

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: GEN/01/08/2011/04	Site Name: Little Tom's Farm	Settlement: Brierfield
Postcode Sector: BB9 0/5	Ward: Reedley Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 14.52ha	Indicative No. Dwellings: 436
Indicative Density: 30dph	Co-ordinates: 385884, 435843	

## 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:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	No	0.340km	(S29) Listed Building: No 0.250km
(S30) Scheduled Monument:	No	3.280km	(S31) Archaeology: Potential
(S32) TPO:	No	0.070km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 1.000km
(S33/S34) Natural environment comment:	Yes - there are no designated nature conservation sites on or near this site. A large 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:	No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and a golf course. A new housing development may have an impact on the golf course.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	Yes

## Suitability – distance to services (km)

(S12) Railway station:	1.900	(S13) Bus stop:	0.380	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.660	(S15) Secondary school:	1.000	(S16) Sports/leisure centre:	2.800
(S17) Doctors:	1.600	(S18) Hospital:	1.700	(S19) Town / Local centre:	1.700
(S20) Supermarket/store:	3.100	(S21) Employment area:	1.600	(S22) Public house:	1.800
(S23) Corner shop:	1.100	(S24) Post Office:	1.600	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	2.060		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 17

**Comments:** This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring the site forward for housing development. However, there are a number of potential constraints which need to be resolved before the site can be brought forward.

