

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S194	Site Name: Black Carr Mill, Skipton Road			Settlement:	Trawden
Postcode Sector: BB8 8	Ward: Boulsworth Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 0.72ha	Indicative No. Dwellings: 22	Indicative Density: 30dph	Co-ordinates:	391157, 439050	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Part
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Flood Zones 2 and 3 run directly through this site. Site specific flood risk work will be required.		Flood Zones 2 & 3
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building: No 0.260km
(S30) Scheduled Monument:	No	2.035km	(S31) Archaeology: Potential
(S32) TPO:	No	0.110km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 1.500km
(S33/S34) Natural environment comment:	Partial - 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/Medium bad neighbouring uses - the site is adjacent to other employment uses, residential properties and the main road through Trawden. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	4.000	(S13) Bus stop:	0.010	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.260	(S15) Secondary school:	2.700	(S16) Sports/leisure centre:	4.000
(S17) Doctors:	0.160	(S18) Hospital:	6.800	(S19) Town / Local centre:	2.800
(S20) Supermarket/store:	3.000	(S21) Employment area:	2.800	(S22) Public house:	0.270
(S23) Corner shop:	0.300	(S24) Post Office:	0.300	(S25) Open space:	0.120
(S26) PROW:	0.100	(S27) Cycle route:	0.150		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 12
Comments:	This site is located within the village of Trawden. The site is currently in use and there may be alternative uses competing for the site. The Council's viability model indicates that this type of site is viable to develop. The current intentions of the landowner are unclear.		
Constraints:	Site still in use. Potential alternative use for the site.		

## 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	22

# Pendle Strategic Housing Land Availability Assessment

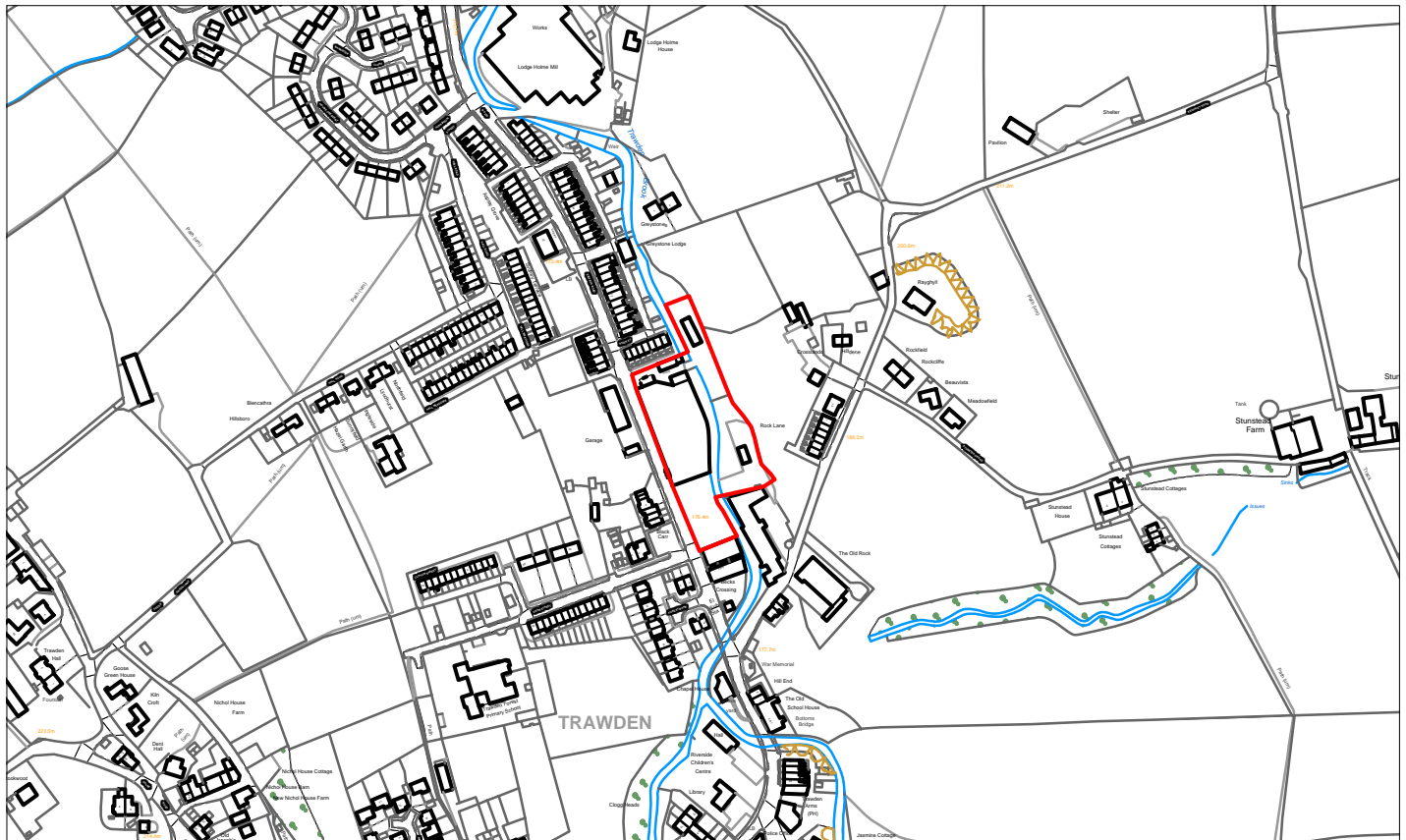
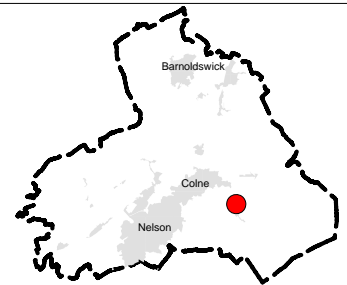
**Site Name:** Black Carr Mill, Skipton Road

