

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S127	Site Name: Land off Kelbrook Road	Settlement: Salterforth
Postcode Sector: BB18 5	Ward: Earby Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 3.67ha	Indicative No. Dwellings: 110
Indicative Density: 30dph	Co-ordinates: 388980, 445229	

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. 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. Site is near to the canal and other smaller watercourse. Further flood risk assessment work may be required.		
(S11) Flood zone:		Flood Zone 1	
(S28) Conservation Area:	No	1.000km	(S29) Listed Building:
Potential/adjacent		0.070km	
(S30) Scheduled Monument:	No	3.297km	(S31) Archaeology:
			None identified
(S32) TPO:	No	0.150km	(S37) Poor air quality:
			No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	Site within 250m of a designation
			0.000km
(S33/S34) Natural environment comment:	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.		
(S35/S36) Bad neighbour uses and impact on surround area:	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 Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	7.400	(S13) Bus stop:	0.080	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.290	(S15) Secondary school:	1.200	(S16) Sports/leisure centre:	1.200
(S17) Doctors:	1.800	(S18) Hospital:	10.700	(S19) Town / Local centre:	1.750
(S20) Supermarket/store:	2.000	(S21) Employment area:	1.750	(S22) Public house:	0.300
(S23) Corner shop:	1.400	(S24) Post Office:	1.900	(S25) Open space:	0.200
(S26) PROW:	0.090	(S27) Cycle route:	0.190		

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 20

Comments: 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, the constraints need to be resolved before the site can be developed.

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	110

Pendle Strategic Housing Land Availability Assessment

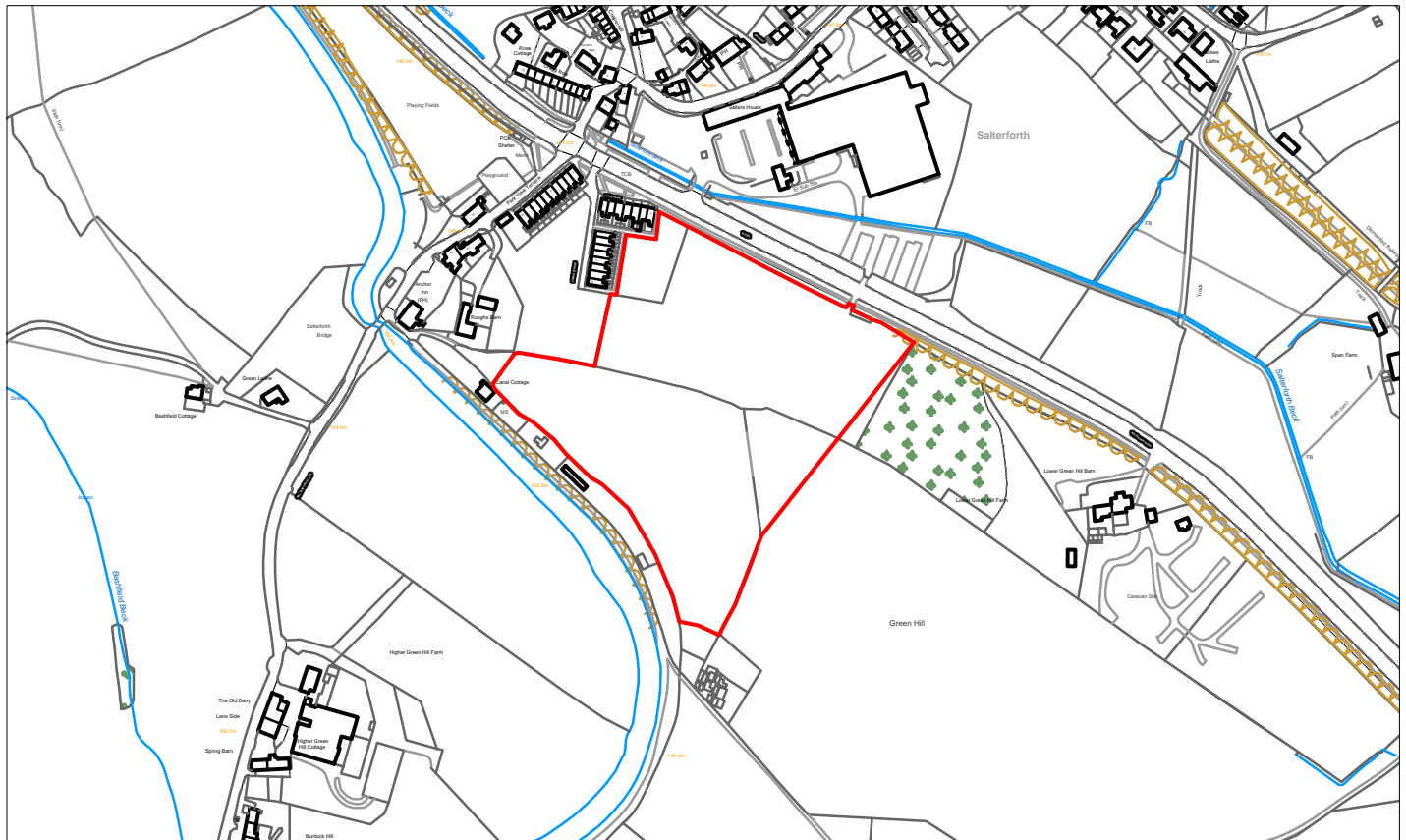
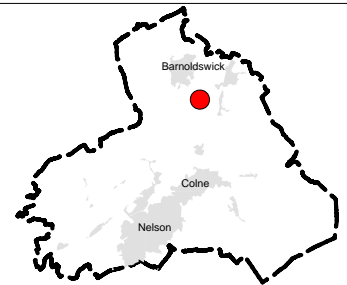
Site Name: Land off Kelbrook Road