**Constraints:** Settlement Boundary. Access issues. 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	436

# Pendle Strategic Housing Land Availability Assessment

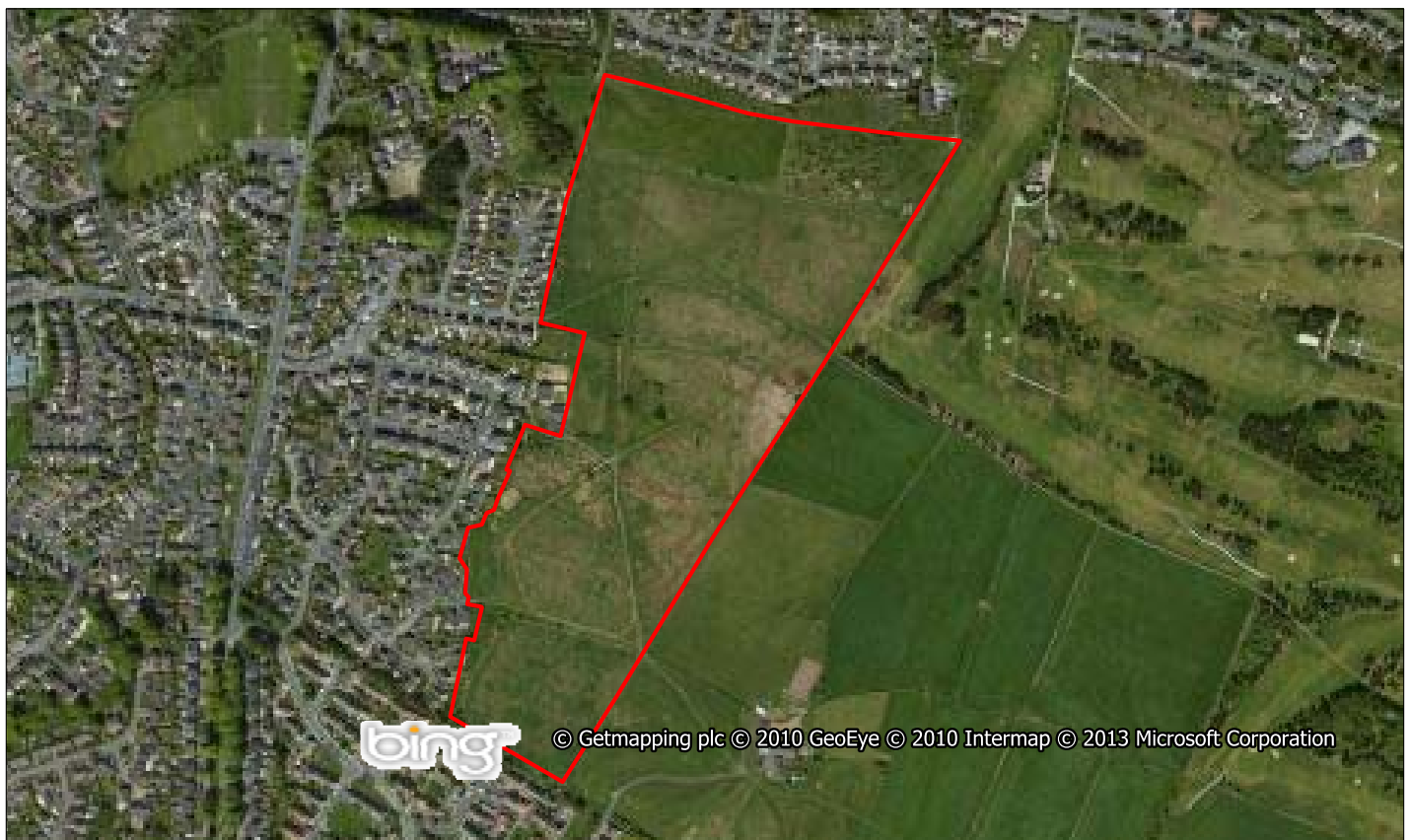
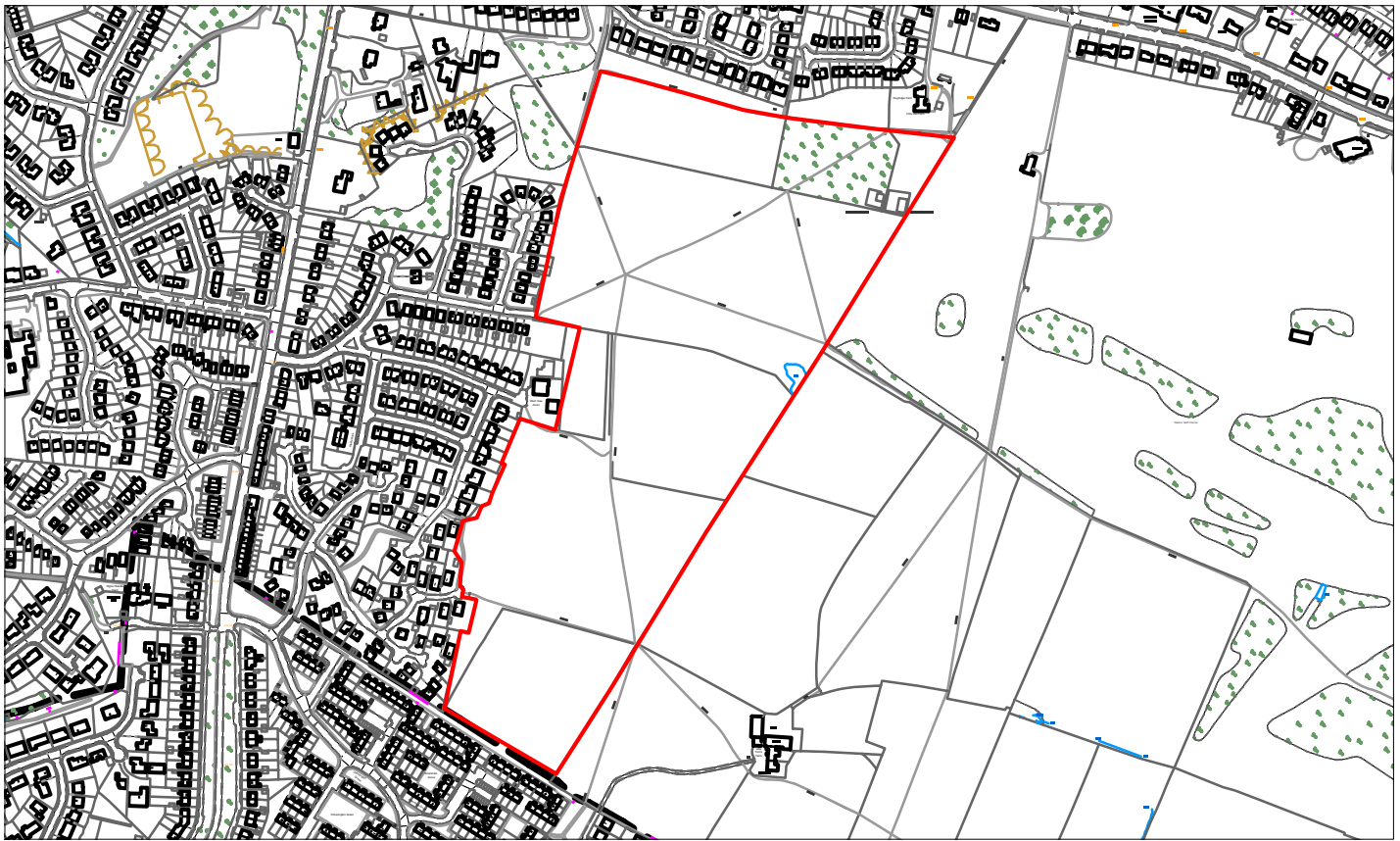
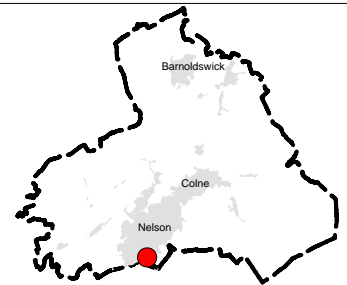
**Site Name:** Little Tom's Farm

