Colne's Housing Sites

A technical assessment in support of the Colne Neighbourhood Development Plan, May 2022



Contents

1.0	Introduction	page 3
2.0	Background	page 3
3.0	Methodology	page 4
4.0	2018 Assessments	page 4
5.0	May 2018 Conclusions and Recommendations	page 5
6.0	2020 Update	page 8
7.0	2022 Update	page 11
Арре	endix 1 – Individual Site Assessments 2018	page 24
Арре	endix 2 – Individual Site Assessments 2020	page 139
Арре	endix 3 – Scoring Matrix	page 201

1.0 Introduction

1.1 This report sets out how Colne Town Council have assessed potential housing sites for inclusion in the Colne Neighbourhood Development Plan (CNDP).

1.2 The report summarises the process undertaken; the methodology used; the results of the site appraisals; and the conclusions and recommendations of this work.

2.0 Background

2.1 Colne Town Council as a qualifying body decided to prepare a Neighbourhood Development Plan for Colne and applied to Pendle Borough Council (PBC) for the Town Council area to be designated as a neighbourhood area in October 2016. The application for designation was approved by PBC on 17th November 2016. The designated Neighbourhood Area is shown on Map 1.

2.2 A Working Group (now the Neighbourhood Plan Advisory Committee (NPAC)) comprising Town Councillors, key stakeholders and residents was established to progress work on and draft the plan.

2.3 The Working Group/NPAC identified that one of the key issues facing the area was the identification of future housing sites in the most sustainable locations.

2.4 The Pendle Local Plan Part 1: Core Strategy (PLPCS, adopted December 2015) identified a housing requirement 2011-2030 of 5,662 dwellings. The position as of 31st March 2018 was that after taking account of completions and the reoccupation of empty homes there was a residual requirement of 4,808 dwellings. This will be met through:

- The development of the Strategic Housing Site 500 homes
- Existing planning permissions 980 homes
- Allocation of sites through Local Plan Part 2 3,280 homes

2.5 The Core Strategy also sets policy on the distribution of housing development over the plan period. Policy SDP3 Housing Distribution sets out that 70% of new housing should be in the M65 Corridor and that within this spatial area the provision of housing should follow the settlement hierarchy set out in Core Strategy Policy SDP2. Colne, as a Key Service Centre, would expect to provide a significant proportion of the 70% figure.

2.6 Site allocations to meet this figure can come through Pendle's Local Plan or Neighbourhood Development Plans, in this instance the Colne Neighbourhood Development Plan.

2.7 National Planning Practice Guidance (NPPG) includes the following:

"A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on <u>assessing sites</u> and on <u>viability</u>."

Paragraph: 042 Reference ID: 41-042-20170728 Revision date: 28 07 2017

2.8 NPPG provides further guidance where a local planning authority is also considering the allocation of sites in a neighbourhood area:

"If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process."

Paragraph: 043 Reference ID: 41-043-20140306 Revision date: 06 03 2014

2.9 Given that housing development is such a key issue for Colne, the Working Group/NPAC decided that site allocations for the area should be the remit of the Colne Neighbourhood Development Plan rather than the Local Plan. This would avoid duplicating planning processes that will apply to the neighbourhood area. Pendle Borough Council were informed of this decision and have constructively supported Colne Town Council in this, allowing the neighbourhood plan to make timely progress. This has included sharing evidence with the Working Group/NPAC and the Town Council.

3.0 Methodology

3.1 The methodology adopted for the site assessment was based on that developed by Pendle Borough Council for the Local Plan Part 2 site assessments. The Town Council sought to identify sites in Colne in the most sustainable locations.

3.2 The methodology involves two stages:

Stage 1 an initial sift to assess sites for suitability for housing development. From the 37 sites identified through the call for sites and Pendle Borough Council's Housing Land Available work 32 sites were considered for more detailed assessment.

Stage 2 a fuller assessment of sites deemed the most suitable in Stage 1. These sites are included on Maps 2 and 3.

3.3 The assessment matrix used for Stages 1 and 2 is included in Appendix 2.

4.0 2018 Assessment

4.1 Overall 32 sites were considered in the detailed Stage 2 assessment. 11 of these were considered not suitable by way of reason of:

- Planning approval already granted;
- Sites in Green Belt or other open land area outside the urban area;
- Specific site constraints
- Site CTC2 was not in the neighbourhood area

4.2 Stage 2 – assessed those sites considered suitable after Stage 1. Detailed site scores are contained in Appendix 1. These sites CNDP6/1 to CNDP6/21 are listed below. These 21 sites are considered to be the most sustainable, and, therefore, the more sequentially preferable, than greenfield/Green Belt sites in the Colne neighbourhood area.

5.0 May 2018 Conclusions and Recommendations

5.1 The following sites were recommended for inclusion in the Colne Neighbourhood Development Plan. Based on a site density of 30 dwellings per hectare, the potential yield for each site is shown. This should be considered a potential minimum figure for new homes on these sites. Given a number are within the urban area or are conversions of existing buildings, higher densities can be achieved.

CNDP6/1 – Recreation Ground Off Harrison Drive, 2.63 ha., 79 units

CNDP6/2 – Land east of Waterside Road, 1.42 ha., 43 units

CNDP6/3 – Land rear of Belgrave Road, 0.11ha, 3 units

CNDP6/4 – Bright Street, 0.30ha., 10 units

CNDP6/5 – Dockray Street, 0.48 ha., 14 units

CNDP6/6 - King Street, 0.19 ha, 6 units

CNDP6/7 – Buck Street, 0.32 ha., 10 units

CNDP6/8 – Dam Side, 0.76 ha., 23 units

CNDP6/9 - Spring Gardens Mill, Green Road, 3.11 ha., 207 units

CNDP6/10 – Shaw Street, 0.61 ha., 18 units

CNDP6/11 - Bridge Street Stoneyard, 1.20 ha., 36 units

CNDP6/12 – Land off Bridge Street, 0.72 ha., 22 units

CNDP6/13 – Green Works, Knotts Lane, 0.30ha., 9 units

CNDP6/14 – Khyber Street, 0.20 ha., 6 units

CNDP6/15 - Land at Nelson and Colne College, 4.36 ha., 131 units

CNDP6/16 – Windy Bank, 0.99ha., 30 units

CNDP6/17 – Walk Mill, Green Road/Spring Gardens Road, 2.99 ha., 101 units

CNDP6/18 – North Street, 0.10, 2 units

CNDP6/19 – Hawley Street, 0.04 ha., 1 unit

CNDP6/20 – Primet Bridge, 0.08ha., 2 unit

CNDP6/21 – Thomas Street, 0.05ha, 1 unit

5.2 The total yield for the recommended sites is a potential <u>minimum</u> 754 new homes.

5.3 The Pendle Local Plan Core Strategy identifies the need for 3,963 new homes in the M65 Corridor, 2011-2030 (Table 1).

