

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S175	Site Name: Land adjacent to Glen Farm, Red Lion Street	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.83ha	Indicative No. Dwellings: 25
Indicative Density: 30dph	Co-ordinates: 391294, 446790	

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. Medium sized development. Capacity of existing network in Earby is a potential problem further investigation will be required. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Southern part of this site is within Flood Zones 2 and 3. A COW (critical ordinary watercourse) runs through this site. Detailed flood risk assessment work will be required.				Flood Zone 2 & 3
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.350km
(S30) Scheduled Monument:	No	1.740km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.090km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.330km
(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 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential properties. 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:	9.100	(S13) Bus stop:	0.580	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.730	(S15) Secondary school:	4.300	(S16) Sports/leisure centre:	4.300
(S17) Doctors:	0.930	(S18) Hospital:	12.900	(S19) Town / Local centre:	0.580
(S20) Supermarket/store:	5.000	(S21) Employment area:	0.570	(S22) Public house:	0.040
(S23) Corner shop:	0.580	(S24) Post Office:	1.000	(S25) Open space:	0.000
(S26) PROW:	0.030	(S27) Cycle route:	0.450		

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?	Viable	(V3) Viability Model Ref:	Scheme 11

Comments: This site is located outside of the settlement boundary for Earby. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. There are some potential flood risk issues which need to be investigated and resolved. New infrastructure is needed on site. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to develop the site but has indicated that the availability of finance is a restriction to development. A number of constraints need to be resolved before the site can be developed.

Constraints: Settlement Boundary. Flood risk issues. Availability of finance.

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	25

Pendle Strategic Housing Land Availability Assessment

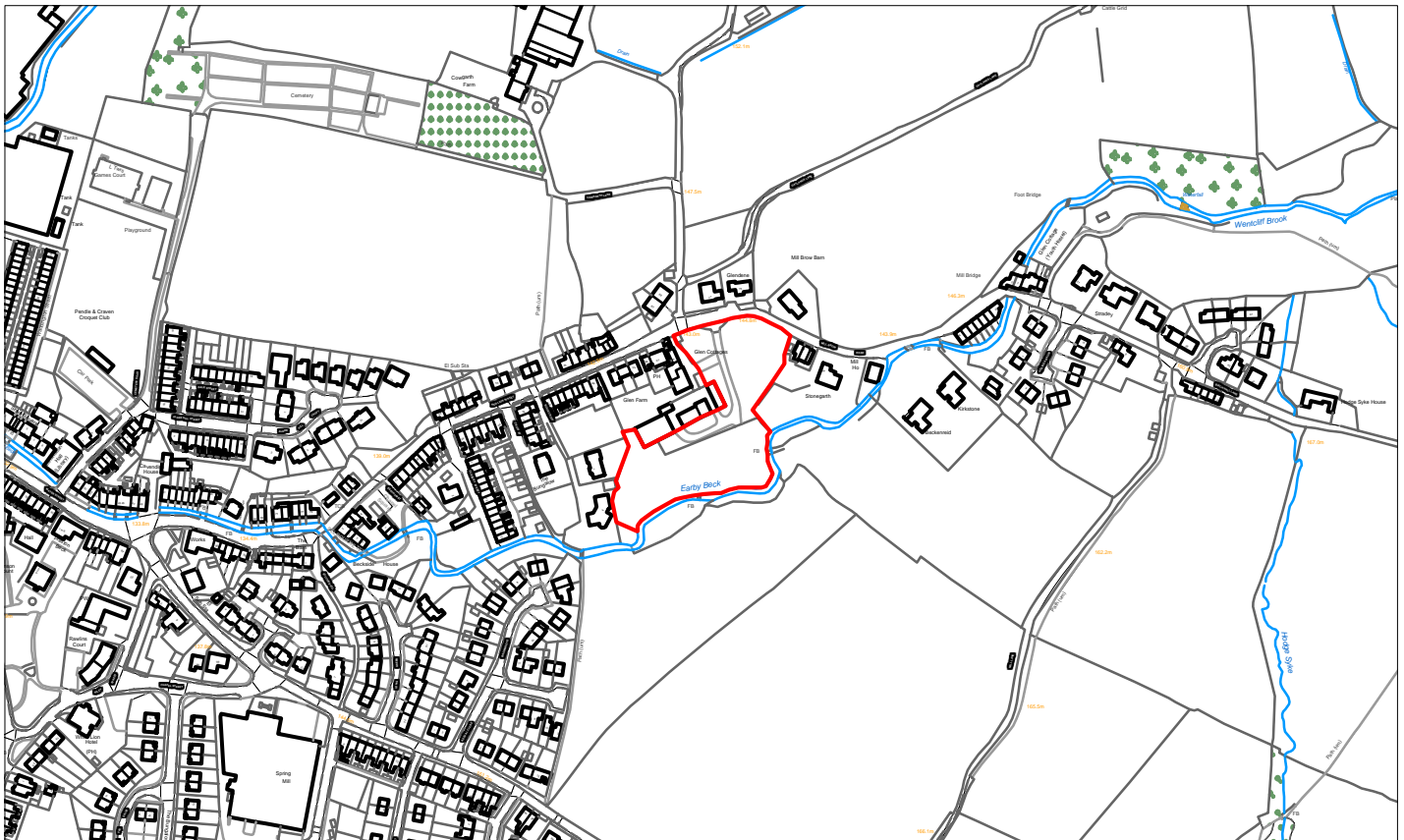
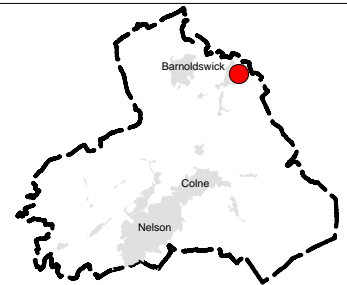
Site Name: Land adjacent to Glen Farm, Red Lion Street