**Location:** Brierfield

**Site Ref:** GEN/01/08/2011/04

**Site Area:** 14.52 ha

**Grid Ref:** SD 385 435



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S126	Site Name: Former Brierfield wastewater treatment works	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 6.65ha	Indicative No. Dwellings: 105
Indicative Density: 30dph	Co-ordinates: 383989, 436231	

## 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?	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?	Potential	(S10) Topography:	Part steep slope / gentle slope		
(S11) Flooding issues / Flood zone:	Site partly within Flood Zone 2 and adjacent to Flood Zone 3. Site is bounded by the Leeds and Liverpool Canal and Pendle Water. A COW runs across part of this site. Detailed flood risk work will be required at this site.			Flood Zone 2	
(S28) Conservation Area:	No	0.180km	(S29) Listed Building:	No	0.300km
(S30) Scheduled Monument:	No	4.290km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.090km	(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	0.000km
(S33/S34) Natural environment comment:	Yes - this site is directly adjacent to the Leeds and Liverpool canal BHS. The site is fully covered by an area of ecological interest (LERN - record). This site is classified as Grade 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is adjacent to an existing residential development and surrounded by open countryside. The site is bounded by the canal and the river. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): Yes		

## Suitability – distance to services (km)

(S12) Railway station:	0.600	(S13) Bus stop:	0.300	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.000	(S15) Secondary school:	1.540	(S16) Sports/leisure centre:	3.100
(S17) Doctors:	0.900	(S18) Hospital:	2.500	(S19) Town / Local centre:	0.730
(S20) Supermarket/store:	3.800	(S21) Employment area:	0.750	(S22) Public house:	0.900
(S23) Corner shop:	0.650	(S24) Post Office:	0.800	(S25) Open space:	0.000
(S26) PROW:	0.100	(S27) Cycle route:	0.400		

## 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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 17

Comments:	This site is located adjacent to the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring the site forward for housing development. However, there are a number of potential constraints which need to be resolved before the site can be brought forward. These include issues surrounding potential contamination, the woodland open space designation and the topography of part of the site.		
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**Constraints:** Settlement Boundary, Woodland Open Space, Topography, 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	105

