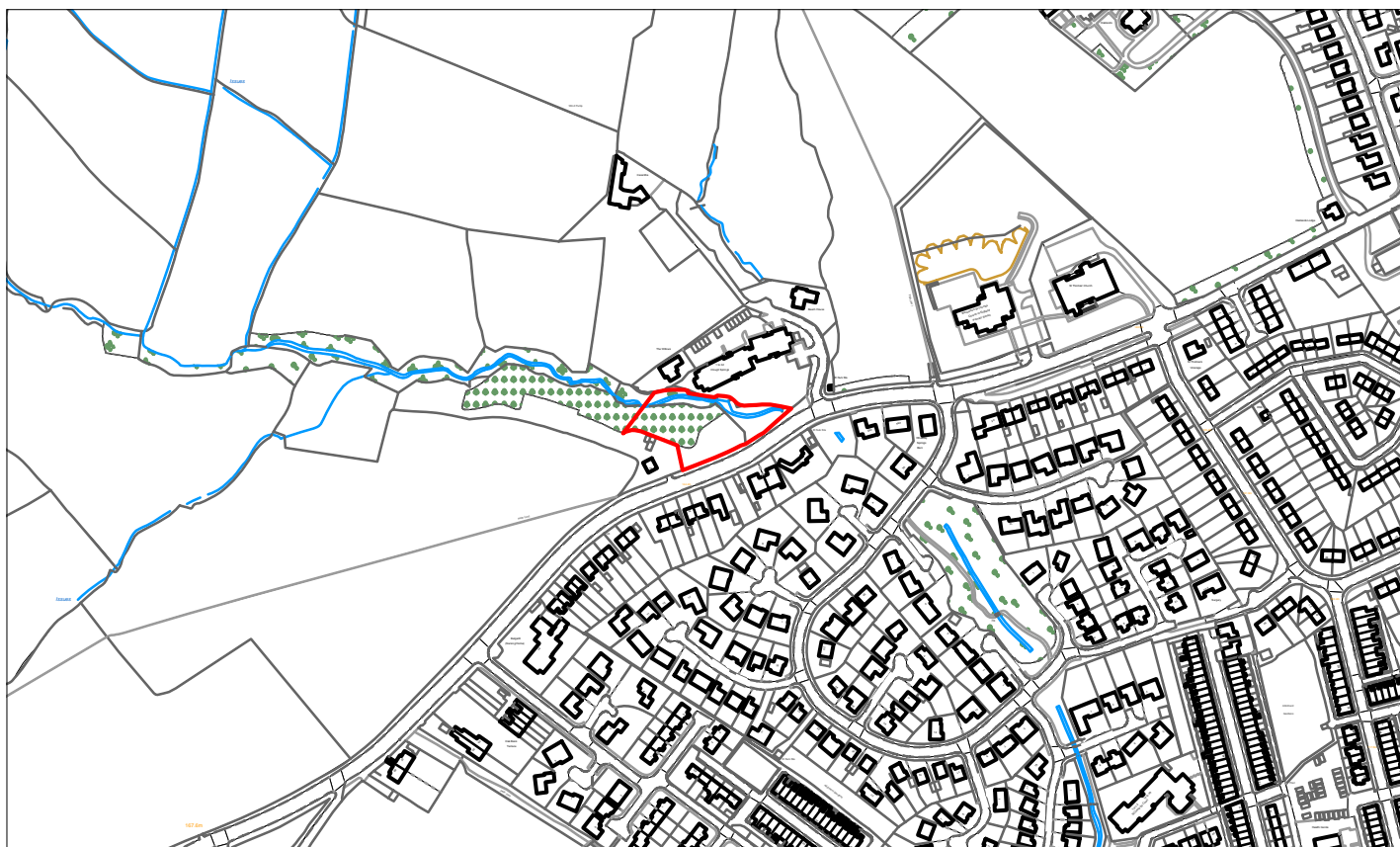
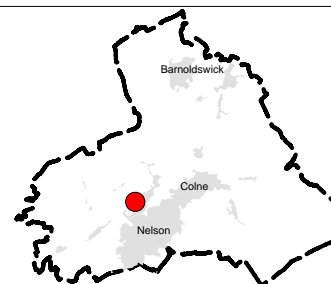
Site Name: Land adjacent to 12 Wheatley Lane Road