Location: Salterforth

Site Ref: S127

Site Area: 3.67 ha

Grid Ref: SD 388 445



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S173		Site Name: Hayfield Meadow, Earby Road			Settlement: Salterforth		
Postcode Sector: BB18 5/6		Ward: Earby Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 2.74ha		Indicative No. Dwellings: 82		Indicative Density: 30dph		Co-ordinates: 389347, 445628	

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. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Water feature runs along part of the southeastern edge of the site.			Flood Zone 1	
(S28) Conservation Area:	No	0.980km	(S29) Listed Building:	No	0.240km
(S30) Scheduled Monument:	No	2.950km	(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	0.060km
(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 - 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 Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	8.000	(S13) Bus stop:	0.210	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.540	(S15) Secondary school:	1.500	(S16) Sports/leisure centre:	1.500
(S17) Doctors:	2.000	(S18) Hospital:	11.300	(S19) Town / Local centre:	2.000
(S20) Supermarket/store:	2.200	(S21) Employment area:	2.000	(S22) Public house:	0.600
(S23) Corner shop:	1.700	(S24) Post Office:	1.900	(S25) Open space:	0.200
(S26) PROW:	0.000	(S27) Cycle route:	0.000		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate / Minor Issues
(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 20
Comments:	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 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	82

Pendle Strategic Housing Land Availability Assessment

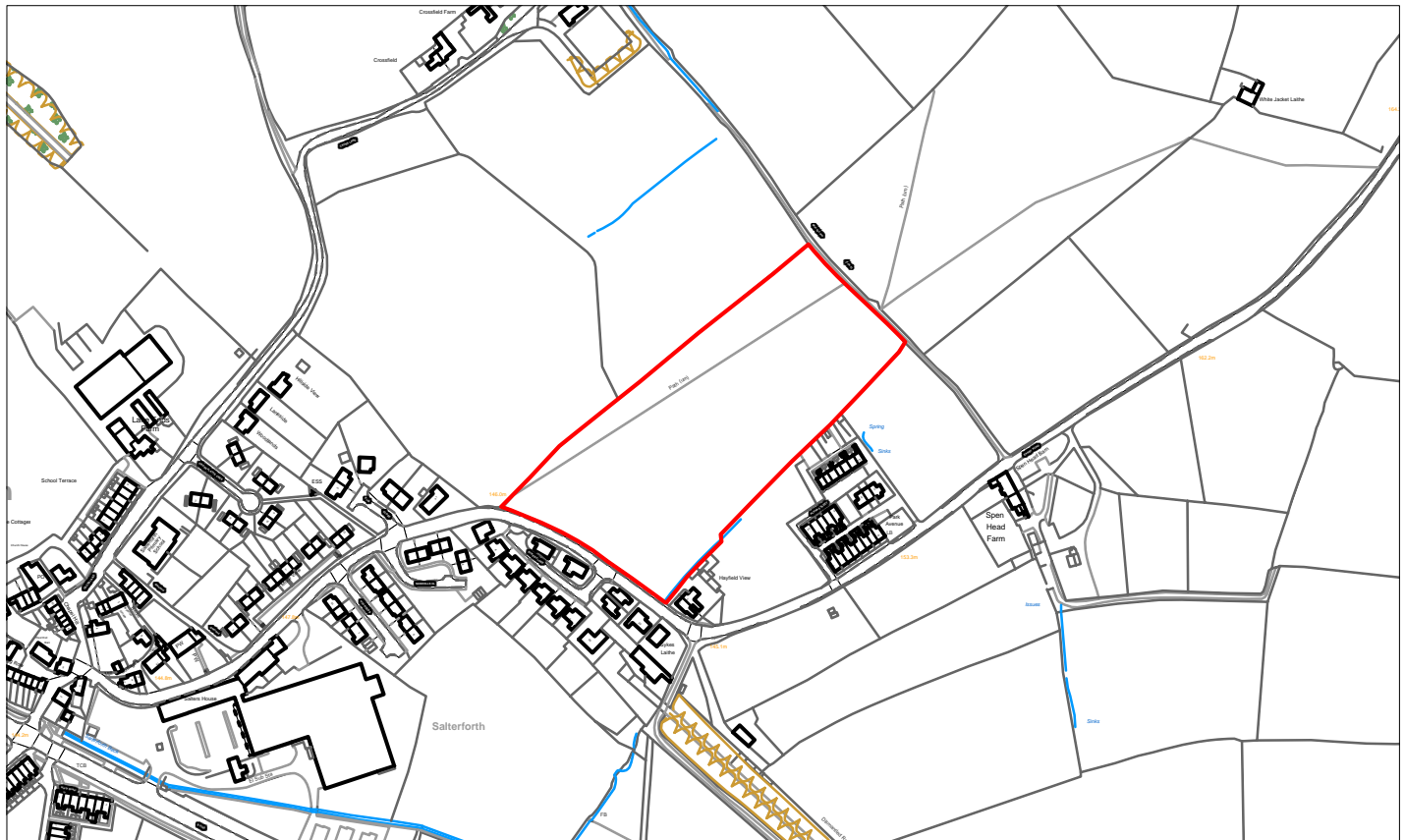
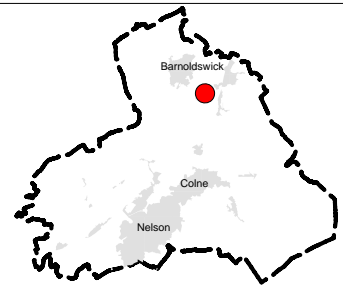
Site Name: Hayfield Meadow, Earby Road

Location: Salterforth

Site Ref: S173

Site Area: 2.74 ha

Grid Ref: SD 389 445



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S024	Site Name: Fields 3646, 3947 & 4349			Settlement:	Salterforth
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

(S0) Within a Settlement Boundary?	No	(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. 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:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 1	
(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)	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.000km
(S33/S34) Natural environment comment:	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.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is close to existing residential development and open 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		

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 Salterforth. 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 constraints need to be resolved before the site can be developed.		