# Pendle Strategic Housing Land Availability Assessment

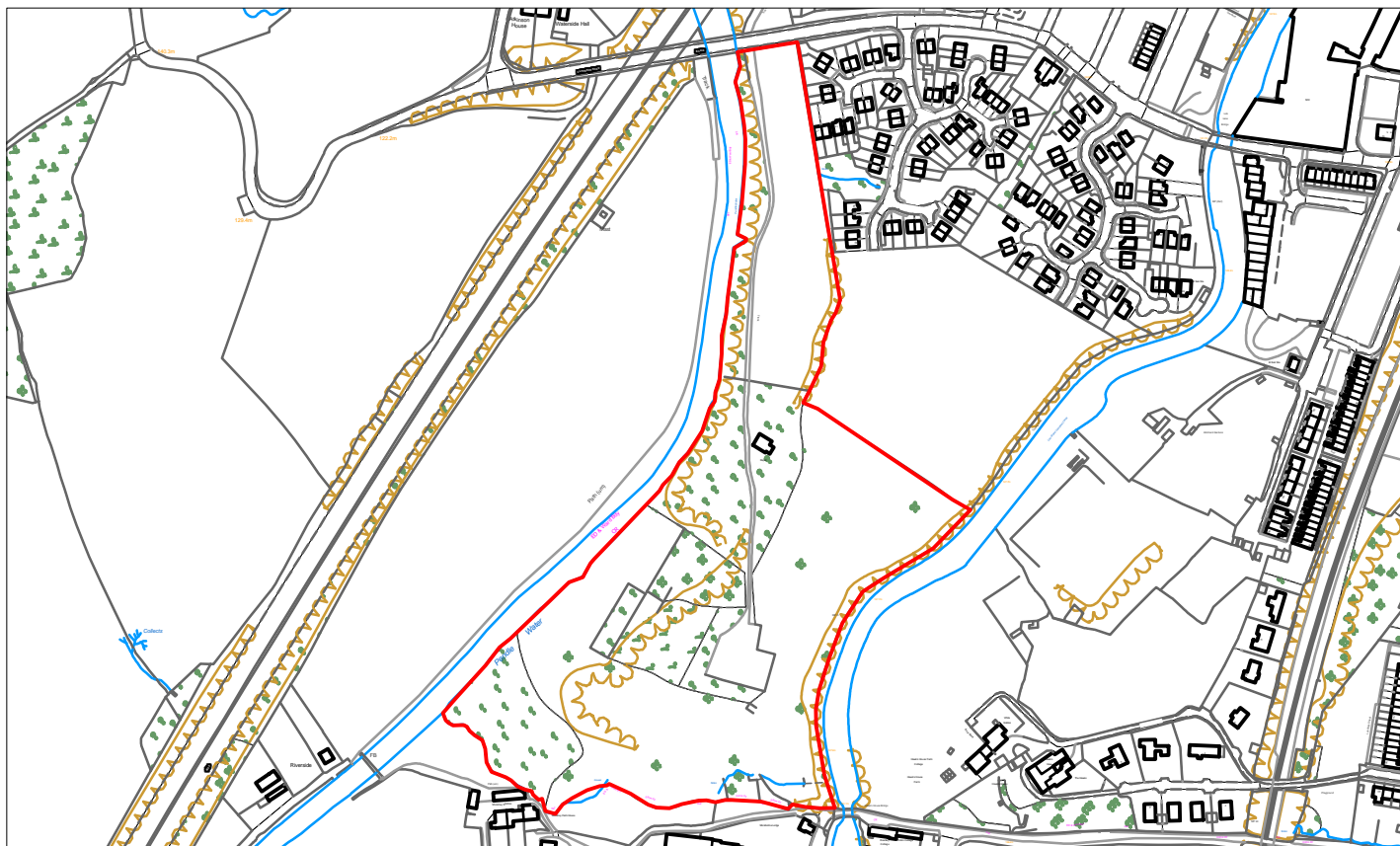
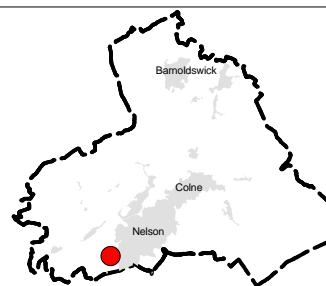
**Site Name:** Former Brierfield wastewater treatment works

**Location:** Brierfield

**Site Ref:** S126

**Site Area:** 6.65 ha

**Grid Ref:** SD 383 436



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S234	Site Name: Land at the end of Park Lane / Coronation Road			Settlement:	Brierfield
Postcode Sector: BB9 5	Ward: Reedley Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.46ha	Indicative No. Dwellings: 14	Indicative Density: 30dph	Co-ordinates:	385070, 436178	

## 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?	Yes
(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. Small/medium sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within a Flood Zone. The site is adjacent to a waterbody with issues and drains.	Flood Zone 1	
(S28) Conservation Area:	No	0.530km	(S29) Listed Building: No 0.440km
(S30) Scheduled Monument:	No	4.028km	(S31) Archaeology: Potential
(S32) TPO:	No	0.130km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.680km
(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 surrounded by existing residential development. New development may have some amenity issues for the existing residential developments.

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

(S12) Railway station:	0.900	(S13) Bus stop:	0.575	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.520	(S15) Secondary school:	0.700	(S16) Sports/leisure centre:	2.600
(S17) Doctors:	0.740	(S18) Hospital:	2.000	(S19) Town / Local centre:	0.750
(S20) Supermarket/store:	3.000	(S21) Employment area:	0.770	(S22) Public house:	1.000
(S23) Corner shop:	0.480	(S24) Post Office:	0.850	(S25) Open space:	0.000
(S26) PROW:	0.010	(S27) Cycle route:	1.160		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: This site is within the urban area of Brierfield. The site is owned by the Council but has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is currently designated open space and there are other potential constraints which need to be resolved before it could come forward.

