

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008

<u>Site Details</u>		<u>Suggested By...</u>	
Site Ref:	142	Name:	David Hill Property Consultants
Site Location:	Adjacent Kirk Close, Chatburn Road	Potential Capacity:	72.8
Town/Village:	Clitheroe	Gross Area (Ha.):	1.82
Current Land Use:	Fields	Net Area (Ha.):	1.82
Neighbouring Use:	Residential, railway, fields, employment uses b		
Visual Prominance:	Very prominent		
In Operational Employment Use:	No		
Green/Brown field:	Greenfield		

<u>Availability</u>		<u>Achievability</u>		<u>Deliverability</u>	
Site Availability:	0 - 5 Years	Is the Site Achievable:	Yes	Is the Site Deliverable:	INCLUDED IN 5-YEAR SUPPLY
Is the Site Available:	Yes				

**Availability Comments:** The site is either unregistered or has one registered owner and is therefore available

**Achievability Comments:** There is a reasonable prospect that housing will be developed on the site.

### Sustainability Scoring Criteria

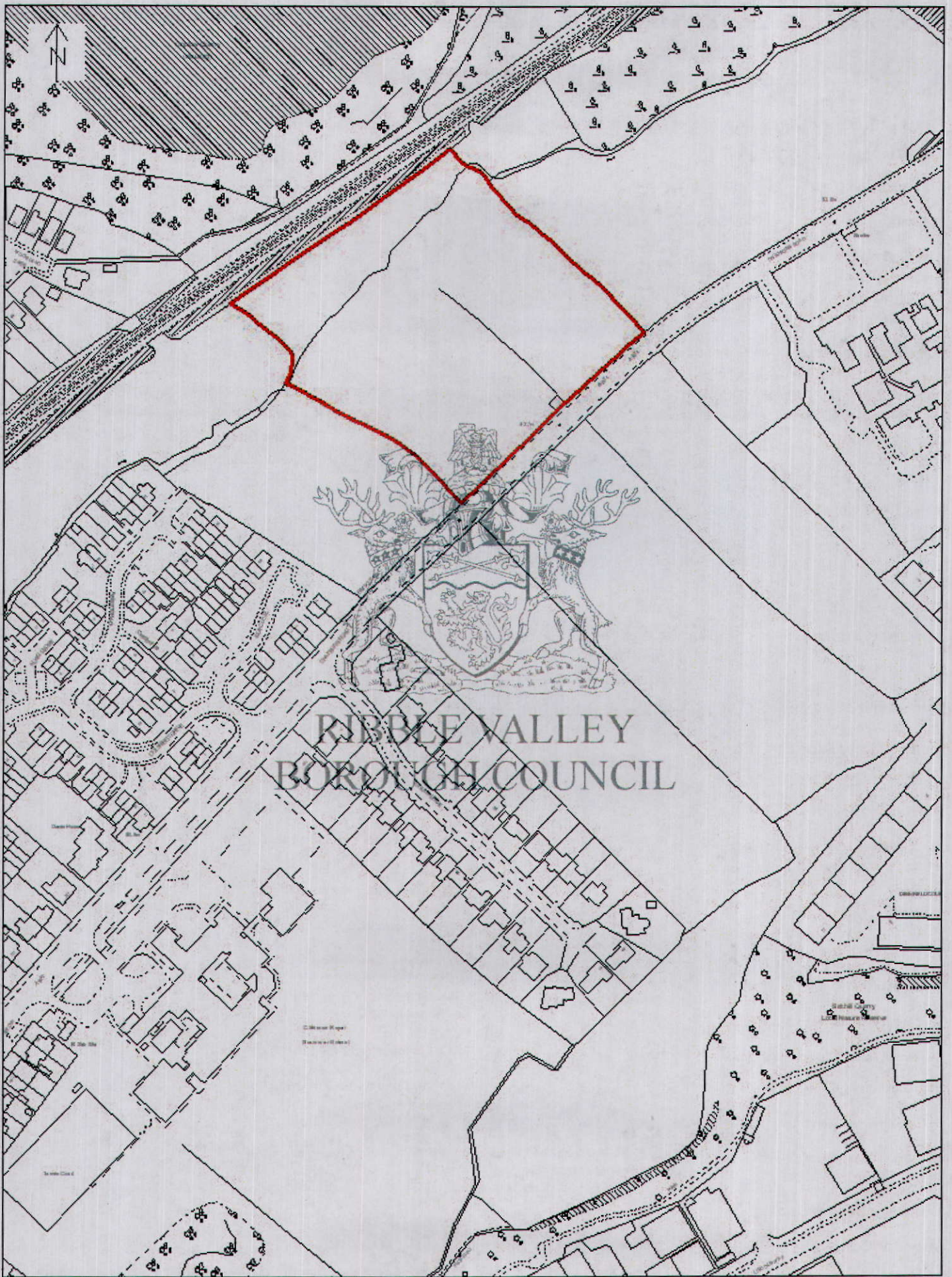
S1. Main Development Location:	3	S12. Within Conservation Area:	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	5
S3. Covered by Essential Open Space:	5	S14. Impact on Scheduled Ancient Monument or Setting:	5
S4. Lead to Loss of Employment Land:	5	S15. In Archaeological Hazard Area:	5
S5. Car Parking at Minimum Level:	5	S16. Site Contains a TPO:	1
S6. Is Majority in Green Belt:	5	S17. Nature Conservation Area:	3
S7. Suitable Infrastructure:	1	S18. Development Adversely Impacts on Surrounding Uses:	5
S8. Can Infrastructure be Adapted:	5	S19. Any Bad Neighbour Land Uses:	3
S9. Within Landfill Consultation Zone:	1	S20. Consultation Zone for High Pressure Pipelines:	5
S10. Constrained by Topography:	3		
S11. Risk of River Flooding:	5		
S21. Other Constraints:	TPO No 1 1970& TPO No 123 1992, SSSI and BHSite, school opposite, main river ends ar rear of cringle way,		Final Criteria Score: 76

**Has the Site been Excluded:** No

**Reason for Exclusion:** N/A

**Any other Comments:** TPO No 1 1970& TPO No 123 1992, SSSI and BHSite, school opposite, main river ends ar rear of cringle way, landfill gas ref 3/013.





Site 142 Adjacent Kirk Close, Chatburn Road, Clitheroe

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