Location: Earby

Site Ref: S175

Site Area: 0.83 ha

Grid Ref: SD 391 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S236	Site Name: Land beyond Car Park, Red Lion Street			Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.50ha	Indicative No. Dwellings: 15	Indicative Density: 30dph	Co-ordinates:	391239, 446905

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. Medium sized development. Capacity of existing network in Earby is a potential problem further investigation will be required. 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 a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.340km
(S30) Scheduled Monument:	No	1.883km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.090km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.430km
(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 - 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): Yes		

Suitability – distance to services (km)

(S12) Railway station:	9.100	(S13) Bus stop:	0.600	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.660	(S15) Secondary school:	4.300	(S16) Sports/leisure centre:	4.300
(S17) Doctors:	0.820	(S18) Hospital:	12.800	(S19) Town / Local centre:	0.540
(S20) Supermarket/store:	5.000	(S21) Employment area:	0.550	(S22) Public house:	0.020
(S23) Corner shop:	0.520	(S24) Post Office:	0.900	(S25) Open space:	0.120
(S26) PROW:	0.000	(S27) Cycle route:	0.410		

Availability

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

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 for Earby. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. This site is owned by the Council but has not been identified for disposal. The Council's viability model indicates that this type of site is viable to develop. The site could come forward in the longer term.

Constraints: Settlement Boundary.

