2014/15

2015/16

Site Details		,			
Site Ref: S127 Site N	lame: Land off K	Celbrook Road		Settlement:	Salterforth
Postcode Sector: BB18 5	<b>Ward:</b> Earby Wa	rd <b>Plan</b>	ning App: N/A	SHLAA Typology:	VLNPD
Site Area (gross): 3.67ha	ndicative No. Dw	ellings: 110 Ind	icative Density:	30dph Co-ordinates:	388980, 44522
Suitability – location and infra	astructure				
(S0) Within a Settlement Boun	ndary? Adjacent		(S1) Brownfield / G	reenfield?	Greenfield
(S2) Car parking?	Yes		(S3) Loss of employ	ment land?	No
(S4) Protected employment ar	rea? No		(S5) Open space / s	ettlement character?	No
(S7) Suitable infrastructure?	No		(S8) Infrastructure	· · ·	No
(S7/S8) Infrastructure comme				. Further information re lajor development ther	•
	impact on	capacity of existing	networks. New high	ways work will also be r	equired.
Suitability – environment and	l heritage				
(S9) Contamination?	None identified		(S10) Topography:	Gentle slope /	undulating
(S11) Flooding issues / Flood zone:			e. Site is near to the ca	anal and other smaller I required.	Flood Zone 1
(S28) Conservation Area:	No	1.000kr	n (S29) Listed Buildin	g: Potential/adja	cent 0.070kr
(S30) Scheduled Monument:	No	3.297kr	n (S31) Archaeology:	None identifie	t
(S32) TPO:	No	0.150kr	n (S37) Poor air quali	ty: No	
(S33) Ecology:	Site covered by ecological interes	an area of est (LERN record)	(S34) Nature Conse	ervation Site within 250 designation	m of a 0.000kr
environment comment: (S35/S36) Bad neighbour uses	(LERN record). I farmland.	n terms of agricultu	ral classification the s	overed by an area of ecc lite is classed as Grade 4 g residential developme	l - poor quality
and impact on surround area:	countryside. Ne developments.	w development ma	y have some amenity	issues for the existing r	esidential
(S39) Coal Mining:	No		(S40) Mineral Safeg	guarding Area (MSA): `	⁄es
Suitability – distance to servic					
(S12) Railway station:		3) Bus stop:		(S13a) Bus stop freque	
(S14) Primary school:		5) Secondary schoo		(S16) Sports/leisure ce	
(S17) Doctors:		8) Hospital:		(S19) Town / Local cen	
(S20) Supermarket/store:		1) Employment are		(S22) Public house:	0.30
(S23) Corner shop:	-	4) Post Office:		(S25) Open space:	0.20
(S26) PROW:	0.090 (\$2	7) Cycle route:	0.190		
Availability (A1) Access issues?	Partia		(A2) Vehicular acce	ess: Poor	
(A3) Visibility splays / highway			(A4) In use?	Partial	
(A5) Ownership?		ner - Private	(A4) iii use:	1 ai tiai	
Achievability	1001	ici i iivate			
(V1) Competing land use? N	lo		(V2) Market Attrac	tiveness? High	
	'iable		(V3) Viability Mode		
Comments: This site is loca this site is ther The Council's v	ated outside of th refore restricted b viability model inc	by the current plann dicates that this type	lary for Salterforth. The ing policy base. New e of site is viable to de	ne ability to obtain plan infrastructure would ne evelop. The landowner i e site can be developed	ed to be installed. s willing to bring
Constraints: Settlement Bo	undary. Infrastruc	cture provision and	capacity.		
Timescales (No. dwellings)	Fire Var-	Dariad		C 10 V	11 15 Vacua
2014/15 2015/1	Five Year		10 2019/10	6-10 Years	11-15 Years

