

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S008	Site Name: Barnfield	Settlement: Roughlee
Postcode Sector: BB9 6	Ward: Higham and Pendleside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.16ha	Indicative No. Dwellings: 23
Indicative Density: 20dph	Co-ordinates: 384153, 440164	

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?	Part
(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 likely to be sufficient. 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:	Flood Zones 2 and 3 run directly through the middle of this site. Site specific flood risk work will be required.		Flood Zones 2 & 3
(S28) Conservation Area:	No	0.880km	(S29) Listed Building: Potential/adjacent 0.030km
(S30) Scheduled Monument:	No	1.990km	(S31) Archaeology: Yes
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	Yes	(S34) Nature Conservation Designation:	No 0.470km
(S33/S34) Natural environment comment:	Yes - 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 - the site is surrounded by existing residential properties and a caravan park. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	No	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	4.700	(S13) Bus stop:	0.245	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.320	(S15) Secondary school:	5.500	(S16) Sports/leisure centre:	4.500
(S17) Doctors:	3.200	(S18) Hospital:	4.600	(S19) Town / Local centre:	2.300
(S20) Supermarket/store:	4.200	(S21) Employment area:	2.300	(S22) Public house:	0.340
(S23) Corner shop:	2.400	(S24) Post Office:	2.500	(S25) Open space:	0.000
(S26) PROW:	0.180	(S27) Cycle route:	3.300		

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 12

Comments: This site is located outside of the Settlement Boundary for Roughlee and Crow Trees. It is also located within the Forest of Bowland AONB. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. This site would be considered as a major development in the AONB and there would need to be exceptional circumstances to warrant the release of this land. Major infrastructure improvements would be also be required. The Council's viability model indicates that this type of site is viable to develop. The landowner is willing to develop this site, but the constraints will need to be resolved before it can be developed.

Constraints: Settlement Boundary. AONB. 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	23

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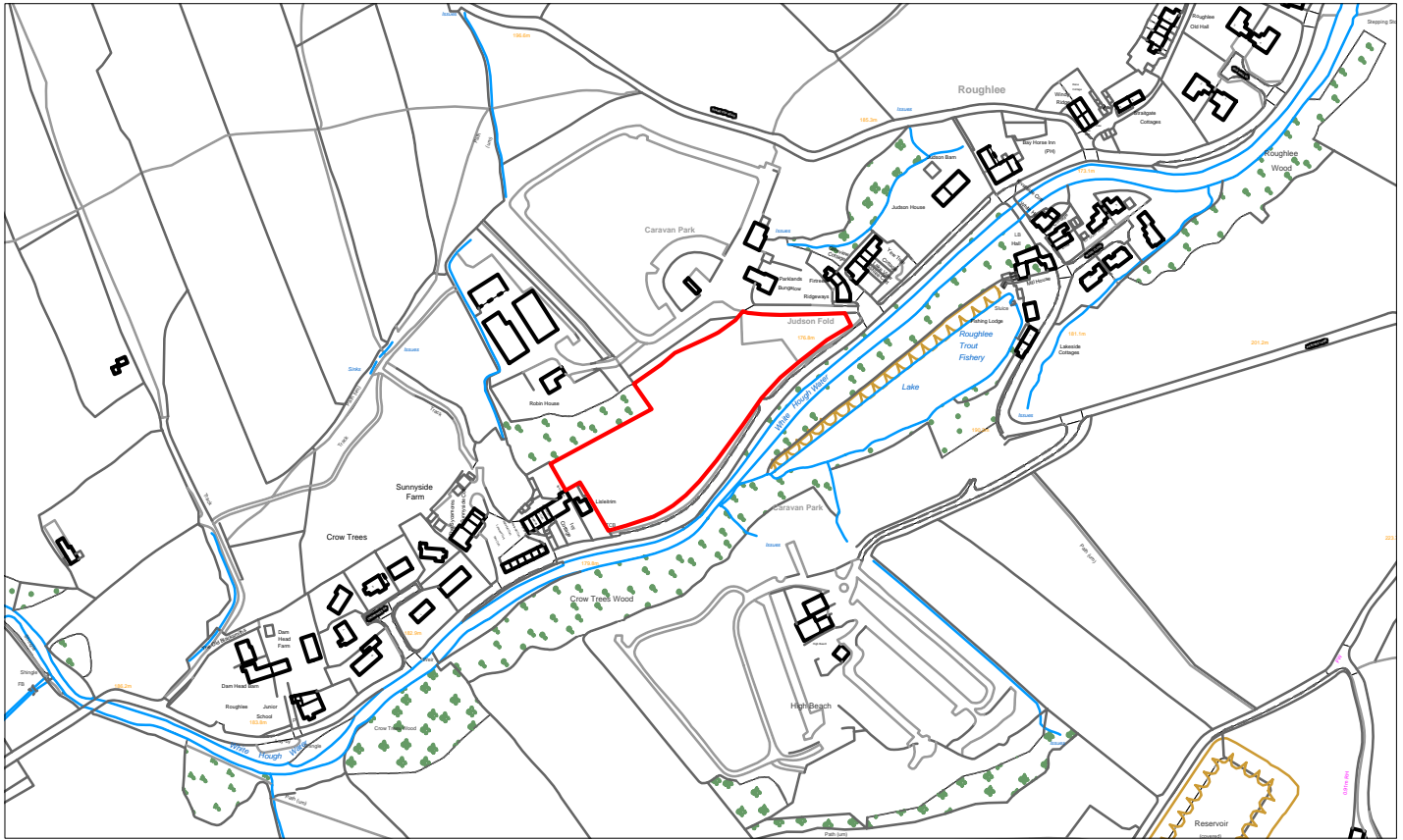
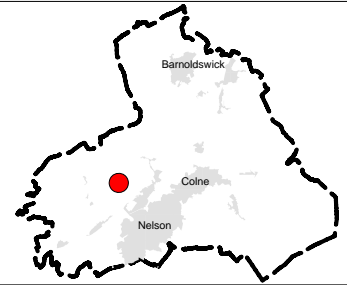
Site Name: Barnfield

Location: Roughlee

Site Ref: S008

Site Area: 1.16 ha

Grid Ref: SD 384 440



Scale: 1 : 5,000

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