Spatial Area	Housing		Employment		
M65 Corridor	3,963	70.0%	53.38 ha	78.5%	
West Craven Towns	1,019	18.0%	12.58 ha	18.5%	
Rural Pendle	680	12.0%	2.04 ha	3.0%	
PENDLE	5,662	100%	68.00ha	100%	

Table 1: Spatial distribution of overall development requirements (2011-2030)

Source: Pendle Local Plan Part 1: Core Strategy

5.4 Work on the PLPCS disaggregated the requirement figure for the M65 Corridor and identified a requirement of 1,003 new homes for Colne over the period 2011-2030 (Table 2). After deducting the extant commitments of 399 dwellings and the net completions to date of 91 dwellings, the remaining housing requirement to be met by sites identified by the CNDP was 513 dwellings.

Table 2. Balanced Housing Distribution

Spatial Area	Settlement	A	В	С	D	E	F	G	н			
M65	Nelson				1,003	6	287	710	4 700			
Corridor	Brierfield			0.000	573	47	180	346				
	Colne	3,366	500	2,866	1,003	91	399	513	1,799			
	Barrowford				287	30	27	230				
West Craven	Barnoldswick			0 865	519	94	253	172	459			
Towns	Earby	865	U		346	8	51	287				
Rural	Fence				87	9	34	44				
Pendle	Foulridge	1			87	12	29	46				
	Kelbrook				87	0	4	83				
	Trawden				87	28	26	33				
	Barley	577			17	6	12	0				
	Blacko			1				35	3	9	23	202 (210)
	Higham		0	0 577	35	27	0	8	283 (310)			
	Laneshaw Bridge				46	0	2	44				
	Newchurch and Spen Brook				17	0	31	0				
	Roughlee and Crow Trees				17	1	1	15				
	Salterforth				46	2	55	0				
	Sough				17	0	3	14				
Pendle (Adjusted Housing Requirement) 4,808			4,308					2,541				
Key:												
Column	Comment			Column		Co	mment					
A – Housing Requi	rement (1) After adjustment for t	he reoccupation		E – Net Comple	etions	Но	mes built since th	he start of the pla	an period			

A – Housing Requirement (1)	After adjustment for the reoccupation of empty homes.
B – Strategic Housing Site	Allocation in LP1
C – Housing Requirement (2)	A – B
D – Balanced Distribution	Based on percentages in Table 3.10

Column	Comment
E – Net Completions	Homes built since the start of the plan period
F – Existing Commitments	Dwellings on sites with extant planning permission, but not built out
G – Balanced Distribution (Revised)	D - E - F
H – Housing Requirement (3)	Final totals

5.5 From this site assessment exercise, the recommended sites were considered to be able to meet the Colne requirement identified in the emerging Pendle Local Plan Part 2 (LP2) (Table 3). The sites also provided a 10% buffer should some sites not come forward. It was also reasonable to assume that further windfalls will come forward during the plan period in a former manufacturing town such as Colne.

A. Overall housing requirement 2011-2030	1,003
B. Completions	91
C. Commitments	399
D. Allocated sites	754
B+C+D	1,244

Table 3 Meeting the Housing Requirement in Colne

6.0 2020 Update

6.1 Following informal consultation in 2018, the following comments were received pertinent to the Colne Site Assessments:

- Historic England raised the need for sites to be considered for their potential impact on heritage assets (see separate report)
- Coal Authority raised the need for sites to be assessed in terms of their coal mining risk (see separate report)
- Environment Agency raised the issue of need for a flood risk assessment. Given that this report considers the sustainability of each of sites considered, the first part of this assessment, the "sequential test" is set out below as part of this report.

6.2 The figures in Table 3, including the overall housing requirement, were used to inform the Draft Plan. As of May 2019, updated figures had not been produced. Pendle Borough Council were continuing to assess sites and to work on the production of a Preferred Options Report to a target date of early 2020

(https://www.pendle.gov.uk/downloads/file/10412/framework_issue_forty_three).

6.3 As stated above, the Site Assessments Report 2018 considered the 21 proposed site allocations to be the most sustainable sites in the Colne neighbourhood area. Some of these sequentially preferable sites are in Flood Zone 3A (Map 4). National planning policy and National Planning Practice Guidance advises that, in such instances, an "exceptions test" should be carried out. A separate report on this matter accompanies this report and the published CNDP documents.

6.4 National Planning Policy sets out that:

"All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change

– so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations." (NPPF, paragraph 157)

6.5 Further, NPPF paragraph 158 states:

"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."

6.6 If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied (see accompanying report).

6.7 In terms of the sites assessed in 2018, 21 were considered suitable as housing allocations. These were considered the most sustainable sites for housing development. The Harrison Drive site now has planning approval, so this and a small number of other sites that are now commitments have been removed from the CNDP allocations; the Nelson and Colne College site has been removed and is not considered suitable for housing development.

6.9 Map 5 and Appendix 2 set out the additional sites identified and appraised in 2020. This includes a further 19 sites. Of these, the following are considered suitable for housing development:

- P118 Land adjacent to 34 Lenches Road, 0.03ha.,1 unit
- CTCB Tower Buildings, 0.13ha., 4 units
- P142 Land south of Red Scar Works, 1.21 ha., 39 units
- P084 Land to rear of Dewhurst Street, 0.16ha., 2 units
- P093 Land off Hartleys Terrace, 0.58ha., 9 units
- P204 Land at Primrose Hill, 0.02ha.,1 unit
- P201 Land adjacent to 271 Keighley Road, 0.18ha.,2 units
- P067 Earby Light Engineering, 6.20ha., 180 units
- P199 Land adjacent to 47 Townley Street, 0.07ha., 4 units
- P202 Land adjacent to 43 Belgrave Road, 0.02ha. 1 unit
- CTCD Bunkers Hill, 1.87ha., 56 units
- 6.10 This produces a final allocation for the Regulation 14 Draft CNDP of the following sites:

CNDP6/1 - Land east of Waterside Road, 0.80 ha., 24 units

CNDP6/2 – Land rear of Belgrave Road, 0.11ha, 3 units

CNDP6/3 – Dockray Street, 0.48 ha., 14 units

CNDP6/4 – Buck Street, 0.32 ha., 10 units

- CNDP6/5 Dam Side, 0.76 ha., 23 units
- CNDP6/6 Walk Mill, Green Road/Spring Gardens Road, 2.99 ha., 101 units
- CNDP6/7 Shaw Street, 0.61 ha., 18 units
- CNDP6/8 Bridge Street Stoneyard, 1.20 ha., 36 units
- CNDP6/9 Land off Bridge Street, 0.72 ha., 22 units
- CNDP6/10 Green Works, Knotts Lane, 0.30ha., 9 units
- CNDP6/11 Knotts Drive, 0.20 ha., 6 units
- CNDP6/12 Windy Bank, 0.99ha., 30 units
- CNDP6/13 North Street, 0.10, 2 units
- CNDP6/14 Hawley Street, 0.04 ha., 1 unit
- CNDP6/15 Primet Bridge, 0.08ha., 2 unit
- CNDP6/16 Thomas Street, 0.05ha., 1 unit
- CNDP6/17 Land adjacent to 34 Lenches Road, 0.03ha.,1 unit
- CNDP6/18 Tower Buildings, 0.13ha., 4 units
- CNDP6/19 Land south of Red Scar Works, 1.21 ha., 39 units
- CNDP6/20 Land to rear of Dewhurst Street, 0.16ha., 2 units
- CNDP6/21 Land off Hartleys Terrace, 0.58ha., 9 units
- CNDP6/22 Land at Primrose Hill, 0.02ha.,1 unit
- CNDP6/23 Land adjacent to 271 Keighley Road, 0.18ha., 2 units
- CNDP6/24 Earby Light Engineering, 6.20ha., 180 units
- CNDP6/25 Land adjacent to 47 Townley Street, 0.07ha., 4 units
- CNDP6/26 Land adjacent to 43 Belgrave Road, 0.02ha. 1 unit
- CNDP6/27 Bunkers Hill, 1.87ha., 56 units
- 6.11 A mixed use allocation is also included:

CNDP6/28 – Spring Gardens Mill, Green Road, 3.11 ha., 207 units – this site is considered to be suitable for both housing and employment uses and is allocated for one or other, or a mix of these uses. This is because the owner has indicated the site is not available for housing development. Whilst respecting this view, the Town Council remain convinced the site is suitable for such a use and that as part of the plan-making exercise the site flexibility should be retained and the possibility of the site to be developed for housing confirmed through the plan-making system.