2017/18

2016/17

2018/19

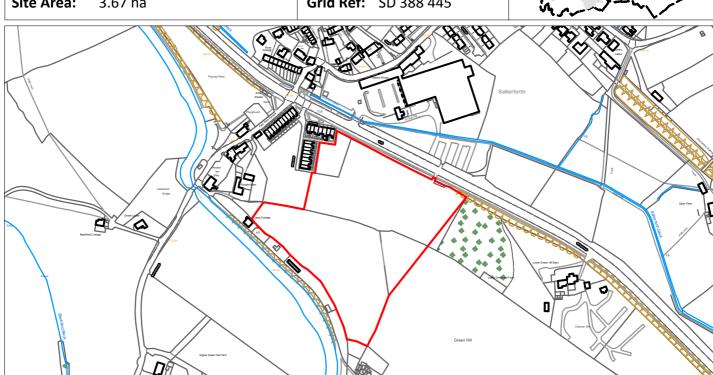
2019-24

0

2024-29

110

# Pendle Strategic Housing Land Availability Assessment Site Name: Land off Kelbrook Road Location: Salterforth Site Ref: S127 Site Area: 3.67 ha Grid Ref: SD 388 445









2014/15

2015/16

2016/17

Site Details		,					
	e Name:	Hayfield Meado	ow, Earby Road		Settlement:	Salterforth	
Postcode Sector: BB18 5/6	Ward:	Earby Ward	Plann	ing App: N/A	SHLAA Typology	: VLNPD	
Site Area (gross): 2.74h	a Indicat	ive No. Dwelling			Odph Co-ordinates:		
Suitability – location and infrastructure							
(S0) Within a Settlement Bo				(S1) Brownfield / Gre	enfield?	Greenfield	
(S2) Car parking?		Yes		(S3) Loss of employm	ent land?	No	
(S4) Protected employmen	t area?	No		(S5) Open space / set	tlement character?	No	
(S7) Suitable infrastructure	?	No		(S8) Infrastructure ca	pacity?	No	
(S7/S8) Infrastructure com	8) Infrastructure comment		Greenfield site. Utilities would need to be installed. For			•	
				ary infrastructure. Maj	•	•	
Cuitabilitus anninguments	unel lecuite		icity of existing i	networks. New highwa	ys work will also be	required.	
Suitability – environment a				(C10) Tomography	Contla alama	/ dlatin a	
(S9) Contamination?		nin 250m buffer	: - d <b>5</b> 1 d <b>7</b>	(S10) Topography:	Gentle slope		
(S11) Flooding issues / Floozone:		within an identif heastern edge of		Water feature runs ald	ong part of the	Flood Zone 1	
(S28) Conservation Area:	No			(S29) Listed Building:	No	0.240km	
(S30) Scheduled Monumen	t: No			(S31) Archaeology:	Potential		
(S32) TPO:	Yes		1	(S37) Poor air quality:			
(S33) Ecology:		ntial from proxir gnated site.	nity to a	(S34) Nature Conserve Designation:	ation Site within 25 designation	50m of a 0.060km	
(S33/S34) Natural environment comment:	desi	gnated nature co	nservation site.	ure conservation sites The site is not covered ification the site is clas	d by an area of ecolo	ogical interest (LERN	
(S35/S36) Bad neighbour u and impact on surround are	ea: cour	No bad neighbouring uses - the site is adjacent to existing residential development and open countryside. New development may have some amenity issues for the existing residential developments.					
(S39) Coal Mining:	No			(S40) Mineral Safegua	arding Area (MSA):	No	
Suitability – distance to se	rvices (kn	n)					
(S12) Railway station:		8.000 <b>(S13) Bu</b>	s stop:	0.210 <b>(S</b>	13a) Bus stop frequ	iency: >15 mins	
(S14) Primary school:		0.540 <b>(S15) Se</b>	condary school:	1.500 <b>(S</b>	16) Sports/leisure o	centre: 1.500	
(S17) Doctors:		2.000 <b>(S18) Ho</b>	spital:	11.300 <b>(S</b>	19) Town / Local ce	entre: 2.000	
(S20) Supermarket/store:		2.200 <b>(S21)</b> En	nployment area	2.000 <b>(S</b>	22) Public house:	0.600	
(S23) Corner shop:		1.700 <b>(S24) Po</b>	st Office:	1.900 <b>(S</b>	25) Open space:	0.200	
(S26) PROW:		0.000 <b>(S27) Cy</b>	cle route:	0.000			
Availability							
(A1) Access issues?		Partial		(A2) Vehicular access	: Moderate / Mino	or Issues	
(A3) Visibility splays / high	ways issu	es? Minor Imp	rovements	(A4) In use?	Partial		
(A5) Ownership?		1 owner - I	Private				
Achievability							
(V1) Competing land use?	No			(V2) Market Attractiv	eness? High		
(V3) Viable?	Viable			(V3) Viability Model F	Ref: Scheme 20	)	
This site is located outside of the Settlement Boundary for Salterforth. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. New infrastructure would need to be installed. 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, they have indicated that the ability to obtain finance is restricting progress with the site. In addition, the constraints need to be resolved before the site can be developed.							
Constraints: Settlement	Boundar	y. Infrastructure	provision and ca	apacity.			
Timescales (No. dwellings)							
		Five Year Perio	od		6-10 Years	11-15 Years	
	- /			0040/:-	2012.5		

