

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/094"/>	Site Area (Ha):	<input type="text" value="41.28"/>	Category:	<input type="text" value="Mixed Use"/>
Site Name:	<input type="text" value="Land at Rossendale Road (mixed)"/>		Initial Source of Supply:	<input type="text" value="Call for Sites"/>	
Street:	<input type="text" value="Rossendale Road"/>		Sub Sources	<input type="text"/>	
Location:	<input type="text" value="Burnley"/>		Extant Planning Permission?	<input type="text" value="No"/>	
Ward:	<input type="text" value="Coal Clough with Deerplay"/>		Allocation in Saved Local Plan:	<input type="text" value="Rural Areas"/>	
Parish:	<input type="text" value="Habergham Eaves"/>				

Density and Yield

Standard Density:	<input type="text" value="25 dph - Housing (rural)"/>
Theoretic Yield at Standard Density	<input type="text" value="1032"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="0"/>

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Agricultural"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Area of elevated grazing land. Significant level changes across the site."/>
Visual Prominence:	<input type="text" value="Highly prominent from a number of locations and with extensive views."/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text" value="None"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="No"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No (GP approx 1450m)"/>

Achievability

Likely marketability of site:	<input type="text" value="Attractive to the market"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Site promoted for inclusion in the Local Plan following the Call for Sites exercise in 2008"/>
Estimated number of Landowners	<input type="text" value="2"/>
Tenancies or restrictive covenants:	<input type="text"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Not Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="No"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

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Site Name: Initial Source of Supply:

Street: Sub Sources:

Location: Extant Planning Permission?

Ward:

Parish: Allocation in Saved Local Plan:

Density and Yield

Standard Density:

Theoretic Yield at Standard Density:

Anticipated Yield (m2 or number of dwellings):

Suitability

Site Location:

Current Land Use:

Green Belt:

Greenfield/Brownfield:

BMV Agricultural Land:

Landscape/Topography:

Visual Prominence:

Contaminated Land Register:

Contamination Comments:

Flood Zone:

Flood Risk Issues:

Heritage Asset Comment:

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TPO on site?:

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400m of a defined on or off-road cycle route:

Within 1200m of a primary school, GP, shop, community facility?

Achievability

Likely marketability of site:

Local Housing/Commercial market/demand:

Established Residential/Commercial Area?:

Likely viability of site:

Availability

Ownership:

Ownership notes/evidence of landowner intentions:

Estimated number of Landowners:

Tenancies or restrictive covenants:

Comments:

APP/2013/0092 - Erection of a stand alone coffee shop (A1/A4 use) together with amended parking, layout and associated works - Granted

APP/2013/0519 application for three retail units, which replaced APP/2010/0132

Not considered developable for a housing or employment end use by virtue of it not being available for that use. (A retail planning application has been approved on the site)

Conclusion

Include/Exclude:

Availability Conclusion:

Suitability Conclusion:

Achievability Conclusion:

Developable:

Local Plan

In Issues and Options LP:

In Preferred Options LP:

In Proposed Submission LP:

Developable but less than 0.4 ha: