

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013 UPDATE

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

<u>Suitability</u>	<u>Availability</u>	<u>Achievability</u>	<u>Deliverability / Developability</u>
Site Suitable: No	Site Availability: 5 - 10 Year	Is the Site Achievable: Yes	Is the Site Deliverable: No
	Is the Site Available: Yes	Outcome of Viability Modeling: V	INCLUDED IN 6-10 YEAR SUPPLY
	No of Owners: 2		

Suitability Comments:	FAILS ONE TEST OF SUITABILITY
Availability Comments:	The site has two registered owner and is therefore available. Agent states site has 2 owner (as at Feb 2013)
Achievability Comments:	There is a reasonable prospect that housing will be developed on the site.

Sustainability Scoring Criteria

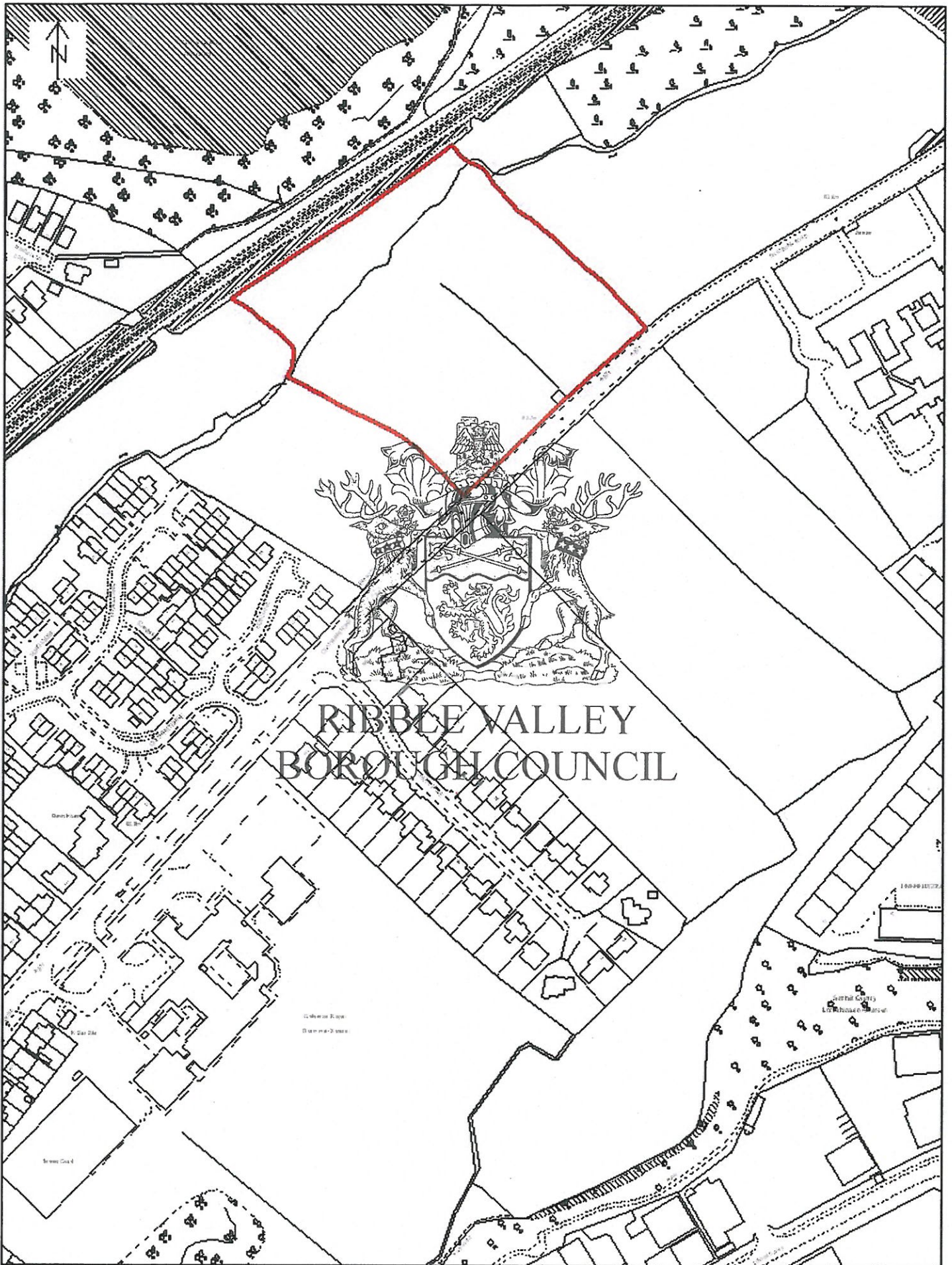
S1. Main Development Location:	3	S12. Within Conservation Area:	5	S21. Mineral Safeguarding Area	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	5	S22. Mining or Unstable Ground	5
S3. Covered by Essential Open Space:	5	S14. Impact on Scheduled Ancient Monument or Setting:	5		
S4. Lead to Loss of Employment Land:	5				
S5. Car Parking at Minimum Level:	5	S15. In Archaeological Hazard Area:	5		
S6. Is Majority in Green Belt:	5	S16. Site Contains a TPO:	1		
S7. Suitable Infrastructure:	1	S17. Nature Conservation Area:	3		
S8. Can Infrastructure be Adapted:	5	S18. Development Adversely Impacts on Surrounding Uses:	5		
S9. Within Landfill Consultation Zone:	1	S19. Any Bad Neighbour Land Uses:	3		
S10. Constrained by Topography:	3	S20. Consultation Zone for High Pressure Pipelines:	5		
S11. Risk of River Flooding:	1				
S23. 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:	82

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.

Supply: INCLUDED IN 6-10 YEAR SUPPLY



Site 142 Adjacent Kirk Close, Chatburn Road, Clitheroe

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