Location: Barrowford

Site Ref: S242

Site Area: 0.309

Grid Ref: SD 385 439



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S204	Site Name: Land at end of May Street			Settlement:	Barrowford
Postcode Sector: BB9 8	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.11ha	Indicative No. Dwellings: 3	Indicative Density: 30dph	Co-ordinates:	385622, 438999	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(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	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Within both Flood Zone 2 and 3. Consultation with the Environment Agency will be required to assess the flood risk at this site.				Flood Zones 2 & 3
(S28) Conservation Area:	No	0.390km	(S29) Listed Building:	No	0.580km
(S30) Scheduled Monument:	No	1.312km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.040km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.320km
(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 Urban.				

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - the site is mainly surrounded by residential use. New development unlikely to have an adverse impact on the surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.600	(S13) Bus stop:	0.156	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.680	(S15) Secondary school:	2.080	(S16) Sports/leisure centre:	1.400
(S17) Doctors:	0.270	(S18) Hospital:	1.600	(S19) Town / Local centre:	0.640
(S20) Supermarket/store:	1.200	(S21) Employment area:	0.630	(S22) Public house:	0.500
(S23) Corner shop:	0.240	(S24) Post Office:	0.800	(S25) Open space:	0.340
(S26) PROW:	0.020	(S27) Cycle route:	0.350		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

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: Site still in use.

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	3

Pendle Strategic Housing Land Availability Assessment

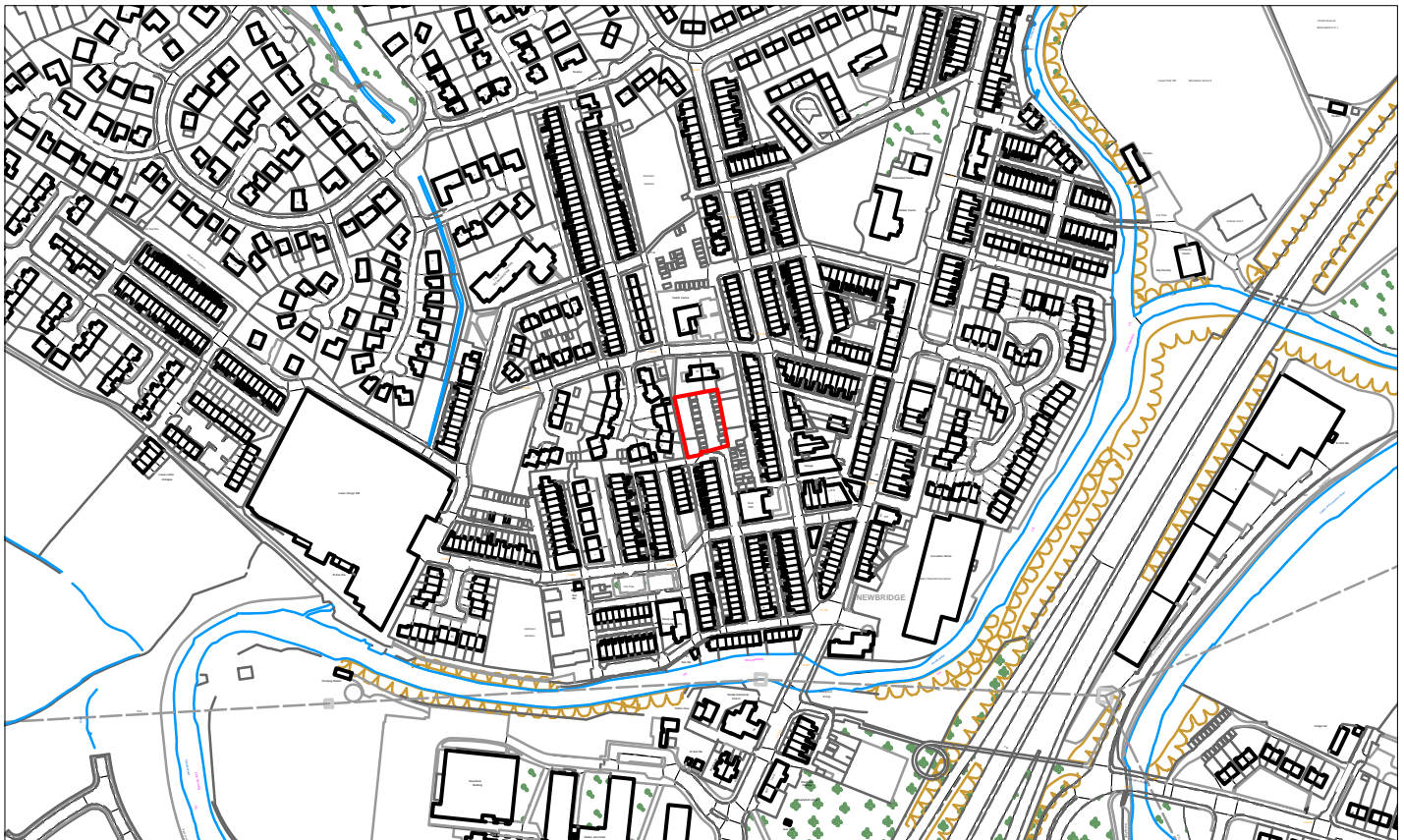
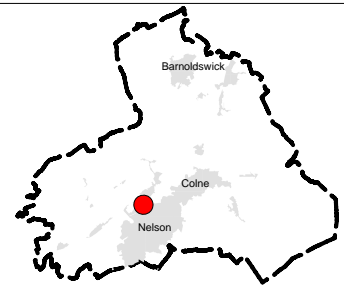
Site Name: Land at end of May Street