2017/18

2018/19

2019-24

0

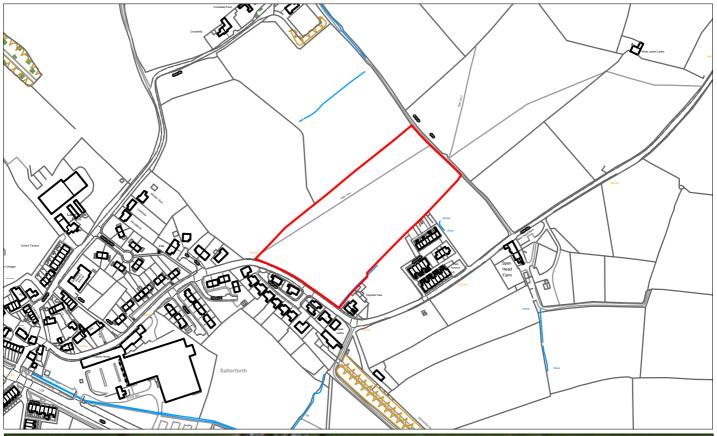
2024-29

82

## Pendle Strategic Housing Land Availability Assessment Site Name: Hayfield Meadow, Earby Road Location: Salterforth Site Ref: \$173

**Grid Ref:** SD 389 445









Site Area:

