

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: GEN/30/06/2011/001	Site Name: Land off Barnoldswick Road	Settlement: Kelbrook
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 2.13ha	Indicative No. Dwellings: 64
Indicative Density: 30dph	Co-ordinates: 390013, 444627	

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. Large/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 an identified Flood Zone. No other flooding issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	1.400km	(S29) Listed Building: No 0.240km
(S30) Scheduled Monument:	No	2.382km	(S31) Archaeology: Potential
(S32) TPO:	No	0.110km	(S37) Poor air quality: No
(S33) Ecology:	Potential from proximity to a designated site.	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.090km
(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 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:	6.000	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.320	(S15) Secondary school:	2.500	(S16) Sports/leisure centre:	5.800
(S17) Doctors:	2.400	(S18) Hospital:	9.400	(S19) Town / Local centre:	2.200
(S20) Supermarket/store:	3.000	(S21) Employment area:	2.200	(S22) Public house:	0.140
(S23) Corner shop:	0.200	(S24) Post Office:	2.300	(S25) Open space:	0.110
(S26) PROW:	0.000	(S27) Cycle route:	1.500		

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 16

Comments:	This site is located outside of the Settlement Boundary for Kelbrook. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to bring the site forward, however the policy and infrastructure constraints will need to be resolved before the site can be developed.		
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Constraints:	Settlement Boundary. Infrastructure provision and capacity.
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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	64

Pendle Strategic Housing Land Availability Assessment

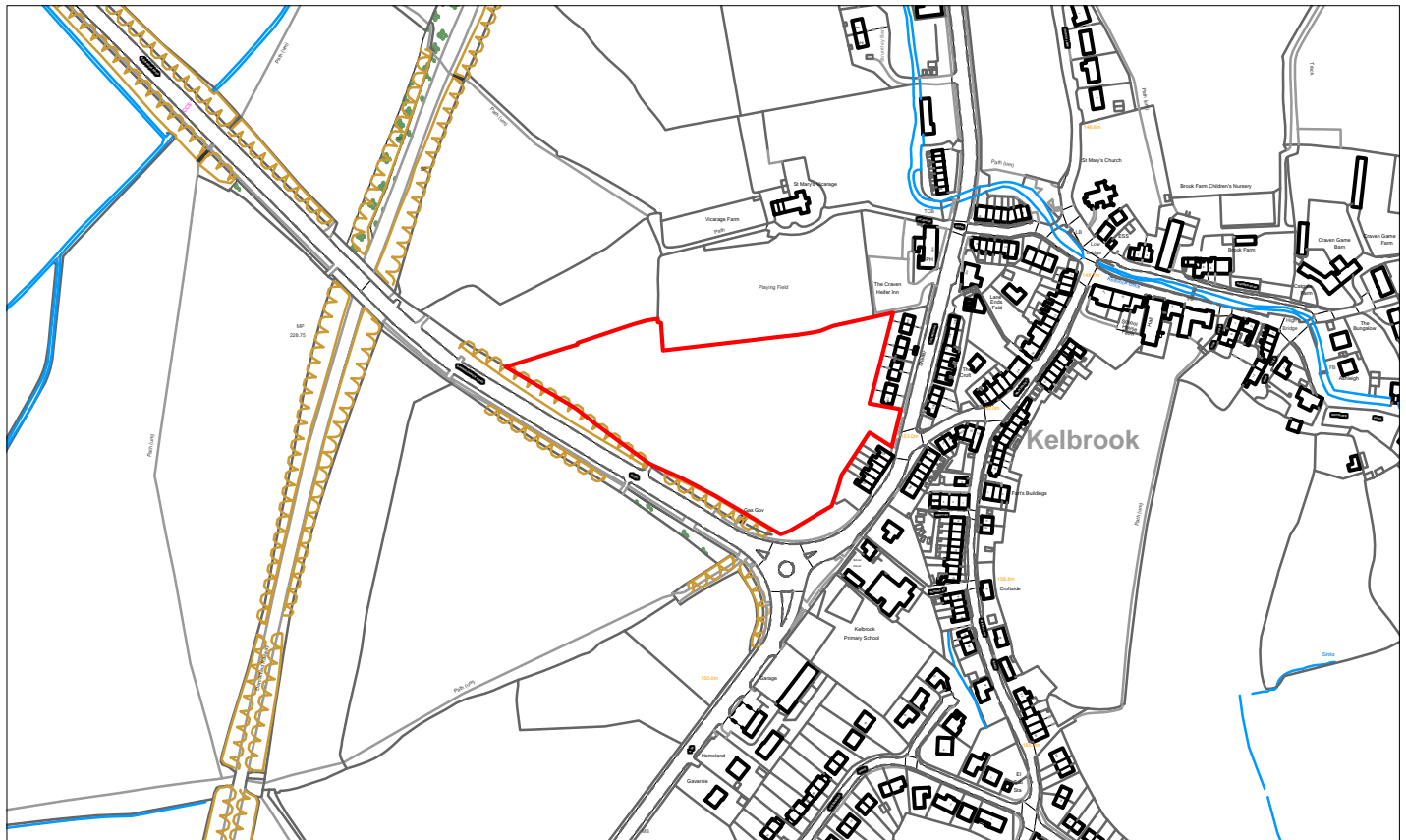
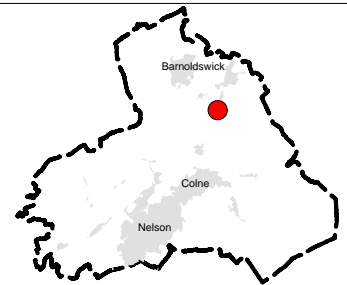
Site Name: Land off Barnoldswick Road