6.12 These sites are considered to more than meet, by providing at least 1,396 new homes, the Colne requirement of 1,003 new homes 2011-2030 identified in the emerging LP2 (Table 3). Even excluding the assumption of 104 new homes on site CNDP6/28, the CNDP identifies

land for 1,292 new homes. The emerging requirement figure for Colne in LP2 has been reduced to 952 new homes owing to the re-occupation of long-term empty homes¹. The sites identified in the CNDP also provide a significant buffer should some sites not come forward. It is also reasonable to assume that further windfalls will come forward during the plan period in a former manufacturing town such as Colne, with many being conversions of existing buildings.

B+C+D	1,396
D. Allocated sites (Policy CNDP6)	705
C. Commitments (at 31 st March 2019)	453
B. Completions (2011/12-31 st March 2019)	238
To be achieved by:	
A. Overall housing requirement 2011-2030 (reduced from 1,003 due to the re- occupation of long-term empty homes)	952

Table 4. Meeting the Housing Requirement in Colne	e (figures as of 31 st March 2019)
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7.0 2022 Update

7.1 Several comments were received in relation to the Regulation 14 Draft CNDP site allocations: (Note: comments on sites not allocated in the CNDP are not included below).

- "It is good to see sites being used that are not on open greenfield areas, that will not detract from the rural appearance of the town".
- "CNDP6/1 excellent use of suitable space for new and affordable housing."
- "CNDP6/3 excellent use of suitable space for new and affordable housing."
- "There are enough brown areas for developments"
- "CNDP6/24 I also have concerns about ELE housing units (180 must be an error, too many to fit there, latest plan from leaflet through my door said 65, also too many) and FYI most of that 6.2 ha appears to be green not industrial as plenty of space round factory is green field type, not brown, I would prefer more of a green belt around it to act as a wildlife/vegetation corridor as it borders countryside/woodland/paths and for wildlife more corridors are needed."
- "CNDP6/28 Page 34 Spring Gardens Mill Although this large site is marked out for potential future housing, something should be done with it in the near future as it is an eyesore with dumped caravans etc & an awful outlook for local residents in the Waterside area. (As litter pickers we notice sites becoming a problem)."
- "CNDP6/24 We fully support the allocation of site reference CNDP6/24 Earby Light Engineering for 180 units. We are currently preparing a planning application for residential development on behalf of our client ELE Advanced Technologies on the northern part of this allocation following positive pre-application discussions

¹ LP2 will now not proceed. There will be a single Local Plan including a revised Pendle Local Plan Core Strategy.

with Pendle Borough Council. Given its location close to shops, services and public transport it is clearly a sustainable location for new residential development."

- "The use of brownfield sites for development in Colne & the wider area is imperative as we get the win/win situation of the brownfield site being much more aesthetically pleasing & the preservation of our greenfields. It is recognised that it is more costly to develop brownfield sites & builders need to be given the incentive to do this which will benefit all."
- "It is noted that in their role as a consultee, Pendle Borough Council have assessed each site and raised concerns regarding the availability and suitability of some of the proposed allocations, due to matters such as ownership, flood risk and loss of designated open space. Draft comments were presented to the Policy Resources Committee on the 17th December 2020 and are appended to this document for reference."
- "Whilst CTC's approach to advocating a brownfield first is clear, it is not considered that the portfolio of sites presented in the draft Plan is balanced or in conformity with the strategic aims of Pendle Borough Council. The Core Strategy recognises the need for a range of sites in order to diversify the housing stock and meet the highest areas of need, which comprises larger family homes. Achieving this will require a combination of viable brownfield and greenfield development to provide choice for developers and local people.2
- "The NP designation covers a significant geographic area, yet a large number of the allocations are located within the South Valley, which contains the most deprived wards not only in Pendle, but the country as a whole (source MHCLG English Indices of Depravation 2019). This means that they are unlikely to be attractive to mainstream developers and unsuitable for creating the type of aspirational housing required. In limiting allocations to such areas, long standing issues of developer interest and viability will be compounded, presenting a significant barrier to the NP delivering its proportion of housing."
- "We would like to take the opportunity to mention that a number of these sites have United Utilities assets, for example sewers and water mains, running through them."
- "CNDP6/1 Land off Waterside Road: We are aware Pendle Local Plan omitted this site from allocation and that the Northern part of the site is designated Open Space within the meaning of the NPPF (§100)."
- "CNDP6/2 Land rear of Belgrave Road: Given the size of the site we do not believe this would be capable of meeting the threshold test, or on its face, attract gap funding. At best, we believe this could be treated as a 'windfall site'."
- "CNDP6/3 Dockray Street: There are benefits with the site but the availability for housing will need to be robustly determined (given its promotion/current use as employment). Again, the size of the site likely may cause grant funding difficulties."
- "CNDP6/4- Buck Street: This site was promoted for employment, but the site's size is likely to be a key consideration by a residential developer."
- "CNP6/5 Dam Side: This site lies within Flood Zone 3 and any prospect of development rests on a Sequential Test, that is, demonstrating there are no other alternative sites available and that it should be considered exceptional. To develop the site, detailed consideration would need to be given to mitigation measures as

part of a Floor Risk Assessment and that goes to its viability. Funding may be available but would be subject to the relevant applications process."

