

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S221	Site Name: Part Grains Barn Farm, Field numbers 2474 & 1866			Settlement:	Fence
Postcode Sector: BB12 9	Ward: Old Laund Booth Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 1.54ha	Indicative No. Dwellings: 46	Indicative Density: 30dph	Co-ordinates:	383219, 437687	

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 may 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. No other flooding issues identified.				Flood Zone 1
(S28) Conservation Area:	No	1.000km	(S29) Listed Building:	Potential/adjacent	0.040km
(S30) Scheduled Monument:	No	3.796km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.080km
(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 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	No/Medium bad neighbouring uses - this site is mainly surrounded by existing residential properties. It also borders the A6068 Fence bypass. 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:	2.600	(S13) Bus stop:	0.040	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.190	(S15) Secondary school:	3.500	(S16) Sports/leisure centre:	3.300
(S17) Doctors:	3.000	(S18) Hospital:	3.500	(S19) Town / Local centre:	2.700
(S20) Supermarket/store:	3.000	(S21) Employment area:	2.200	(S22) Public house:	0.770
(S23) Corner shop:	0.130	(S24) Post Office:	0.150	(S25) Open space:	0.190
(S26) PROW:	0.200	(S27) Cycle route:	2.040		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	Partial
(A5) Ownership?	3 or more owners - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 16

Comments: This site is located outside of the Settlement Boundary for Fence. The site is within the designated Green Belt. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. New infrastructure needs to be installed 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, however a review of the Green Belt boundary would be necessary to enable this site to come forward. On this basis the site should be considered as a potential 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	46

Pendle Strategic Housing Land Availability Assessment

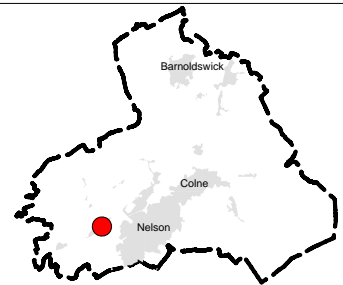
Site Name: Part Grains Barn Farm

Location: Fence

Site Ref: S221

Site Area: 1.54 ha

Grid Ref: SD 383 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S147	Site Name: Land adjacent to Wheatley Lane Road	Settlement: Fence
Postcode Sector: BB12 9	Ward: Old Laund Booth Ward	Planning App: N/A
SHLAA Typology: VLNPD		
Site Area (gross): 1.00ha	Indicative No. Dwellings: 30	Indicative Density: 30dph
Co-ordinates: 383449, 438057		

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 may 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. A waterbody runs along the northern edge of the site. Further investigation work may be required.				Flood Zone 1
(S28) Conservation Area:	No	0.710km	(S29) Listed Building:	Potential/adjacent	0.040km
(S30) Scheduled Monument:	No	3.417km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.040km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.280km
(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:	Potential		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	3.000	(S13) Bus stop:	0.130	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.660	(S15) Secondary school:	4.150	(S16) Sports/leisure centre:	3.400
(S17) Doctors:	3.500	(S18) Hospital:	3.100	(S19) Town / Local centre:	3.300
(S20) Supermarket/store:	2.800	(S21) Employment area:	1.900	(S22) Public house:	0.070
(S23) Corner shop:	0.400	(S24) Post Office:	0.400	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	1.930		

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?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 16

Comments: This site is located outside of the Settlement Boundary for Fence. The site is within the designated Green Belt. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. New infrastructure needs to be installed on site. The Council's viability model indicates that this type of site is viable to develop. The current intentions of the landowner are unknown. A review of the Green Belt boundary would be necessary to enable this site to come forward. On this basis the site should be considered as a potential 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	30