Location: Kelbrook

Site Ref: GEN/30/06/2011/001

Site Area: 2.13 ha

Grid Ref:SD 390 444



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S009	Site Name: Field No. 0030	Settlement: Kelbrook
Postcode Sector: BB18 6	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.97ha	Indicative No. Dwellings: 59
Indicative Density: 30dph	Co-ordinates: 390029, 444288	

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. 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 an identified Flood Zone. No other flooding issues identified on site.				Flood Zone 1
(S28) Conservation Area:	No	1.800km	(S29) Listed Building:	Potential/adjacent	0.080km
(S30) Scheduled Monument:	No	2.537km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.460km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.210km
(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 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:	5.700	(S13) Bus stop:	0.280	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.410	(S15) Secondary school:	2.800	(S16) Sports/leisure centre:	5.600
(S17) Doctors:	2.600	(S18) Hospital:	9.200	(S19) Town / Local centre:	2.400
(S20) Supermarket/store:	3.400	(S21) Employment area:	2.500	(S22) Public house:	0.280
(S23) Corner shop:	0.180	(S24) Post Office:	2.400	(S25) Open space:	0.260
(S26) PROW:	0.250	(S27) Cycle route:	1.760		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Poor
(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 16

Comments:	This site is located outside of the Settlement Boundary for Kelbrook. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The current intentions of the landowner are unknown and the policy and infrastructure constraints will need to be resolved before the site can be developed. The site is unlikely to come forward in the short or medium term.		
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Constraints: Settlement Boundary. 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	59

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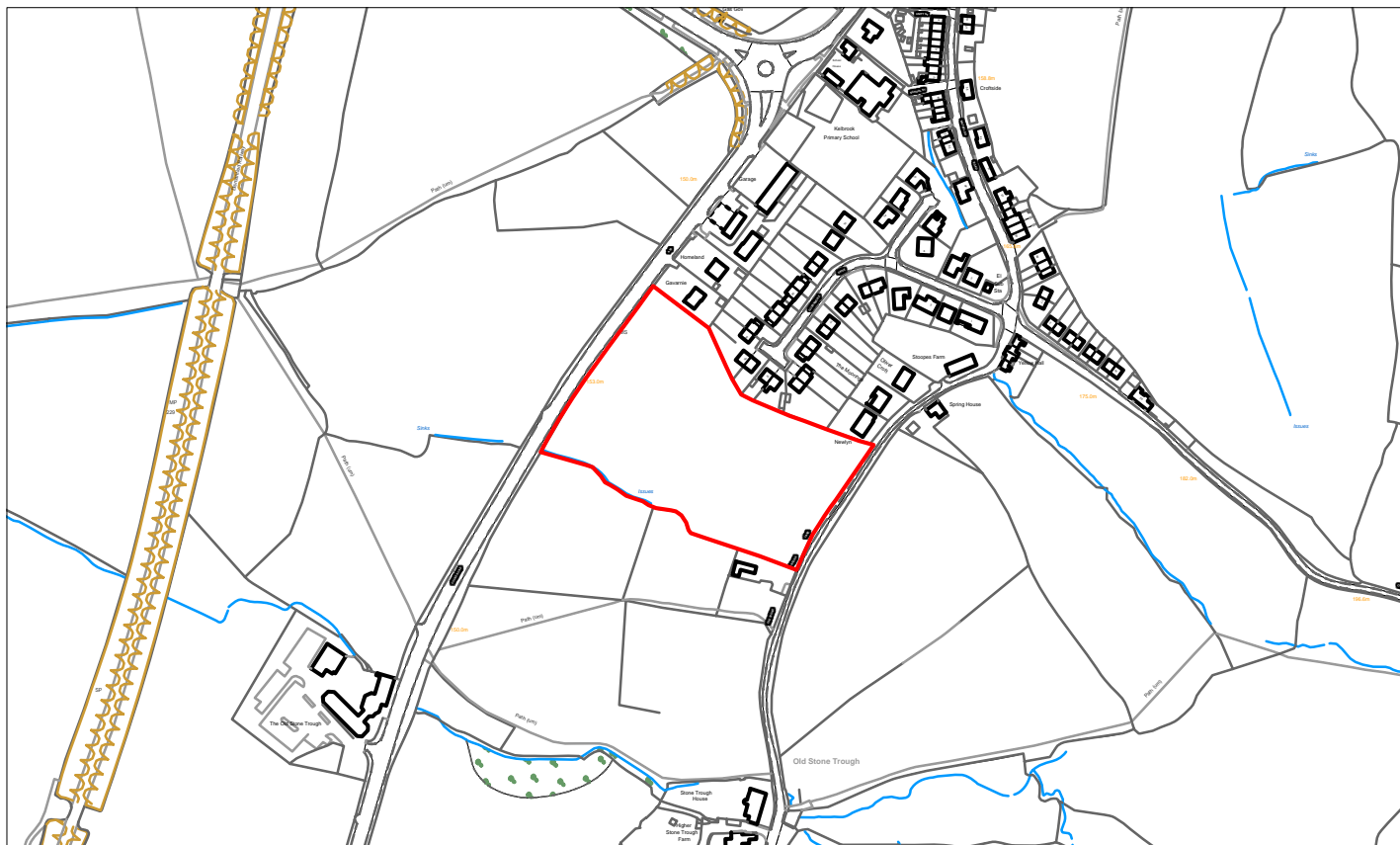
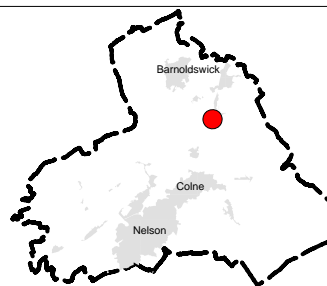
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Site Area: 1.97 ha

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