Location: Barrowford

Site Ref: S204

Site Area: 0.11 ha

Grid Ref: SD 385 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S203		Site Name: Garage Site, Pendle Street			Settlement: Barrowford		
Postcode Sector: BB9 8		Ward: Barrowford Ward		Planning App: N/A		SHLAA Typology: I (Garage Site)	
Site Area (gross): 0.09ha		Indicative No. Dwellings: 3		Indicative Density: 30dph		Co-ordinates: 385485, 438943	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(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	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Within both Flood Zone 2 and 3. Consultation with the Environment Agency will be required to assess the flood risk at this site.		Flood Zones 2 & 3
(S28) Conservation Area:	No	0.460km	(S29) Listed Building: No 0.670km
(S30) Scheduled Monument:	No	1.438km	(S31) Archaeology: Potential
(S32) TPO:	No	0.130km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.420km
(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 Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is surrounded by a mix of uses including residential, industry and a car park. New development unlikely to have an adverse impact on the surrounding uses.		

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.800	(S13) Bus stop:	0.280	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.760	(S15) Secondary school:	2.060	(S16) Sports/leisure centre:	1.500
(S17) Doctors:	0.230	(S18) Hospital:	1.700	(S19) Town / Local centre:	0.750
(S20) Supermarket/store:	1.400	(S21) Employment area:	0.780	(S22) Public house:	0.600
(S23) Corner shop:	0.370	(S24) Post Office:	0.950	(S25) Open space:	0.060
(S26) PROW:	0.050	(S27) Cycle route:	0.460		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 6

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.		
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Constraints:	Site still in use.		
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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	3