- "CNDP6/6 Walk Mill: Again flooding would be a concern here and whilst not insurmountable, further consideration should be given to mitigation. Again this would turn on meeting the exception test. The site does benefit from strong connectivity however to the town centre and this may assist in the grants process."
- "CDNP6/7- Shaw Street: We believe this to be designated open space and as such this may conflict with Policy CNDP/7."
- "CDNP6/8 Bridge Street: Please see CDNP/7 commentary and its availability should be considered (given its current employment occupation/use)."
- "CDNP6/10 Green Works: We believe that significant contamination issues would render this site unviable and at just 9 units, the site is unlikely to attract grant funding on its face. That said initiatives such as the land release fund may assist, but again, this cannot be relied upon. Again the best approach is to regard this as a 'windfall site.'"
- "CDNP6/21– Land off Hartley's Terrace: The site has potential but was omitted from the Local Plan. Consideration as to its availability should also be given."
- "CDNP6/24 Earby Light Engineering: The site has strong potential for residential development. Though it is doubtful that 180 units could be achieved on the site if (a) available, and (b) flooding issues resolved it could be considered viable."
- "CDNP6/28 Spring Mill: flooding is a concern here and consideration should be given before any residential allocation."
- "Site CNDP6/28 is considered to be suitable for both housing and employment uses and is allocated for one or the other, or a mix of these uses. As such, we urge caution when assuming that this site will provide 207 units, when the Policy clearly states that the site may come forward for employment generating uses only."
- "it is not clear what the status of the proposed allocations are, and what evidence has been gathered to support their deliverability; this information is crucial for the understanding of the NP. The NPWP, therefore, need to consider the deliverability of the sites which they have allocated. It is noted that the CNDP states that 99.7% of the proposed allocations are brownfield sites, with only one being greenfield. As there are 28 proposed housing allocations, with only one greenfield, this actually equates to 96.43% brownfield housing allocations. As such, Policy CNDP6 should be updated with this figure."
- Comments on each site were received from Pendle Borough Council. A small number of these raised site-specific issues (these will be addressed in the Regulation 16 Submission Draft CNDP), the main overall question was had "availability" been ascertained from the landowner/developer?
- 7.2 In summary the main issues arising from the Regulation 14 responses were:
 - a) Broad support from many respondents on a "previously developed land first" approach. This is counter-balanced by developers/landowners (many seeking to put forward greenfield sites) that this approach is not to be supported.
 - b) Detailed site-specific comments e.g. on developable area, flood risk, loss of open space – where considered relevant and necessary these will be addressed in the Regulation 16 Submission Draft CNDP.

- c) Questions around availability and deliverability/viability.
- 7.3 To address the issue of availability, Colne Town Council have contacted site owners/developers. The up to date availability information is as follows:

Sites with positive response from owner that they are available for housing development.

CNDP6/4	Buck Street
CNDP6/6	Shaw Street
CNDP6/7	Green Works, Knotts Lane
CNDP6/9	Thomas Street
CNDP6/13	Land adjacent to 47 Townley Street
CNDP6/14	Land adjacent to 43 Belgrave Road
CNDP6/15	Land west of Bankfield St (Bunker's Hill}

Sites awaiting a response where a positive outcome likely.

CNDP6/1	Land east of Waterside Road
CNDP6/3	Dockray Street, caravan site
CNDP6/12	Land adjacent to 271 Keighley Road

Sites with no response.

CNDP6/2	Land rear of Belgrave Road
CNDP6/5	Dam Side
CNDP6/8	Primet Bridge
CNDP6/10	Land to rear of Dewhurst Street
CNDP6/11	Land at Primrose Hill

7.4 Colne lies within East Lancashire an area with significant long-term housing market problems when compared to elsewhere in the country. This impacts considerably on viability. In the past to address this, Government had included Pendle (including Colne) within its Housing Market Renewal Pathfinder initiative. At the time of the examination of the PLPCS, the inspector concluded that, despite poorer viability in the M65 Corridor and especially the Corridor's urban areas, the PLPCS strategy was sound. This is the strategic policy within which the CNDP must be in general conformity:

"33. The proposed housing distribution is fairly closely aligned with existing population distribution. Given that the M65 corridor is the most sustainable location there is a case that more development should be guided to this spatial area. However, there is a need to balance the viability of sites against the need for housing and sustainable growth considerations. Sites in West Craven and Rural Pendle are the most viable but the M65 corridor is where there is the greatest housing need and more services and facilities on the doorstep. The M65 corridor is more attractive to the volume house builders whereas the other parts of the Borough, where sites tend to be smaller, are generally developed by the smaller local builders. Guiding more development to West Craven and Rural Pendle would encourage growth which would be less sustainable. In my view Policy SDP 3 achieves the right balance taking into the above factors."

- 7.5 Detailed development viability evidence available to the Town Council for this assessment included:
 - Pendle Development Viability Study (2013) prepared to support preparation of PLPCS;
 - Colne Viability Study (2018)
 - Local Plan Viability Assessment (2019)
 - Colne Viability Study (2022)

All these studies continue to conclude, based on both the up-to-date and historical market data available to the studies at the time and the standard, best practice methodology employed, that brownfield site viability in Colne remained either not viable or marginally viable. This theoretical position has proven not to be the case on individual sites in such locations in Colne, and sites have come forward for development, including sites considered in previous iterations of this assessment.

- 7.6 To further examine this divergence of theory and reality, AECOM was appointed in 2022 to undertake more detailed site masterplans. The aim of this study was to provide more detailed design work for selected urban sites in Colne. This work looked at how such design work and constraints would influence more detailed site development appraisal.
- 7.7 For plan-making purposes questions of suitability, availability, developability and deliverability are not a simple case of meeting all three definitions at one particular moment in time. Some sites may meet all 4 definitions, some only be suitable for development. Based on the available evidence, the final list of sites included at paragraph 7.9 of this assessment are all considered suitable for development. Some are available, the others have a reasonable prospect of becoming available over the plan period. Similarly, over the plan period, the AECOM masterplanning work and historic site development activity shows that the sites are developable over the plan period. The biggest question mark is over are sites

deliverable i.e. do they have a "realistic prospect that housing will be delivered on the site within five years" (NPPF, Glossary, page 66). For some sites, this may undoubtedly be the case, but this does not mean that they are not suitable and cannot be delivered over the plan period to 2030.

- 7.8 Also affecting final site selection has been the Strategic Environmental Assessment (SEA)/Habitat Regulation Assessment (HRA) screening. Firstly, the Environment Agency objected to sites considered to be at risk of flooding; these have been removed from the final list of selected sites, even though the owners of at least one such site have challenged the flood risk zone categorisation. The Town Council concluded that it would support their development, even though these are not included in Policy CNDP6, provided a future developer could resolve the flood risk issue. Secondly, Historic England objected on the basis of heritage impact. The Town Council has addressed these concerns through an updated Heritage Impact Assessment and concluded that "any impact is minimal, or where it is not this can be overcome by suitable mitigation that can be addressed at the development management stage, using existing development plan policy, and, in time, policy set through the CNDP. This will include, for the first time, the identification of non-designated heritage assets in the CNDP."
- 7.9 The final list of sites to be allocated in the CNDP are as follows:

CNDP6/1 – Land east of Waterside Road, 1.71 ha., 24 units

CNDP6/2 – Land rear of Belgrave Road, 0.12 ha., 3 units

CNDP6/3 – Dockray Street, 0.53 ha., 14 units

CNDP6/4 - Buck Street, 0.29 ha., 10 units

CNDP6/5 – Dam Side, 0.76 ha., 23 units

CNDP6/6 - Shaw Street, 0.55 ha., 18 units

CNDP6/7 – Green Works, Knotts Lane, 0.28 ha., 9 units

- CNDP6/8 Primet Bridge, 0.08 ha., 2 unit
- CNDP6/9 Thomas Street, 0.15 ha., 8 unit
- CNDP6/10 Land to rear of Dewhurst Street, 0.06 ha., 2 units
- CNDP6/11 Land at Primrose Hill, 0.02 ha.,1 unit