Constraints: Settlement Boundary. Infrastructure 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	16

Pendle Strategic Housing Land Availability Assessment

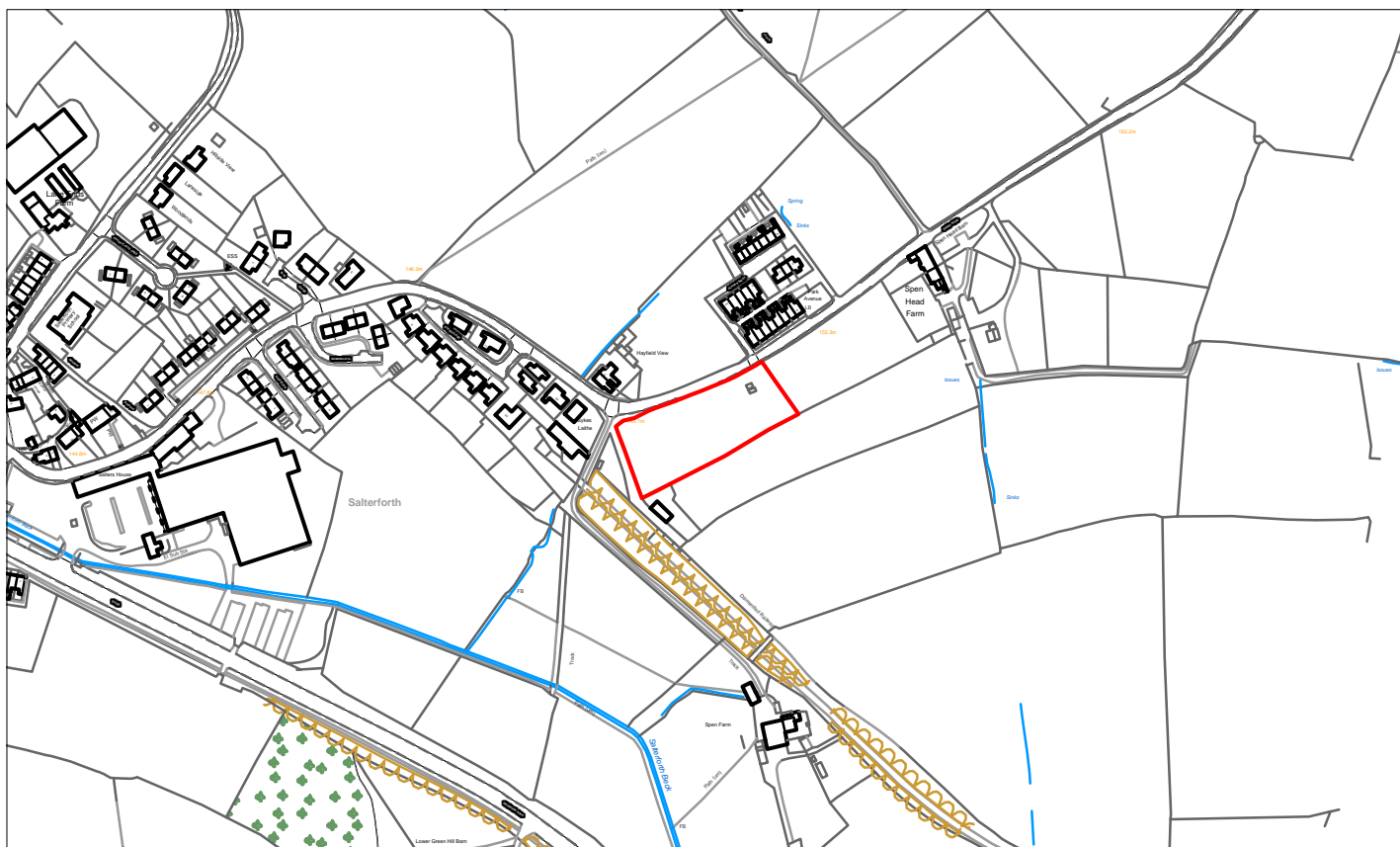
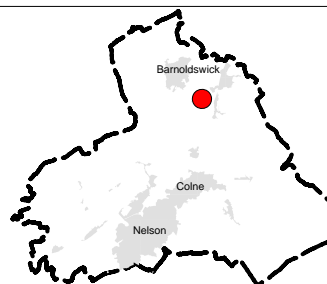
Site Name: Fields 3646, 3947 & 4349

Location: Salterforth

Site Ref: S024

Site Area: 0.52 ha

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