Constraints: 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	14

# Pendle Strategic Housing Land Availability Assessment

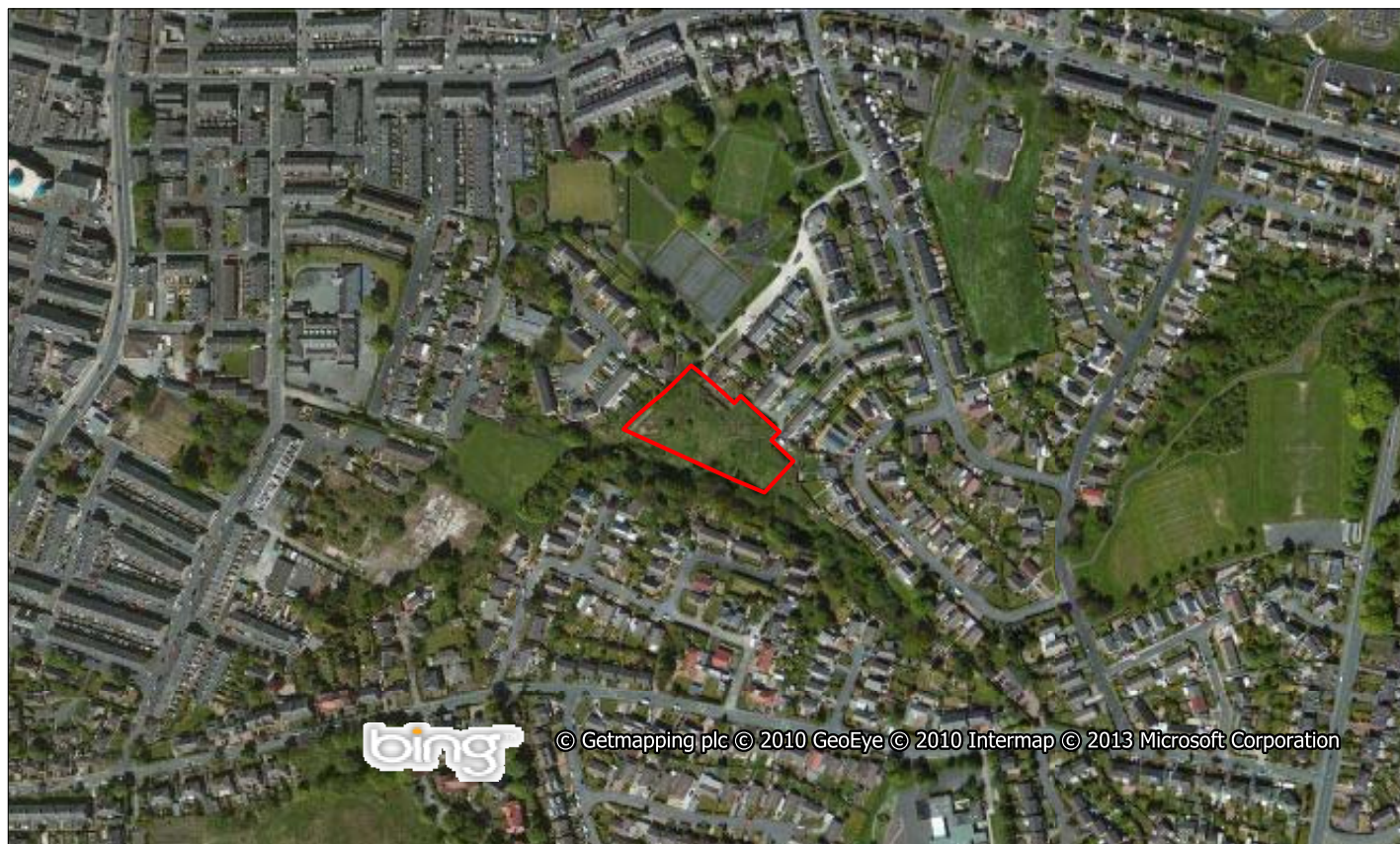
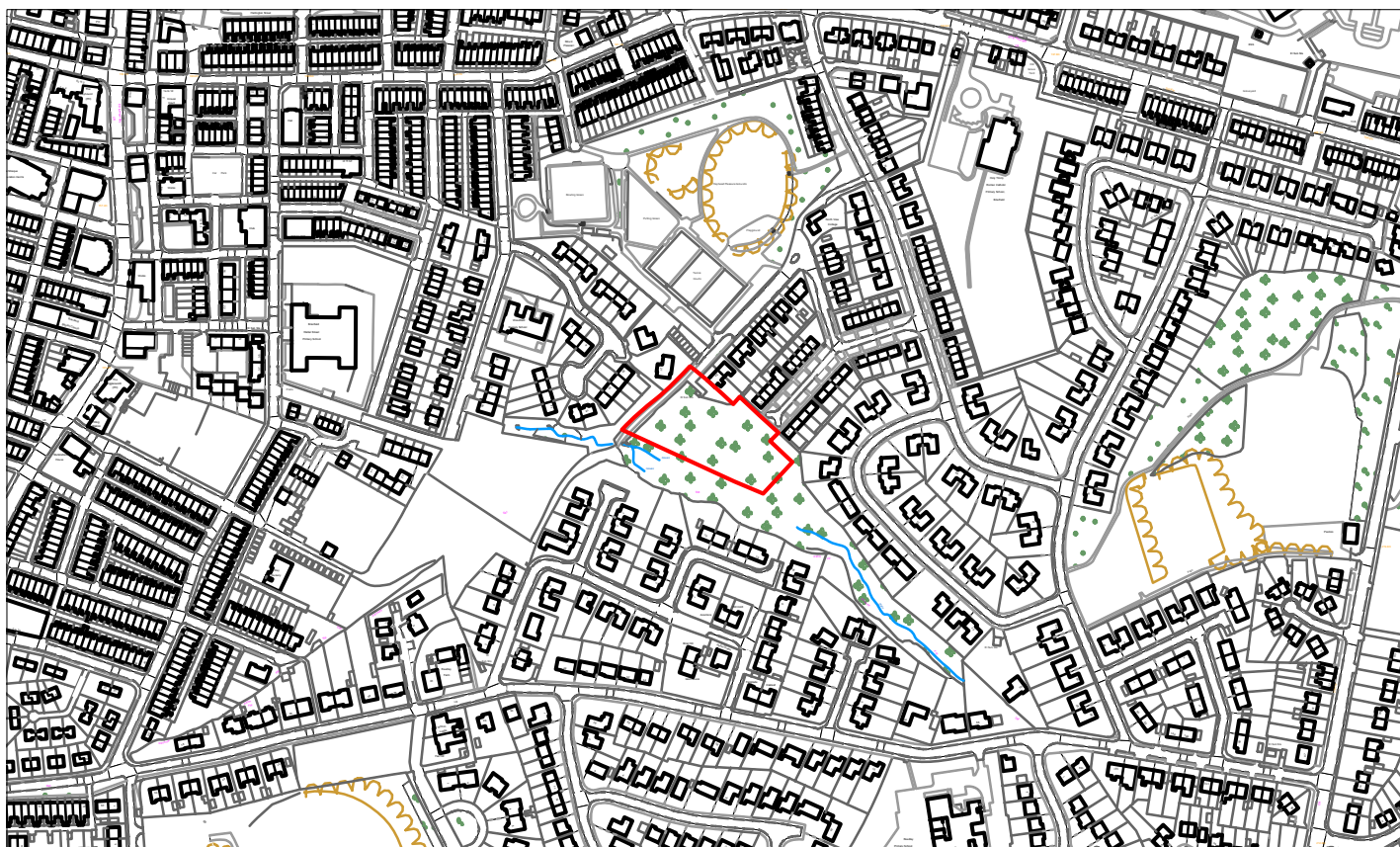
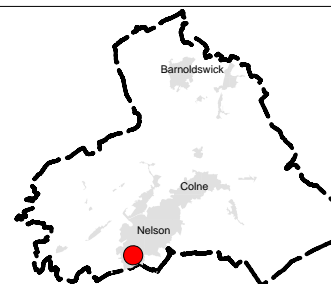
**Site Name:** Land at the end of Park Lane / Coronation Road