Pendle Strategic Housing Land Availability Assessment

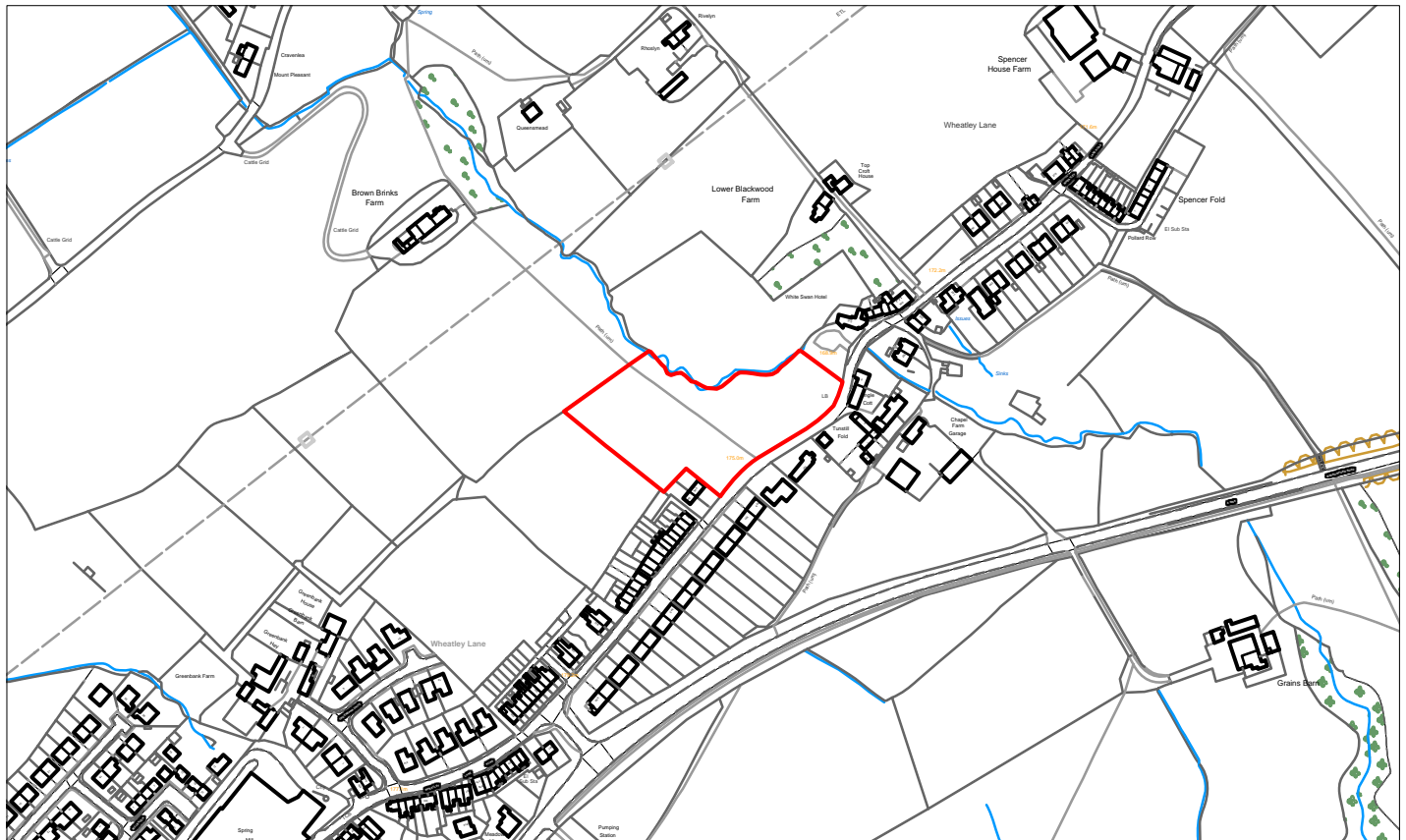
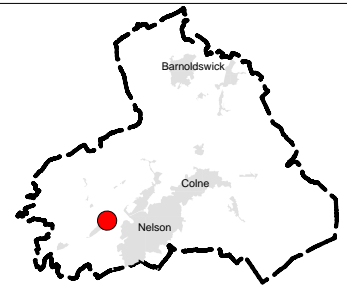
Site Name: Land adjacent to Wheatley Lane Road

Location: Fence

Site Ref: S147

Site Area: 1.00 ha

Grid Ref: SD 383 438



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S208	Site Name: Land adjacent to 310 Wheatley Lane Road			Settlement:	Fence
Postcode Sector: BB12 9	Ward: Old Laund Booth Ward	Planning App: N/A		SHLAA Typology:	I (Garden Land)
Site Area (gross): 0.05ha	Indicative No. Dwellings: 1	Indicative Density: 20dph	Co-ordinates:	383530, 438102	

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?	Yes
(S7/S8) Infrastructure comment	Residential curtilage 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:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. A water feature enters the site in the northwesterly corner. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	No	0.730km	(S29) Listed Building: Potential/adjacent 0.040km
(S30) Scheduled Monument:	No	3.405km	(S31) Archaeology: Potential
(S32) TPO:	No	0.040km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.280km
(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 unlikely to have an adverse impact on the surrounding uses.

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

(S12) Railway station:	3.000	(S13) Bus stop:	0.060	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.720	(S15) Secondary school:	4.160	(S16) Sports/leisure centre:	3.500
(S17) Doctors:	3.600	(S18) Hospital:	3.200	(S19) Town / Local centre:	3.400
(S20) Supermarket/store:	2.700	(S21) Employment area:	1.900	(S22) Public house:	0.080
(S23) Corner shop:	0.500	(S24) Post Office:	0.500	(S25) Open space:	0.180
(S26) PROW:	0.030	(S27) Cycle route:	2.000		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 4

Comments: This is a small site within the Settlement Boundary for Fence. The Council's viability model indicates that this type of site is viable to develop. The current intentions of the landowner are unknown. The site could come forward in the shorter term if evidence of the owners intentions becomes available.