Pendle Strategic Housing Land Availability Assessment

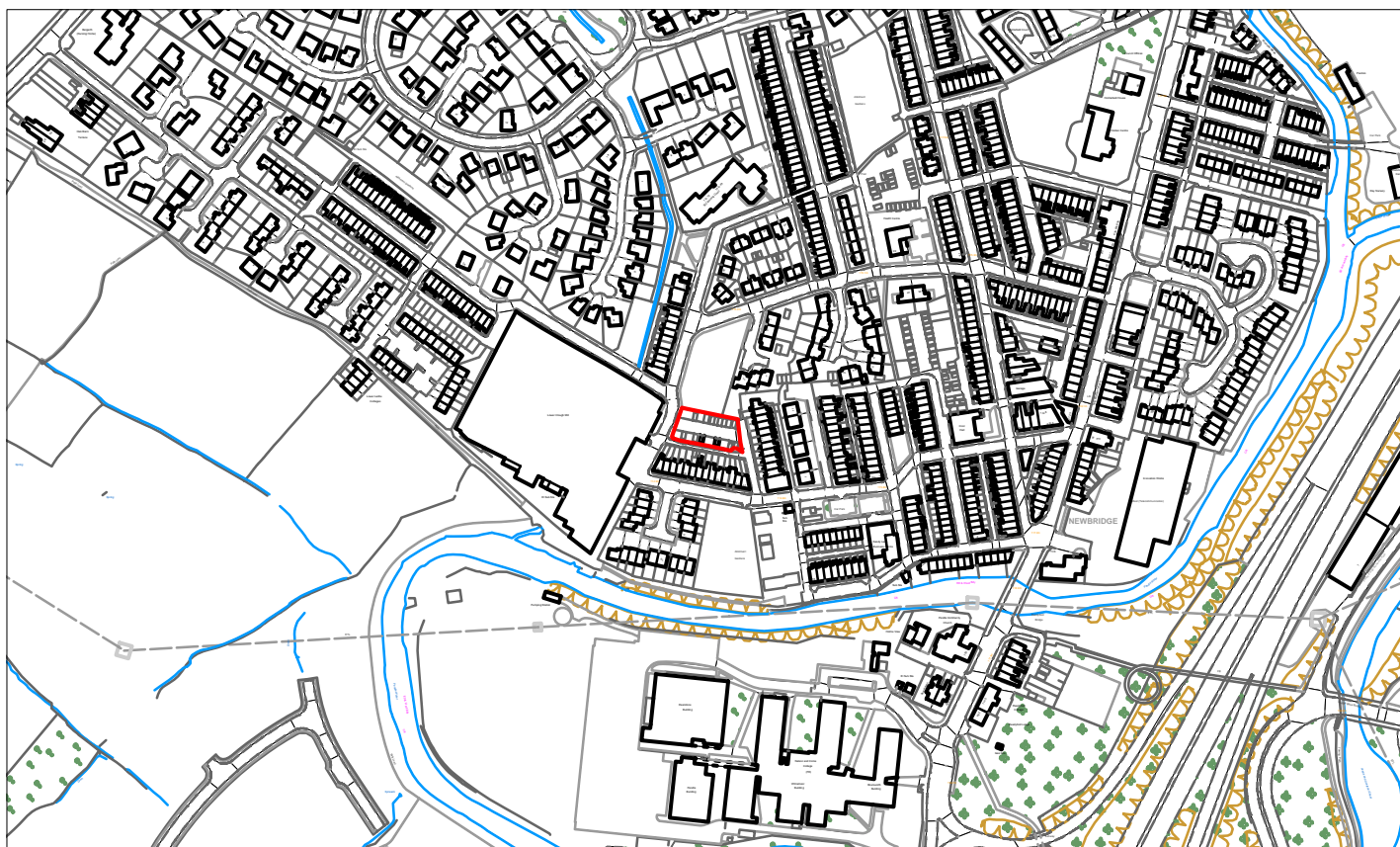
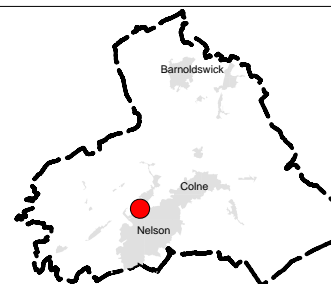
Site Name: Garage Site, Pendle Street

Location: Barrowford

Site Ref: S203

Site Area: 0.09 ha

Grid Ref: SD 385 438



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Scale: 1 : 5,000

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