**Location:** Trawden

**Site Ref:** S194

**Site Area:** 0.72 ha

**Grid Ref:** SD 391 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S222	Site Name: The Rock Business Centre	Settlement: Trawden
Postcode Sector: BB8 8	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: RCB	Site Area (gross): 0.46ha	Indicative No. Dwellings: 14
Indicative Density: 30dph	Co-ordinates: 391198, 439005	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Part
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Site is partly within Flood Zones 2 and 3. The eastern edge of the site is not within the Flood Zone. Site specific flood risk work will be required.		Flood Zones 2 & 3
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building: No 0.230km
(S30) Scheduled Monument:	No	2.004km	(S31) Archaeology: Potential
(S32) TPO:	No	0.070km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 1.500km
(S33/S34) Natural environment comment:	Partial - 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/Medium bad neighbouring uses - the site is adjacent to other employment uses and residential properties. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	4.000	(S13) Bus stop:	0.170	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.340	(S15) Secondary school:	2.800	(S16) Sports/leisure centre:	4.000
(S17) Doctors:	0.370	(S18) Hospital:	7.000	(S19) Town / Local centre:	3.000
(S20) Supermarket/store:	3.400	(S21) Employment area:	3.000	(S22) Public house:	0.220
(S23) Corner shop:	0.200	(S24) Post Office:	0.250	(S25) Open space:	0.350
(S26) PROW:	0.120	(S27) Cycle route:	0.000		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 12
Comments:	This site is located within the village of Trawden. The site is not covered by any specific policy designation. The Council's viability model indicates that this type of site is viable to develop. The site is still in employment use. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development.		

Constraints: Site still in use.