CNDP6/12 - Land adjacent to 271 Keighley Road, 0.18 ha., 2 units

CNDP6/13 - Land adjacent to 47 Townley Street, 0.07 ha., 4 units

CNDP6/14 - Land adjacent to 43 Belgrave Road, 0.02 ha. 1 unit

CNDP6/15 - Land to west of Bankfield Street (Bunker's Hill), 1.87 ha., 56 units

7.10 The site assessments have identified the sites listed in Policy CNDP6 and paragraph 7.7 of this report. These sites, alongside completions and commitments, help to provide land for at least 804 new homes to help meet the indicative Colne requirement of 952 new homes 2011-2030 (Table 4). Work on the emerging Local Plan will start from a Standard Method baseline figure of 142 dwellings per annum. In all likelihood, this will see a significant

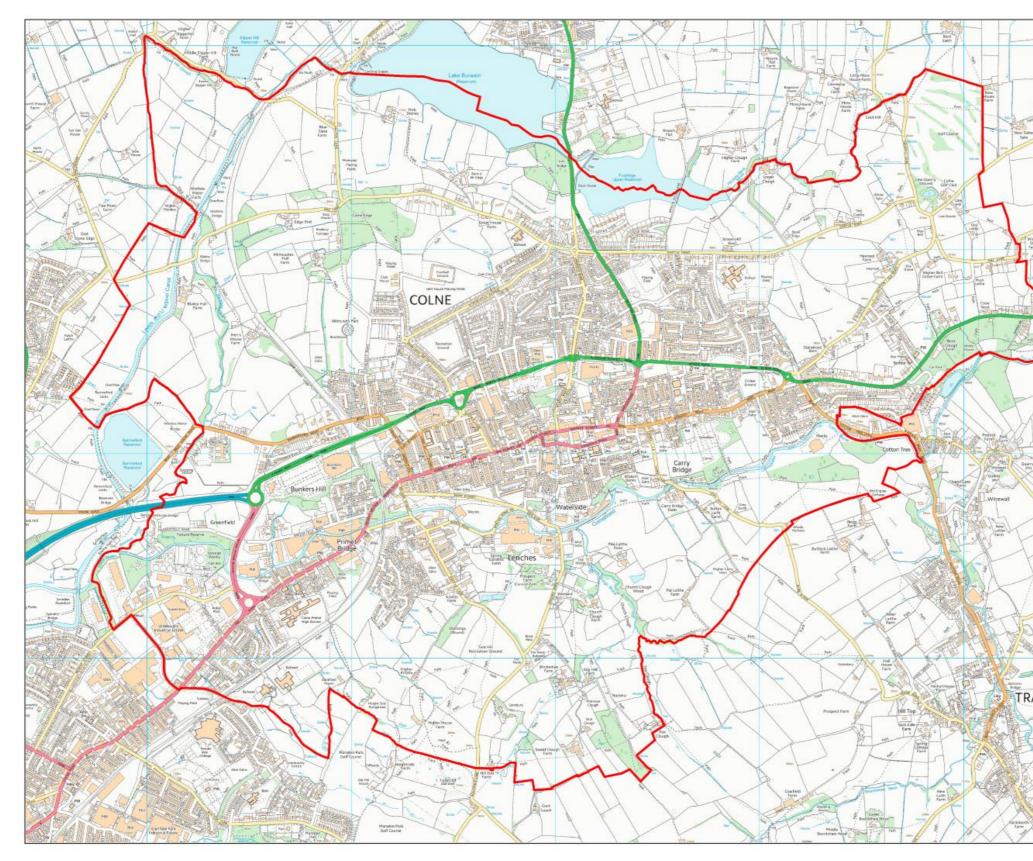
reduction in the housing requirement for Colne. In the meantime, the allocated Policy CNDP6 sites will come forward and, as has happened in the recent past, particularly in a former manufacturing town such as Colne, windfall sites and building conversions will also continue to come forward.

Table 5. Meeting the Housing Requirement in Colne (figures as of January 2022).

952
286
341
177
804

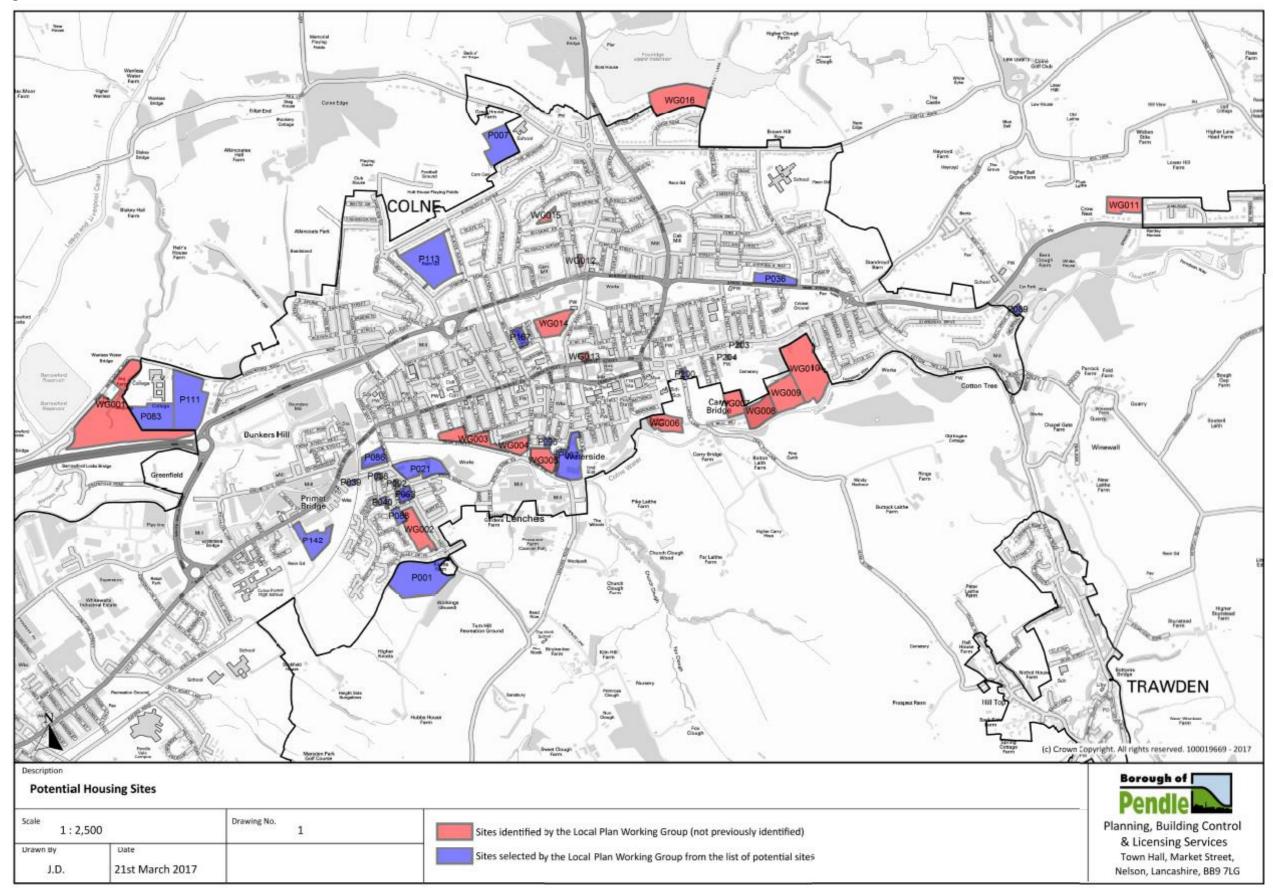
Completions and commitments data taken from Five Year Housing Land Supply Statement (January 2022), Pendle Borough Council, a full list of sites is provided in **Appendix 3 of the CNDP.**