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	15

Pendle Strategic Housing Land Availability Assessment

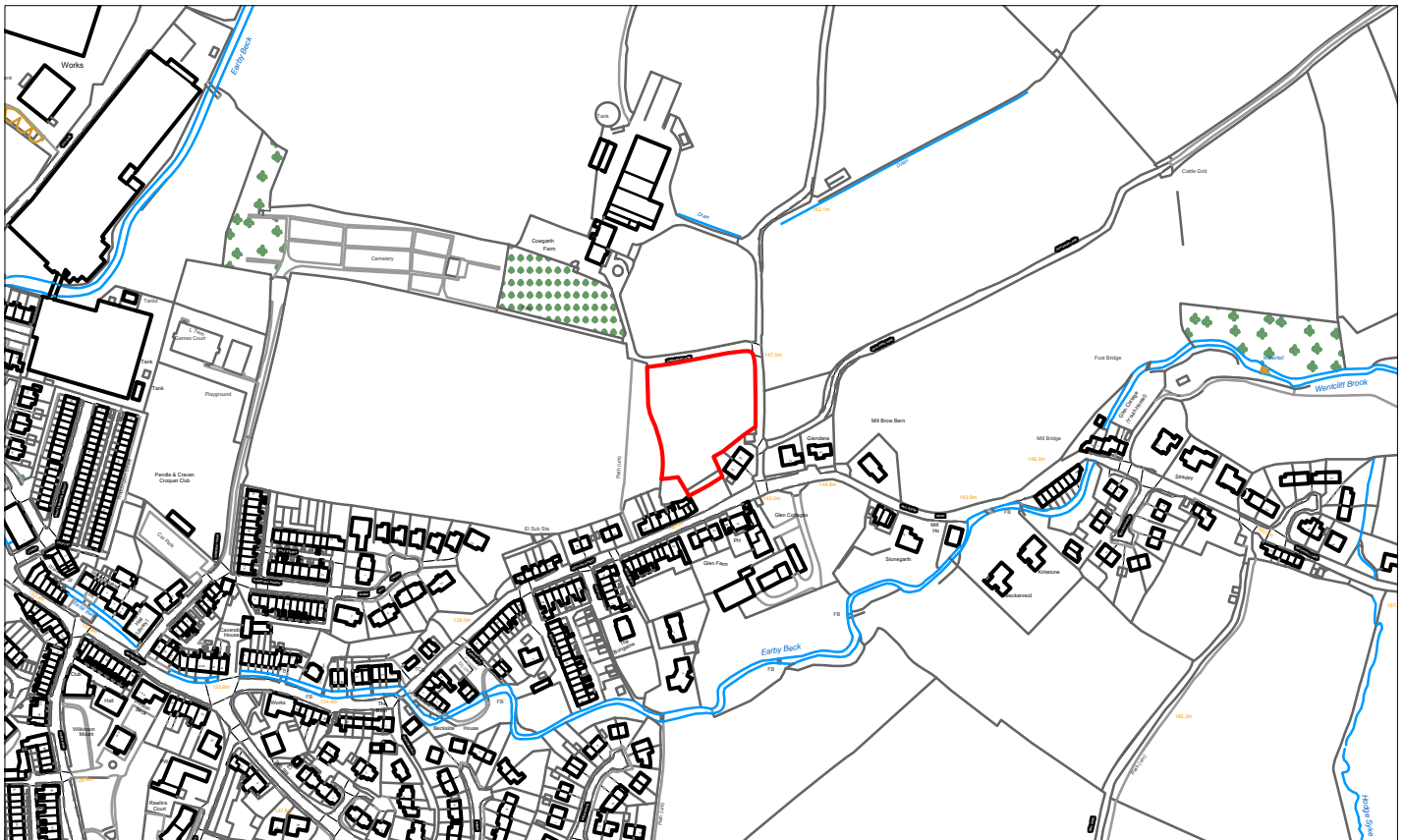
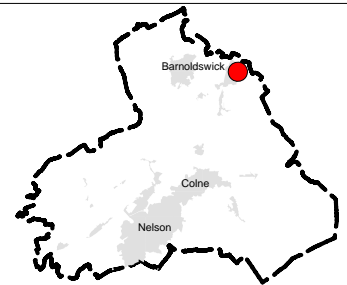
Site Name: Land beyond Car Park, Red Lion Street

Location: Earby

Site Ref: S236

Site Area: 0.50 ha

Grid Ref: SD 391 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S064	Site Name: Land off Bailey Street	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.26ha	Indicative No. Dwellings: 8
Indicative Density: 30dph	Co-ordinates: 390986, 446359	

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?	Partial	(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. Small sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. A drainage channel runs along the southern boundary of the site.		Flood Zone 1
(S28) Conservation Area:	No	0.110km	(S29) Listed Building: No 0.220km
(S30) Scheduled Monument:	No	1.695km	(S31) Archaeology: None identified
(S32) TPO:	No	0.300km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.540km
(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 3 agricultural land - good to moderate quality.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is adjacent to a car park, existing residential properties and a school playing field. 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:	9.000	(S13) Bus stop:	0.390	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.230	(S15) Secondary school:	4.200	(S16) Sports/leisure centre:	4.200
(S17) Doctors:	0.880	(S18) Hospital:	12.900	(S19) Town / Local centre:	0.570
(S20) Supermarket/store:	4.750	(S21) Employment area:	0.580	(S22) Public house:	0.440
(S23) Corner shop:	0.540	(S24) Post Office:	0.900	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.250		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy designation will need to be reviewed before the site can 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	8