2.74 ha



Site Ref: S024   Site Name: Fields 3646, 3947 & 4349   Settlement: Salterforth	Site Details			,						
Postcode Sector: BB18 6   Ward: Earby Ward   Planning App: N/A   SHLAA Typology: VLNPD   Site Area (gross): 0.52ha Indicative No. Dwellings: 16 Indicative Density: 30dph (Co-ordinates: 389404, 445472   Suitability — location and infrastructure (50) Within a Settlement Boundary? No (51) Brownfield / Greenfield? Greenfield   (52) Car parking? Yes (53) Loss of employment land? No (55) Open space / settlement character? No (57) Suitabile infrastructure? No (58) Infrastructure capacity? No (57) Suitabile infrastructure? No (58) Infrastructure capacity? No (57) Suitabile infrastructure of 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 may be sufficient. New highways work will also be required.  Suitability—environment and heritage (59) Contamination? None identified Not within an identified Flood Zone. No other filood risk issues identified on site.  Suitability—environment No 1.100km (529) Listed Building: No 0.350km (530) Scheduled Monument: No 2.954km (531) Archaeology: None identified Nonument: No 2.954km (531) Archaeology: None i		Site	Name:	Fields 3646, 394	7 & 4349			Settlement:	Salterforth	
Site Area (gross): 0.52ha   Indicative No. Dwellings: 16   Indicative Density: 30dph   Co-ordinates: 389404, 445472	Postcode Sector:					ing Apr	<b>b</b> : N/A			
Suitability	Site Area (gross):	0.52ha	_	·						
Sol Within a Settlement Boundary? No   (S1) Brownfield / Greenfield?   Greenfield							•			
(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. Small/medium sized development. Capacity of existing network may be sufficient. New highways work will also be required.  Suitability – environment and heritage   (S10) Topography: Flat   (S11) Flooding issues / Flood zone:   None identified   (S10) Topography: Flat   (S11) Flooding issues / Flood zone:   Not within an identified Flood Zone. No other flood risk issues identified on site.   S28) Conservation Area:   No   1.100km   (S29) Listed Building:   No   0.350km   (S30) Scheduled Monument:   No   2.954km   (S31) Archaeology:   None identified   (S32) TPO:   Yes   0.000km   (S37) Poor air quality:   No   (S33) Ecology:   Site covered by an area of ecological interest (LERN record)   Designation:   designation   (S33/S36) Bad neighbour uses and impact on surround area: contryside. New development unlikely to have an adverse impact on the surrounding uses.   (S39) Coal Mining:   No   (S40) Mineral Safeguarding Area (MSA):   No   (S40) Mineral Safeguarding Area (MSA):   No   (S40) Primary school:   0.640 (S15) Secondary school:   1.600 (S16) Sports/leisure centre:   1.600 (S17) Doctors:   1.800 (S18) Hospital:   11.500 (S19) Town / Local centre:   2.200 (S22) Public house:   0.750 (S23) Corner shop:   1.800 (S24) Post Office:   1.700 (S25) Open space:   0.130 (S26) PROW:   0.070 (S27) Cycle route:   0.000   (A2) Vehicular access:   Poor   (A3) Visibility splays / highways issues?   Minor Improvements   (A4) In use?   Partial   (A5) Ownership?   Achievability						(S1) Br	ownfield / Gree	enfield?	Greenfield	
S7  Sultable infrastructure? No   S8  Infrastructure capacity? No	(S2) Car parking?			Yes		(S3) Lo	ss of employme	ent land?	No	
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 may be sufficient. New highways work will also be required.    Suitability - environment and heritage	(S4) Protected emp	ployment a	area?	No		(S5) O <sub>I</sub>	en space / sett	lement character?	No	