**Location:** Brierfield

**Site Ref:** S234

**Site Area:** 0.46 ha

**Grid Ref:** SD 385 436



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S233	Site Name: Railway Street Shops	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.03ha	Indicative No. Dwellings: 2
Indicative Density: 50dph	Co-ordinates: 384618, 436440	

## 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?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small brownfield site. Existing utilities already available. Small sized development therefore existing network capacity should be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.040km	(S29) Listed Building:	Potential/adjacent	0.090km
(S30) Scheduled Monument:	No	4.071km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.300km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.230km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation 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 existing residential development, retail use and on a main road. 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:	0.100	(S13) Bus stop:	0.030	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.380	(S15) Secondary school:	0.850	(S16) Sports/leisure centre:	2.400
(S17) Doctors:	0.280	(S18) Hospital:	2.000	(S19) Town / Local centre:	0.040
(S20) Supermarket/store:	2.500	(S21) Employment area:	0.040	(S22) Public house:	0.250
(S23) Corner shop:	0.010	(S24) Post Office:	0.090	(S25) Open space:	0.100
(S26) PROW:	0.630	(S27) Cycle route:	0.280		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments:	This site is within the urban area of Brierfield. It is owned by the Council and has recently been cleared and landscaped with the potential for longer term redevelopment. The site has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site could come forward in the longer term as part of a wider regeneration project.
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Constraints:	No constraints identified.
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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