Constraints: No constraints identified.

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	1

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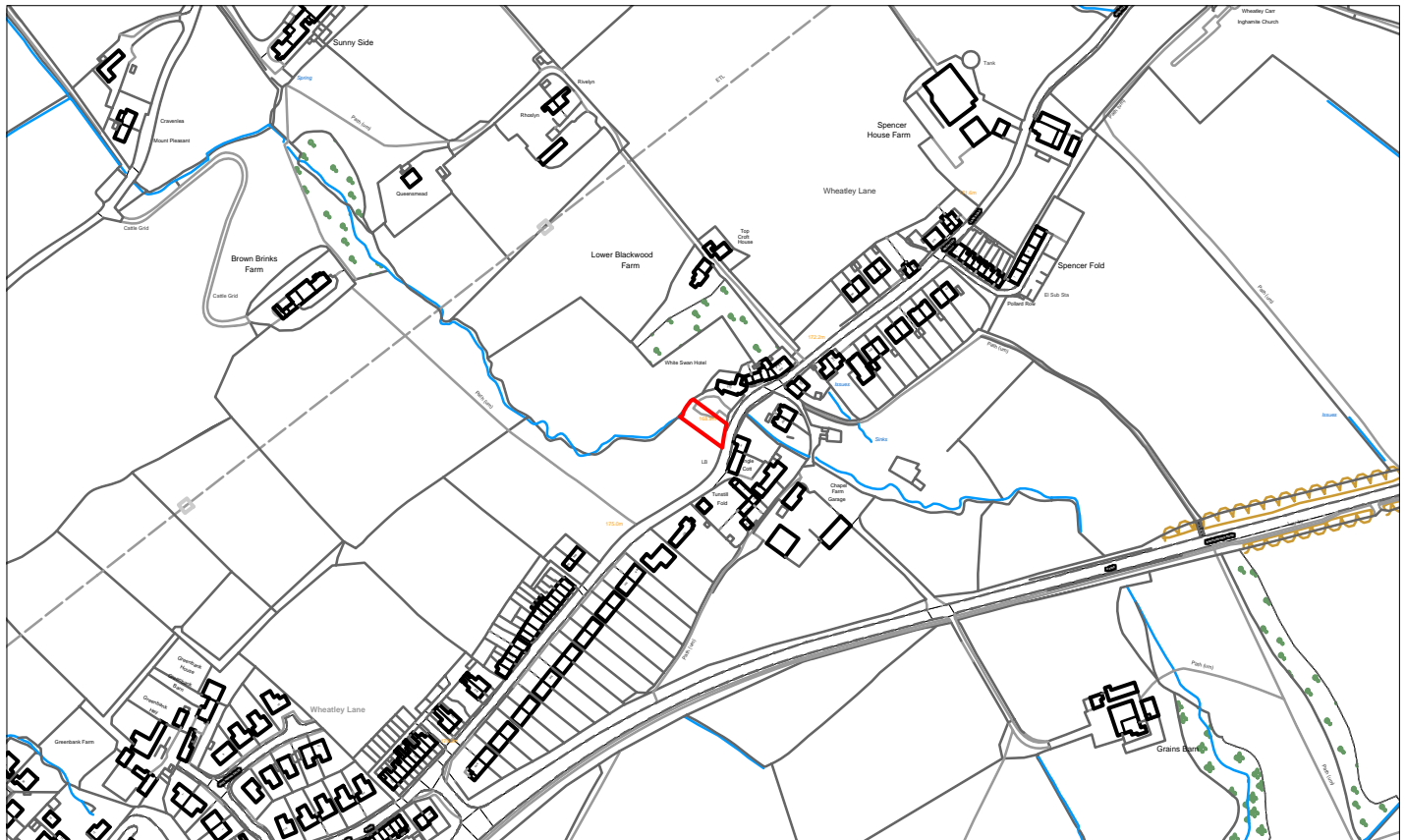
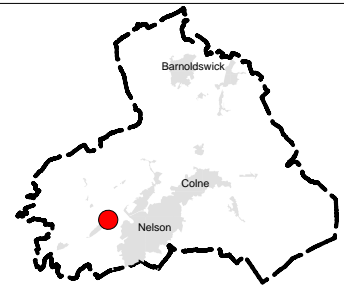
Site Name: Land adjacent to 310 Wheatley Lane Road

Location: Fence

Site Ref: S208

Site Area: 0.05 ha

Grid Ref: SD 383 438



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