capacity to provide the necessary infrastructure. Small/medium sized development. Capacity of existing network may be sufficient. New highways work will also be required.  Suitability – environment and heritage  (S9) Contamination? None identified (S10) Topography: Flat  (S11) Flooding issues / Flood zone: site.  (S28) Conservation Area: No 1.100km (S29) Listed Building: No 0.350km (S30) Scheduled Monument: No 2.954km (S31) Archaeology: None identified  (S32) TPO: Yes 0.000km (S37) Poor air quality: No  (S33) Ecology: Site covered by an area of ecological interest (LERN record) Designation: designation  (S33/S34) Natural environment comment: (LERN record) Perilal - there are no designated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. 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 No bad neighbouring uses - the site is close to existing residential development and open and impact on surround area: countryside. 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: 8.200 (S13) Bus stop: 0.020 (S13a) Bus stop frequency: >15 mins (S14) Primary school: 0.640 (S15) Secondary school: 1.600 (S16) Sports/leisure centre: 2.200 (S20) Supermarket/store: 2.300 (S21) Employment area: 2.200 (S22) Public house: 0.750 (S23) Corner shop: 0.070 (S27) Cycle route: 0.000  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	(S7) Suitable infras	tructure?		No		(S8) In	frastructure cap	acity?	No	
of existing network may be sufficient. New highways work will also be required.  Suitability – environment and heritage  (S9) Contamination? None identified  (S10) Topography: Flat  (S11) Flooding issues / Flood  Not within an identified Flood Zone. No other flood risk issues identified on site.  (S28) Conservation Area: No 1.100km (S29) Listed Building: No 0.350km (S30) Scheduled Monument: No 2.954km (S31) Archaeology: None identified  (S32) TPO: Yes 0.000km (S37) Poor air quality: No (S33) Ecology: Site covered by an area of ecological interest (LERN record) Designation: designation designation edsignated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. 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 No bad neighbouring uses - the site is close to existing residential development and open and impact on surround area: countryside. 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: 8.200 (S13) Bus stop: 0.020 (S13a) Bus stop frequency: >15 mins (S14) Primary school: 0.640 (S15) Secondary school: 1.600 (S16) Sports/leisure centre: 1.600 (S17) Doctors: 1.800 (S18) Hospital: 11.500 (S19) Town / Local centre: 2.200 (S20) Supermarket/store: 2.300 (S21) Employment area: 2.200 (S22) Public house: 0.750 (S23) Corner shop: 1.800 (S24) Post Office: 1.700 (S25) Open space: 0.130 (S26) PROW: 0.070 (S27) Cycle route: 0.000  (A4) In use? Partial (A2) Vehicular access: Poor (A3) Visibility splays / highways issues? Minor Improvements (A4) In use? Partial	(S7/S8) Infrastruct	ure comm	ent							
Sultability - environment and heritage				capacity to provide the necessary infrastructure. Small/medium sized development. Capac						
Sep   Contamination?   None identified   Sep   Contamination?   Not within an identified Flood Zone. No other flood risk issues identified on site.   Sep   Sep					ork may be suf	ficient.	New highways i	work will also be req	uired.	
Sal   Flood   Site   Source   Flood   Site   Source   Site   Source   Site   Source   Site   Source   Source						(64.0) 7				
200ne:   site.					151 13				-1 1-7 4	
(\$30) Scheduled Monument:  No  2.954km (\$31) Archaeology: None identified  (\$32) TPO: Yes  0.000km (\$37) Poor air quality: No  (\$33) Ecology: Site covered by an area of ecological interest (LERN record) Designation:  (\$34) Nature Conservation Site within 250m of a designation  (\$33/\$34) Natural Partial - there are no designated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. 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.  (\$35/\$36) Bad neighbour uses not be surround area:  (\$35/\$36) Bad neighbour uses countryside. New development unlikely to have an adverse impact on the surrounding uses.  (\$39) Coal Mining:  No  (\$40) Mineral Safeguarding Area (MSA):  No  Suitability – distance to services (km)  (\$512) Railway station:  \$514) Primary school:  0.640 (\$15) Secondary school:  1.600 (\$16) Sports/leisure centre:  1.600  (\$521) Doctors:  1.800 (\$18) Hospital:  11.500 (\$19) Town / Local centre:  2.200  (\$220) Supermarket/store:  2.300 (\$211) Employment area:  2.200 (\$222) Public house:  0.750  (\$23) Corner shop:  1.800 (\$24) Post Office:  1.700 (\$252) Open space:  0.130  (\$26) PROW:  0.070 (\$277) Cycle route:  0.000  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	· · · -	es / Flood		vitnin an identifie	ed Flood Zone.	No otn	er flood risk issu	es identified on	-lood Zone 1	