## 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	14



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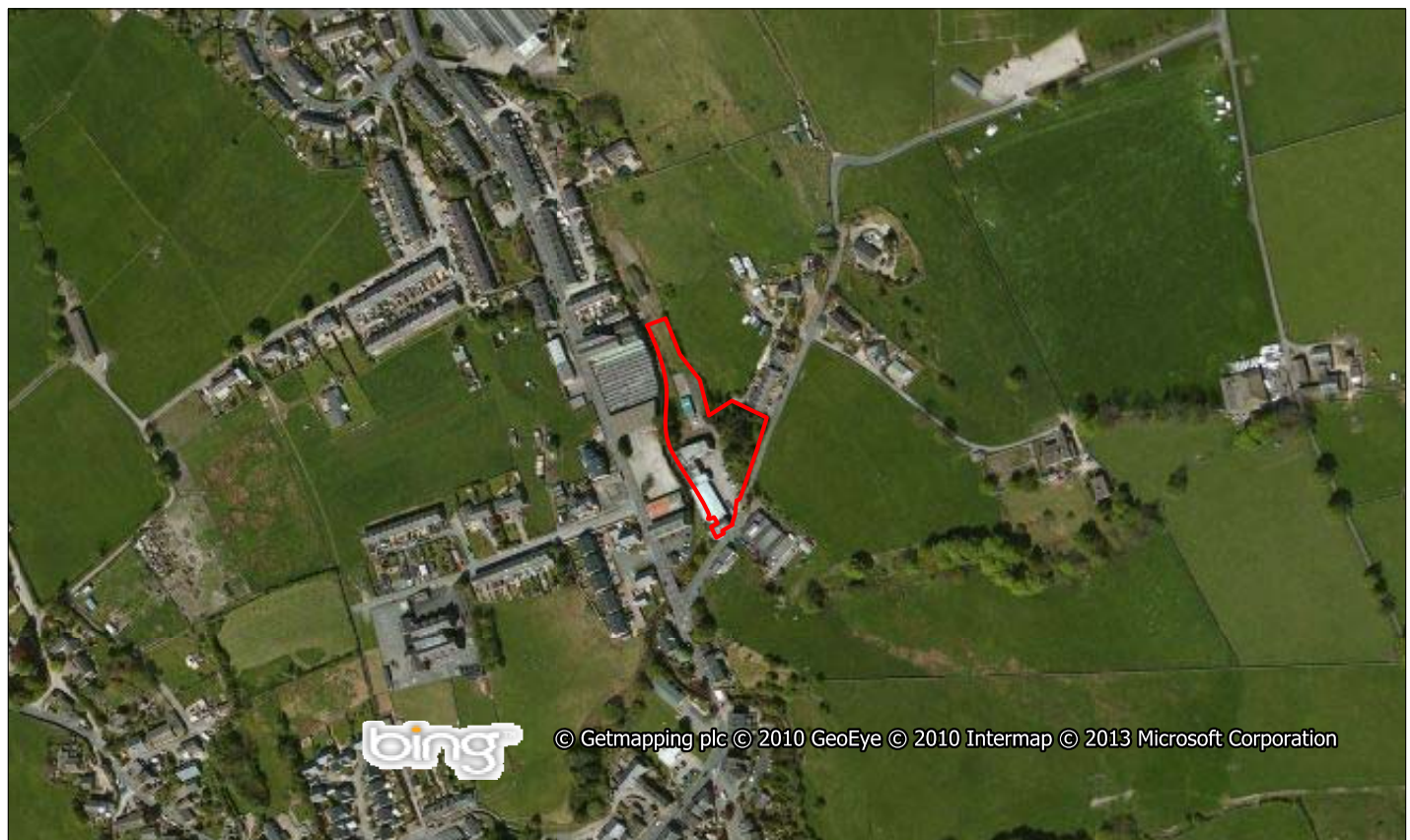
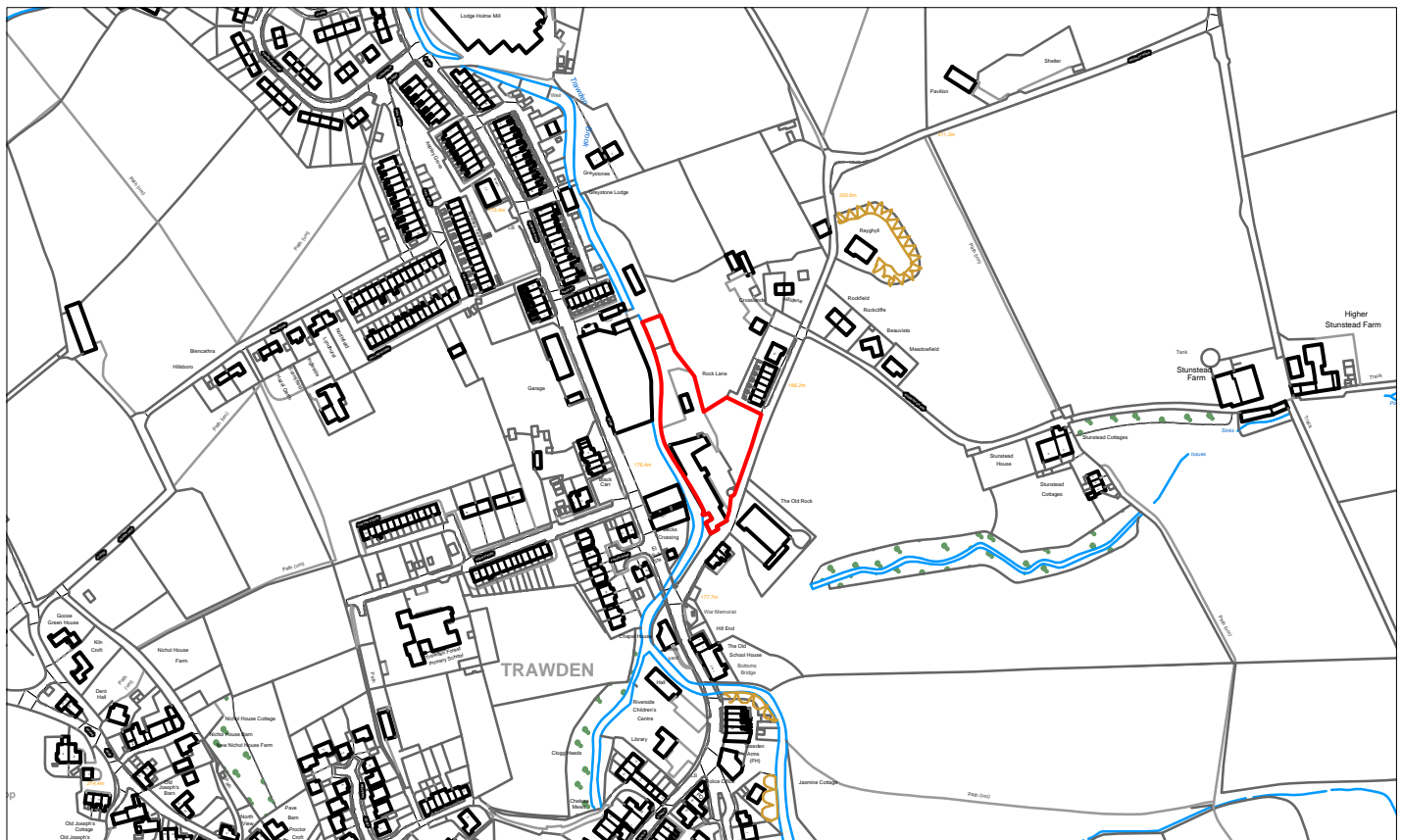
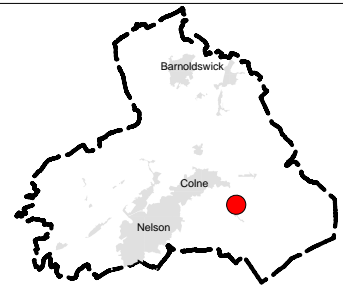
**Site Name:** The Rock Business Centre

**Location:** Trawden

**Site Ref:** S222

**Site Area:** 0.46 ha

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