Pendle Strategic Housing Land Availability Assessment

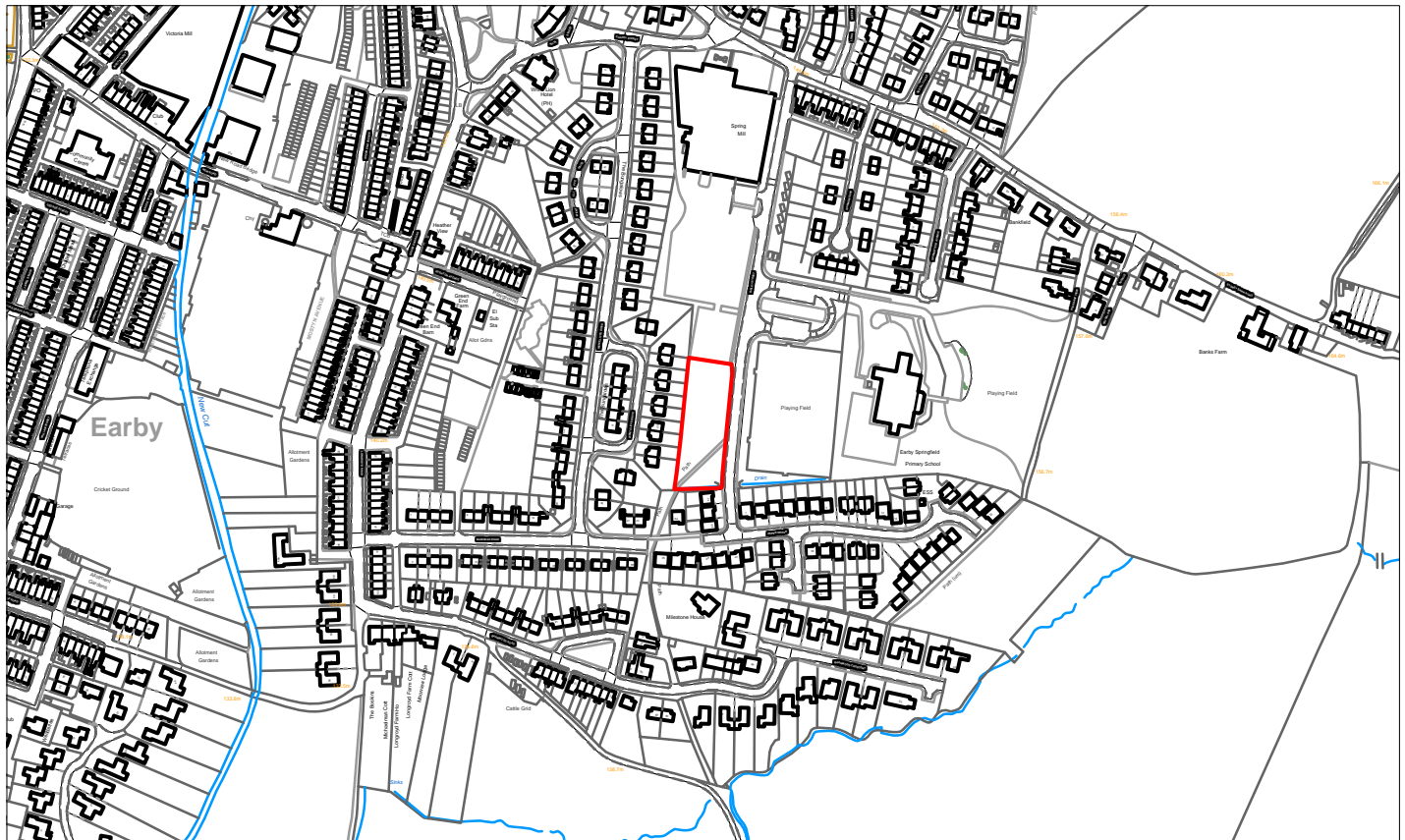
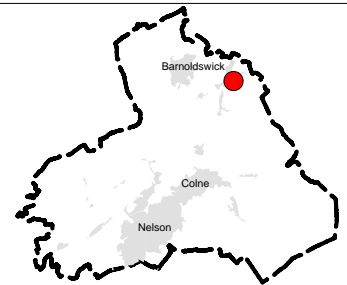
Site Name: Land off Bailey Street

Location: Earby

Site Ref: S064

Site Area: 0.26 ha

Grid Ref: SD 390 446



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S238	Site Name: Land at Tyseley Grove	Settlement: Earby
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.16ha	Indicative No. Dwellings: 5
Indicative Density: 30dph	Co-ordinates: 390156, 446068	