(\$32) TPO: Yes 0.000km (\$37) Poor air quality: No (\$33) Ecology: Site covered by an area of ecological interest (LERN record) Designation: designation (\$33/\$34) Natural Partial - there are no designated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. 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. (\$35/\$36) Bad neighbour uses No bad neighbouring uses - the site is close to existing residential development and open and impact on surround area: countryside. New development unlikely to have an adverse impact on the surrounding uses. (\$39) Coal Mining: No (\$40) Mineral Safeguarding Area (MSA): No Suitability – distance to services (km) (\$12) Railway station: 8.200 (\$13) Bus stop: 0.020 (\$13a) Bus stop frequency: >15 mins (\$14) Primary school: 0.640 (\$15) Secondary school: 1.600 (\$16) Sports/leisure centre: 1.600 (\$17) Doctors: 1.800 (\$18) Hospital: 11.500 (\$19) Town / Local centre: 2.200 (\$20) Supermarket/store: 2.300 (\$21) Employment area: 2.200 (\$22) Public house: 0.750 (\$23) Corner shop: 1.800 (\$24) Post Office: 1.700 (\$25) Open space: 0.130 (\$26) PROW: 0.070 (\$27) Cycle route: 0.000  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	(S28) Conservation	Area:	No		1.100km	(S29) L	isted Building:	No	0.350km	
Site covered by an area of ecological interest (LERN record)   Country designation	(S30) Scheduled M	onument:	No		2.954km	(S31) A	Archaeology:	None identified	t	
ecological interest (LERN record)    Designation:   designation	(S32) TPO:		Yes		0.000km	(S37) F	oor air quality:	No		
designated nature conservation site. 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:  (S39) Coal Mining:  No  (S40) Mineral Safeguarding Area (MSA):  (S12) Railway station:  (S12) Railway station:  (S13) Bus stop:  (S13) Bus stop frequency:  (S13) Bus stop frequency:  (S13) Doctors:  1.800 (S13) Bus stop:  (S13) Hospital:  11.500 (S16) Sports/leisure centre:  1.600  (S17) Doctors:  1.800 (S18) Hospital:  11.500 (S19) Town / Local centre:  2.200  (S20) Supermarket/store:  2.300 (S21) Employment area:  2.200 (S22) Public house:  0.750  (S23) Corner shop:  1.800 (S24) Post Office:  1.700 (S25) Open space:  0.130  (S26) PROW:  0.070 (S27) Cycle route:  0.000  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	(S33) Ecology:			•					m of a 0.000km	
(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:  (S39) Coal Mining:  No  (S40) Mineral Safeguarding Area (MSA):  (S12) Railway station:  (S13) Bus stop:  (S13) Bus stop frequency:  (S13) Bus stop frequency:  (S14) Primary school:  (S16) Sports/leisure centre:  (S17) Doctors:  1.800 (S18) Hospital:  11.500 (S19) Town / Local centre:  2.200 (S20) Supermarket/store:  2.300 (S21) Employment area:  2.200 (S22) Public house:  0.750 (S23) Corner shop:  1.800 (S24) Post Office:  1.700 (S25) Open space:  0.130 (S26) PROW:  (A1) Access issues?  Partial  (A2) Vehicular access:  Poor  (A4) In use?  Partial  (A5) Ownership?  1 owner - Private	(S33/S34) Natural		Partia	al - there are no o	designated nati	ure con	servation sites o	on this site. The site i	s adjacent to a	
and impact on surround area: countryside. 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: 8.200   (S13) Bus stop: 0.020   (S13a) Bus stop frequency: >15 mins  [S14] Primary school: 0.640   (S15) Secondary school: 1.600   (S16) Sports/leisure centre: 1.600  [S17] Doctors: 1.800   (S18) Hospital: 11.500   (S19) Town / Local centre: 2.200  [S20] Supermarket/store: 2.300   (S21) Employment area: 2.200   (S22) Public house: 0.750  [S23] Corner shop: 1.800   (S24) Post Office: 1.700   (S25) Open space: 0.130  [S26] PROW: 0.070   (S27) Cycle route: 0.000  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	environment com	ment:	designated nature conservation site. 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							
(S39) Coal Mining: No	(S35/S36) Bad neig	ghbour use					_			