Map 1. Designated Neighbourhood Area

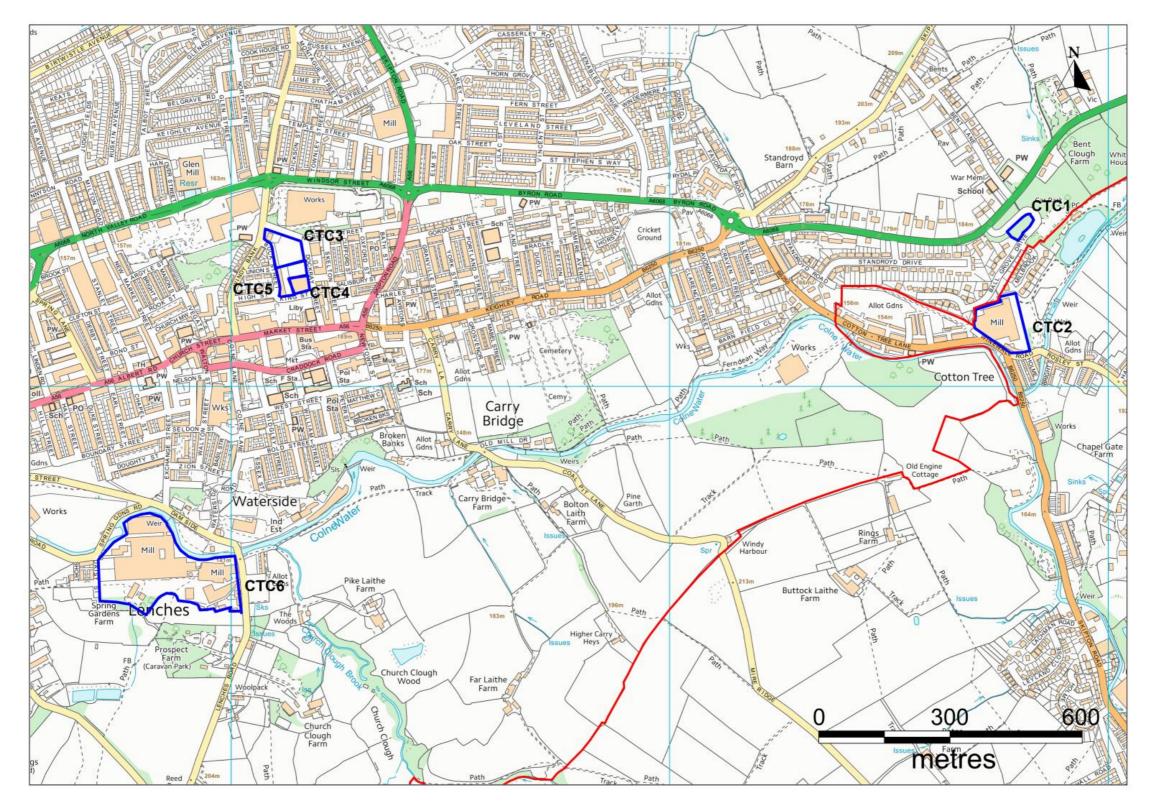




Map 2. Original Sites Considered

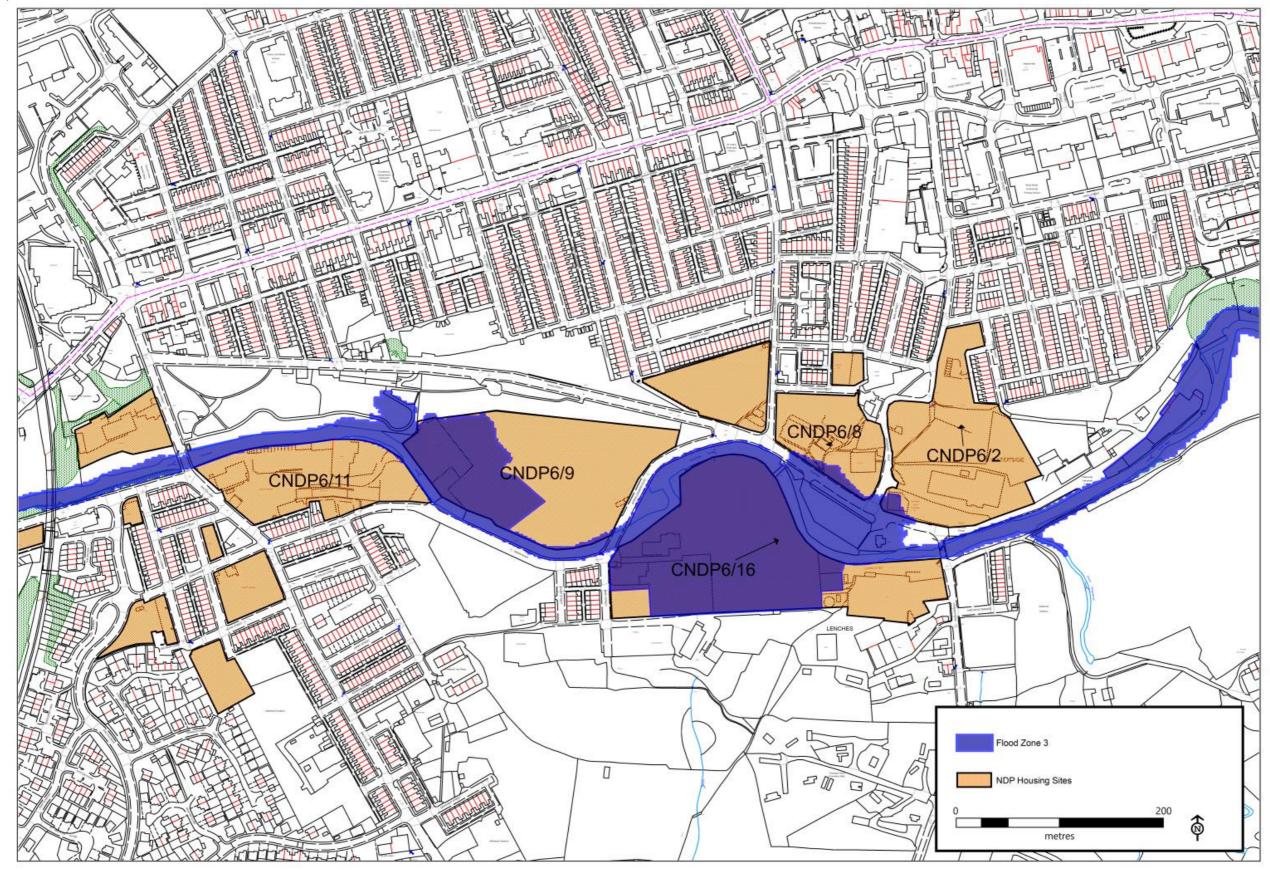


Map 3. Colne Town Council Additional Sites

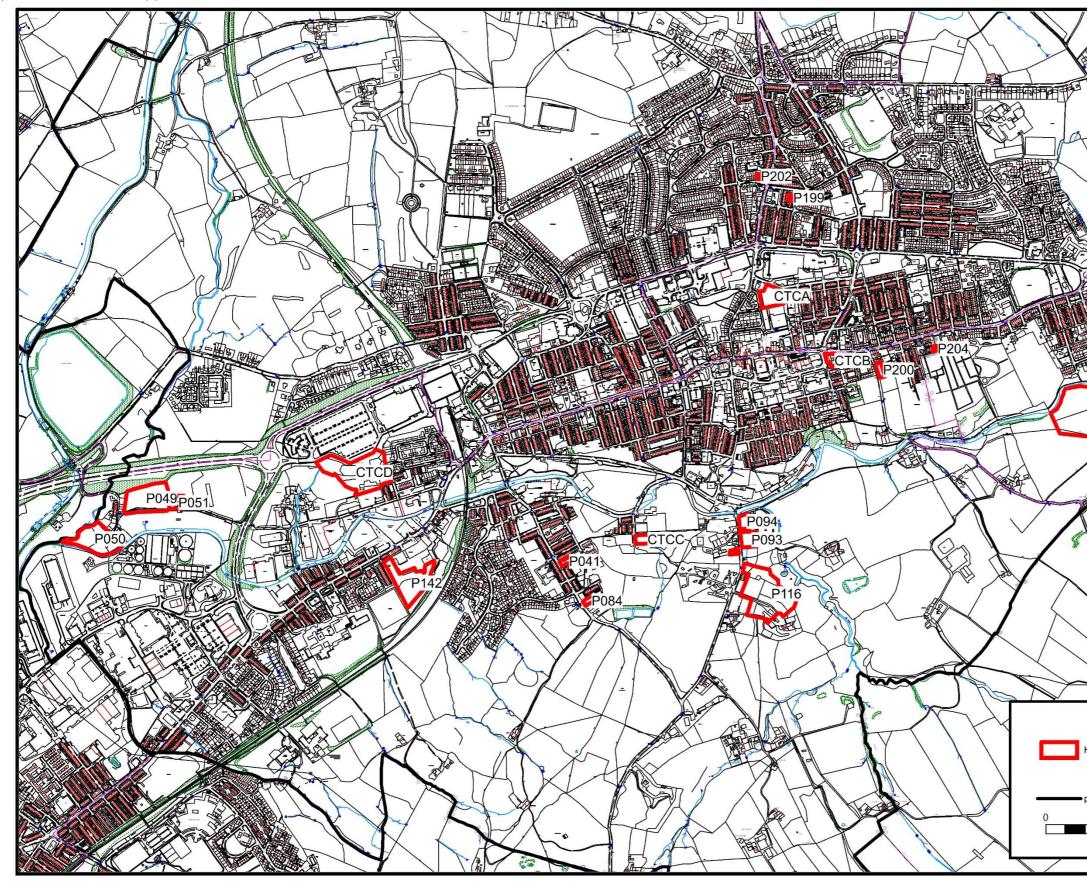


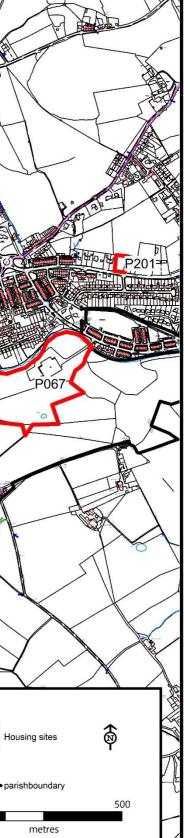
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Map 4. Flood Risk