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?	Partial	(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. Small sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.160km	(S29) Listed Building:	No	0.350km
(S30) Scheduled Monument:	No	2.327km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.040km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.140km
(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 Grade 3 agricultural land - good to moderate quality.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is surrounded by existing residential properties. 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:	8.300	(S13) Bus stop:	0.090	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.640	(S15) Secondary school:	2.600	(S16) Sports/leisure centre:	2.600
(S17) Doctors:	0.870	(S18) Hospital:	11.500	(S19) Town / Local centre:	0.660
(S20) Supermarket/store:	3.250	(S21) Employment area:	0.730	(S22) Public house:	0.370
(S23) Corner shop:	0.360	(S24) Post Office:	0.750	(S25) Open space:	0.000
(S26) PROW:	0.210	(S27) Cycle route:	0.000		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 7
Comments:	This site is within the urban area of Earby and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model indicates that this type of site is viable to develop. The policy designation will need to be reviewed before the site can 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	5

Pendle Strategic Housing Land Availability Assessment

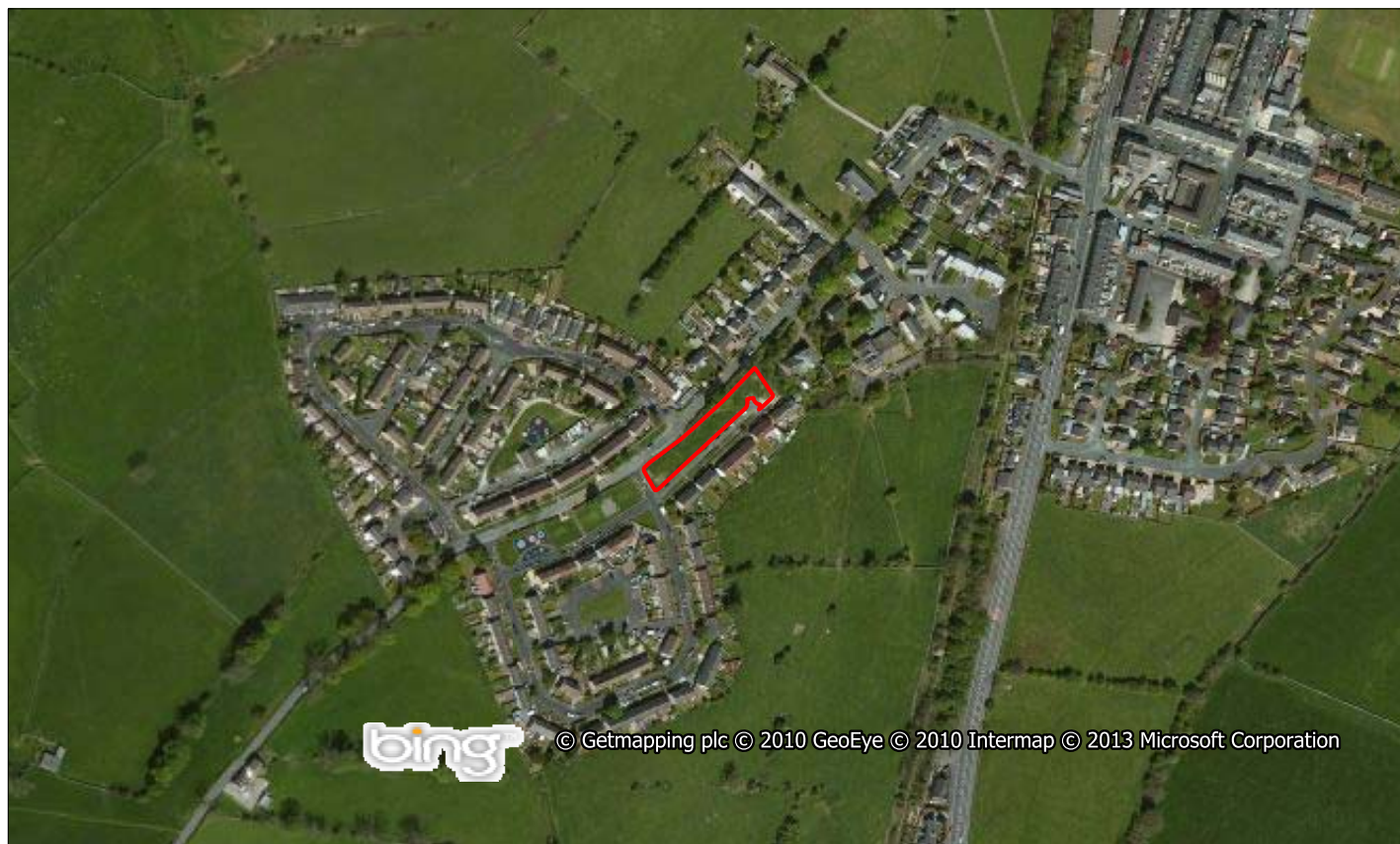
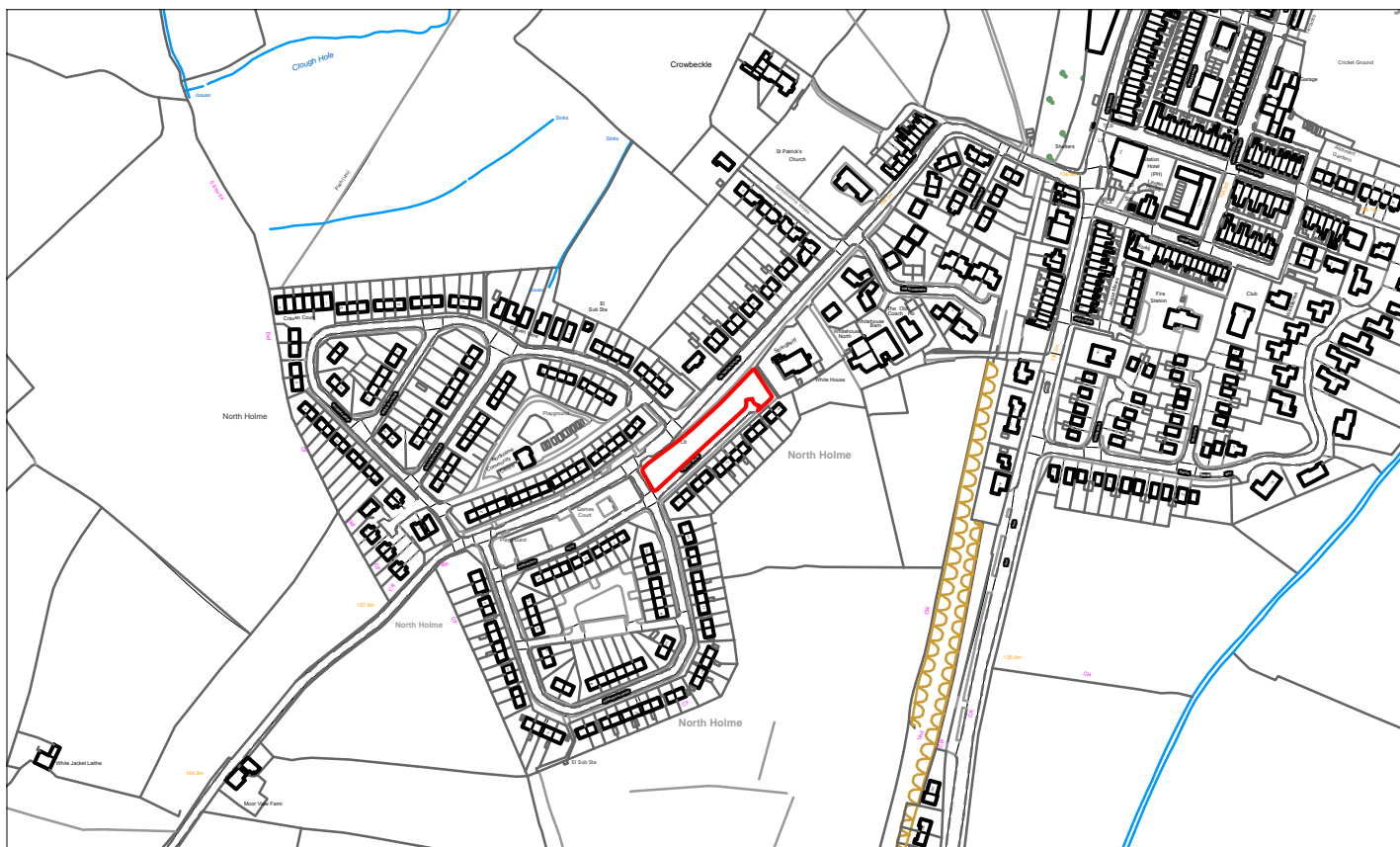
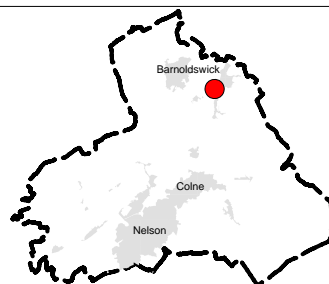
Site Name: Land at Tyseley Grove

Location: Earby

Site Ref: S238

Site Area: 0.16 ha

Grid Ref: SD 390 446



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