Suitability - distance to services (km)   (\$12) Railway station: 8.200 (\$13) Bus stop: 0.020 (\$13a) Bus stop frequency: >15 mins (\$14) Primary school: 0.640 (\$15) Secondary school: 1.600 (\$16) Sports/leisure centre: 1.600 (\$17) Doctors: 1.800 (\$18) Hospital: 11.500 (\$19) Town / Local centre: 2.200 (\$20) Supermarket/store: 2.300 (\$21) Employment area: 2.200 (\$22) Public house: 0.750 (\$23) Corner shop: 1.800 (\$24) Post Office: 1.700 (\$25) Open space: 0.130 (\$26) PROW: 0.070 (\$27) Cycle route: 0.000			: coun	tryside. New dev	elopment unlik			•		
(S12) Railway station:       8.200 (S13) Bus stop:       0.020 (S13a) Bus stop frequency:       >15 mins         (S14) Primary school:       0.640 (S15) Secondary school:       1.600 (S16) Sports/leisure centre:       1.600         (S17) Doctors:       1.800 (S18) Hospital:       11.500 (S19) Town / Local centre:       2.200         (S20) Supermarket/store:       2.300 (S21) Employment area:       2.200 (S22) Public house:       0.750         (S23) Corner shop:       1.800 (S24) Post Office:       1.700 (S25) Open space:       0.130         (S26) PROW:       0.070 (S27) Cycle route:       0.000         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						(S40) N	/lineral Safegua	rding Area (MSA): 1	No	
(S14) Primary school:       0.640 (S15) Secondary school:       1.600 (S16) Sports/leisure centre:       1.600         (S17) Doctors:       1.800 (S18) Hospital:       11.500 (S19) Town / Local centre:       2.200         (S20) Supermarket/store:       2.300 (S21) Employment area:       2.200 (S22) Public house:       0.750         (S23) Corner shop:       1.800 (S24) Post Office:       1.700 (S25) Open space:       0.130         (S26) PROW:       0.070 (S27) Cycle route:       0.000         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	_		ices (km							
(S17) Doctors:       1.800 (S18) Hospital:       11.500 (S19) Town / Local centre:       2.200         (S20) Supermarket/store:       2.300 (S21) Employment area:       2.200 (S22) Public house:       0.750         (S23) Corner shop:       1.800 (S24) Post Office:       1.700 (S25) Open space:       0.130         (S26) PROW:       0.070 (S27) Cycle route:       0.000         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									<u> </u>	
(S20) Supermarket/store: 2.300 (S21) Employment area: 2.200 (S22) Public house: 0.750 (S23) Corner shop: 1.800 (S24) Post Office: 1.700 (S25) Open space: 0.130 (S26) PROW: 0.070 (S27) Cycle route: 0.000 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		ol:			-					
(S23) Corner shop: 1.800 (S24) Post Office: 1.700 (S25) Open space: 0.130 (S26) PROW: 0.070 (S27) Cycle route: 0.000  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					•					
(S26) PROW: 0.070 (S27) Cycle route: 0.000  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	. , .	•			. ,	1:		•		
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										
(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										
(A3) Visibility splays / highways issues? Minor Improvements (A4) In use? Partial  (A5) Ownership? 1 owner - Private  Achievability	-							_		
(A5) Ownership? 1 owner - Private Achievability										
Achievability										
(V2) Warket Attractiveness: Fight										
(V3) Viable? Viable (V3) Viability Model Ref: Scheme 12  Comments: This site is located outside of the Settlement Boundary for Salterforth. The ability to obtain planning permission on										
this site is located outside of the Settlement Boundary for Salterforth. The ability to obtain planning permission of 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 constraints need to be resolved before the site can be developed.										
Constraints: Settlement Boundary. Infrastructure capacity.			oundary	v. Infrastructure c	apacity.					
Timescales (No. dwellings)	Timescales (No. dv	wellings)								
Five Year Period 6-10 Years 11-15 Years			<b>1</b> 4.0							
2014/15         2015/16         2016/17         2017/18         2018/19         2019-24         2024-29           0         0         0         0         0         16			110			ŏ				

**Site Name:** Fields 3646, 3947 & 4349

**Location:** Salterforth Site Ref: S024

**Site Area:** 0.52 ha **Grid Ref:** SD 389 445