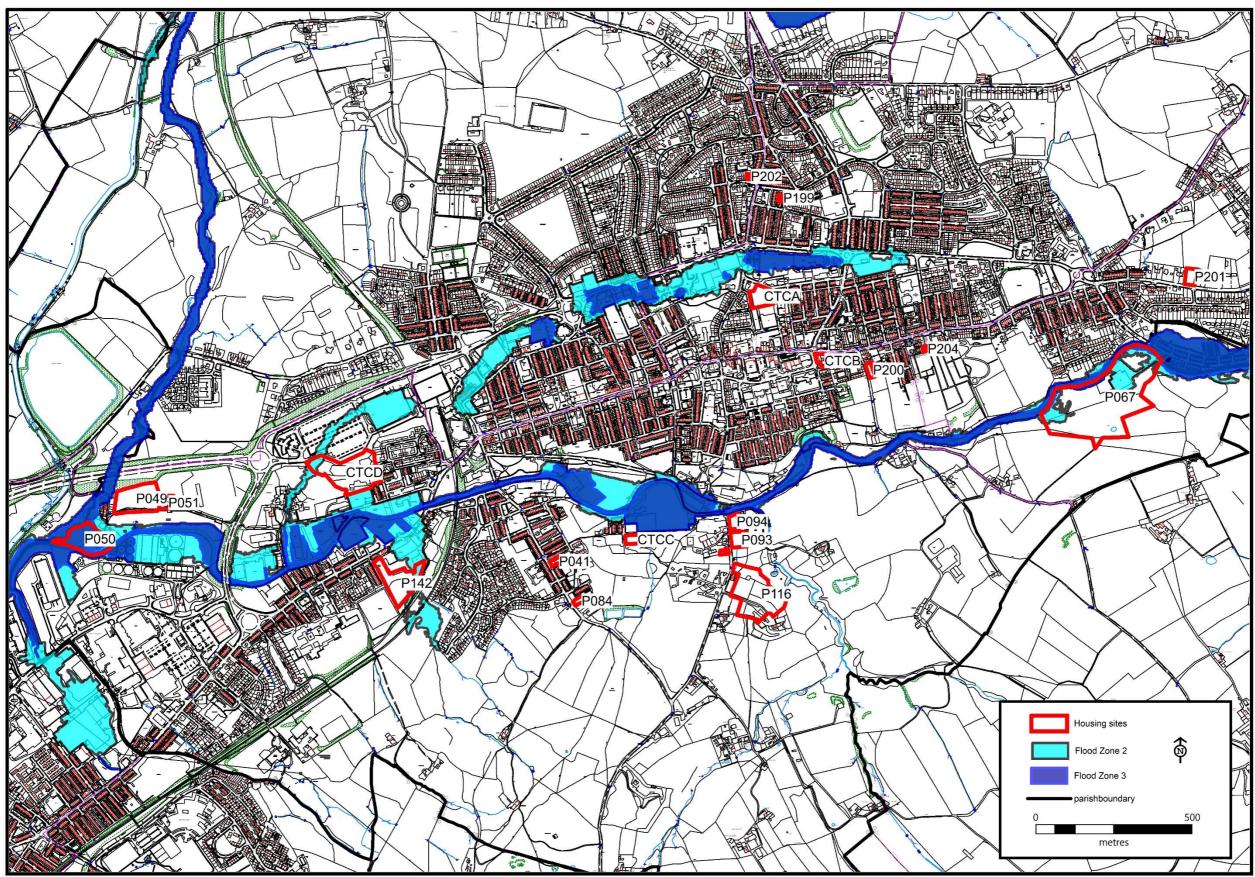


Map 5. Additional Site Appraisals





Map 6. Additional Site Appraisals and Flood Risk



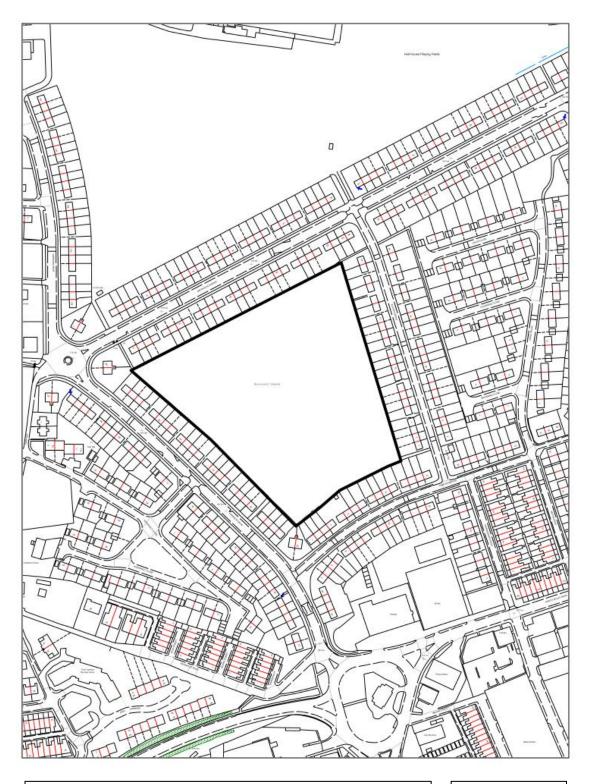
Appendix 1 – Individual Site Assessments 2018

Note: The following Appendix includes a full list of sites that were assessed in 2018. Only those sites listed under Policy CNDP6 and shown on the Policies Map in the submission Colne Neighbourhood Development Plan are being put forward for allocation. For a list of those sites consult those documents.

Reference	Name	
P113	Recreation Ground off Harrison Drive (site under construction March 2022)	
0.1	Area (ha.)	2.63
	Yield (30 dph)	78.90
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield_	
0.4	Previously developed land?	1
	Sub-Total	1
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	
	Sub-Total	30
<u>Achievabili</u>	tv	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	2
2.0	Sub-Total	3
		5
Infrastructu	ire	

3.1	Is access constrained?	1
3.2	Is there existing vehicular access?	2
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	15
Notice Fre		
Natural Env	<u>/ironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	4
	Sub-Total	35
Heritage As	ssets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	ronmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	4

3.26	Adverse impact on surrounding uses?	5
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	136



Site Reference: P113

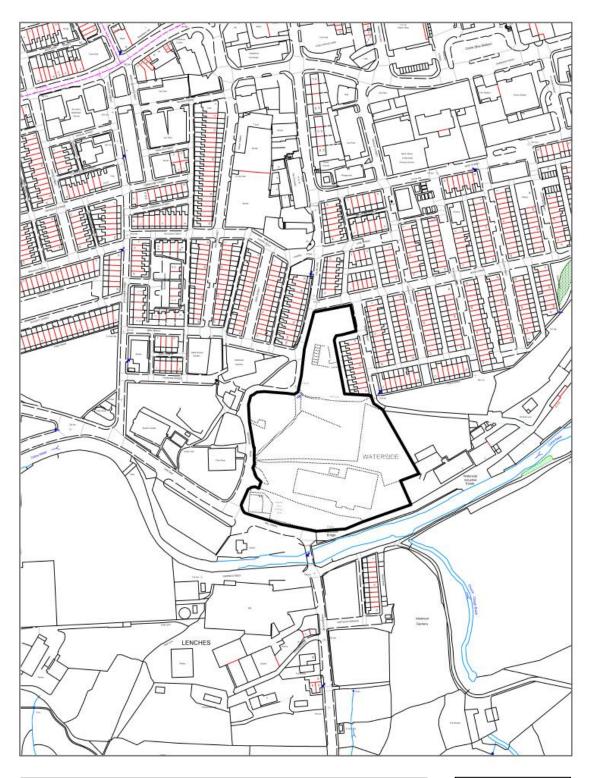
Address: Recreation Ground off Harrison Drive

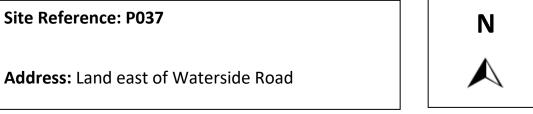


Reference	Name	
P037	Land east of Waterside Road	
