

GENERAL INFORMATION

Site Ref **SHLAA16405** Most Recent Source **Summer 2015 Consultation** Site Gross Area (ha) **2.67**

Site Name **Land at former Sharneyford Quarry, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Former quarry now regenerated**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.23ha), Wetland and Heath Stepping Stone Habitat (0.8ha)**

Area available for development **1.64** Net Development Area (ha) **1.47** Density **1 Transit Pitch for Gypsies and Travellers** Crown Copyright. Licence no.: 100023294

Yield calculated **0** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Very steep slopes around the edged but relatively flat in the centre**

Vehicular access **access requires improvements**

Comments **Access from Todmorden Road.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **13.9km to A671/A58 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to bus stop on Todmorden Road with 7 services a day to Todmorden**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Sharneyford Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	Approximately 6km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	Within 3km to Irwell Medical Practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.4km to Bacup Town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.1km to Sharneyford playground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Small part of the site in the southern section is within the Wetland and Heath Stepping Stone Habitat.
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site contains or adjoins a Listed Building
Comments	Toll House, 278 Todmorden Road is a listed building situated on the other of Todmorden Road
Landscape value	medium landscape impact
Comments	Site within Moorland Fringe landscape character type. The site can be hidden by the steep slopes along the edge of the site.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Isolated site with few residential properties in the vicinity

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement, especially if the site is for a Gypsies and Travellers transit pitch , the access should have enough space for caravans with trailers to entre and exit the site. Flood risk mitigation. Ecological Impact Assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown. The site can become available in the long term.

Suitability summary **Not suitable**

Justification The site is relatively isolated and far from local services. Part of the site is at high risk of surface water flooding and would require appropriate mitigation. The southern section of the site has important ecological value as it is indetified as a Wetland and Heath Stepping Stone Habitat. An Ecological Impact Assessment will be required. There is a listed building on the other side of Todmorden Road, therefore the devellopment should not have anegative impact on the settings of the propertie. Tree screening may be act as a good buffer between the transit pitch and the listed property. The site is relatively isolated from services. The site is not suitable for a permanent residnetial scheme but it can be suitable for a transit site for Gypsies and Travellers.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified for the development of the site (e.g. vehicular access improvements, flood risk mitigation, ecological impact assessment) and the site is within a low value market area. The development is considered marginally viable and achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not suitable for residential scheme however it can be suitable for a transit pitch for Gypsies and Travellers in the future, if the landowner is willing to make the site available and if the constraints identified are adequately addressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)