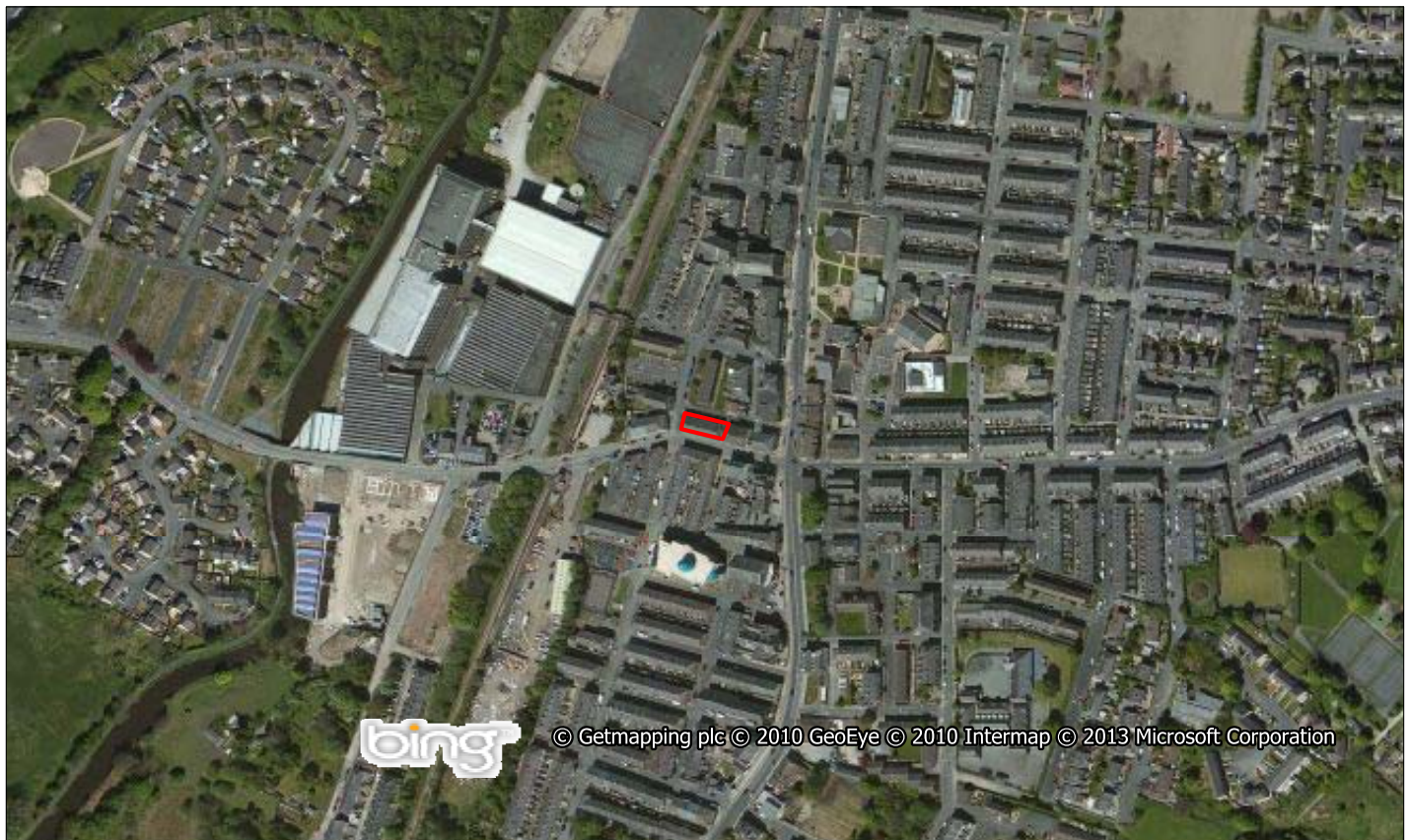
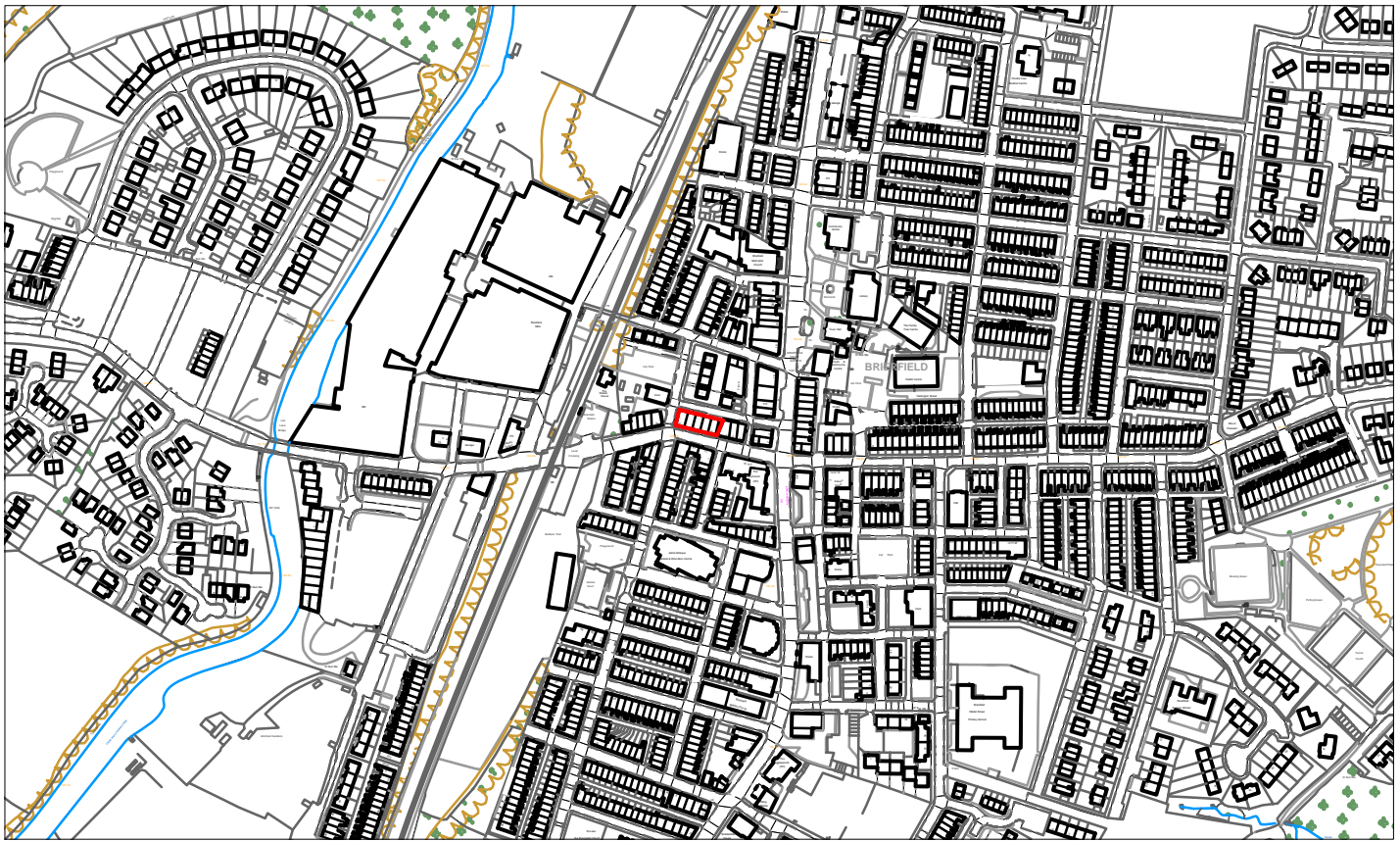
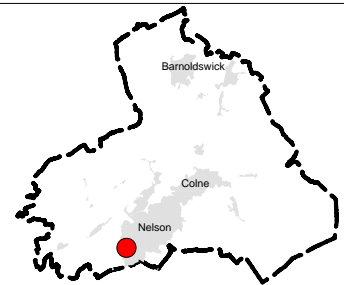
**Site Name:** Railway Street Shops

**Location:** Brierfield

**Site Ref:** S233

**Site Area:** 0.03 ha

**Grid Ref:** SD 384 436



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