		4.40
0.1	Area (ha.)	1.42
	Yield (30 dph)	42.60
0.3	Location in relation to settlement	4
	Sub-Total	4
0		
<u>Greenfield/E</u>		
0.4	Previously developed land?	1
	Sub-Total	1
<u>Availability</u>		
		_
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	3
1.6	Has it planning permission?	2
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	
	Sub-Total	34
Achievability	<u>L</u>	
2.5	Does site have potential to spread further?	3
2.6	Is the site being marketed for proposed use?	4
	Sub-Total	7
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Env	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	1
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	3
3.17	Visible from public vantage points?	3
	Sub-Total	28
Haritaga Ag		
Heritage As		-
3.18	Harm to setting of Historical Asset?	3
3.19	Coalescence	5
	Sub-Total	8
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.20	Adverse impact - structures, drainage, land)?	1
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	2
3.26	Adverse impact on surrounding uses?	3

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	29
	Total Score	134

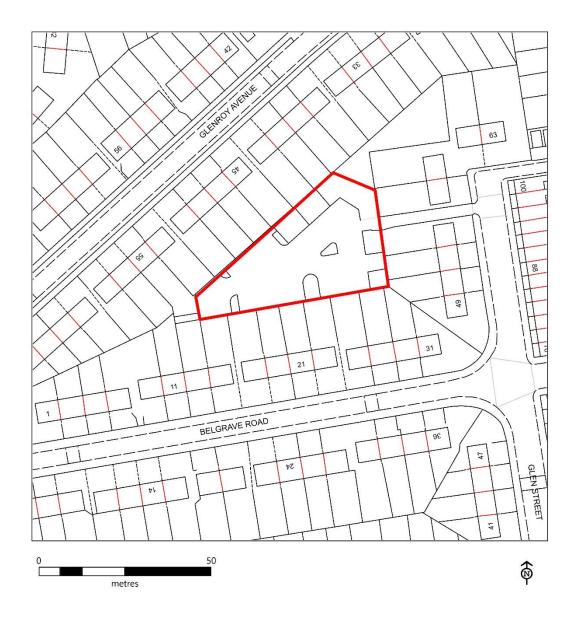




Reference	Name	
WG015	Land rear of Belgrave Road	
0.1	Area (ha.)	0.11
		3.30
	Yield (30 dph)	
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	
	Sub-Total	32
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	2
	Sub-Total	3
Infrastructur	<u>e</u>	
3.1	Is access constrained?	1

3.2	Is there existing vehicular access?	4
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	19
<u>Natural Envi</u>		
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

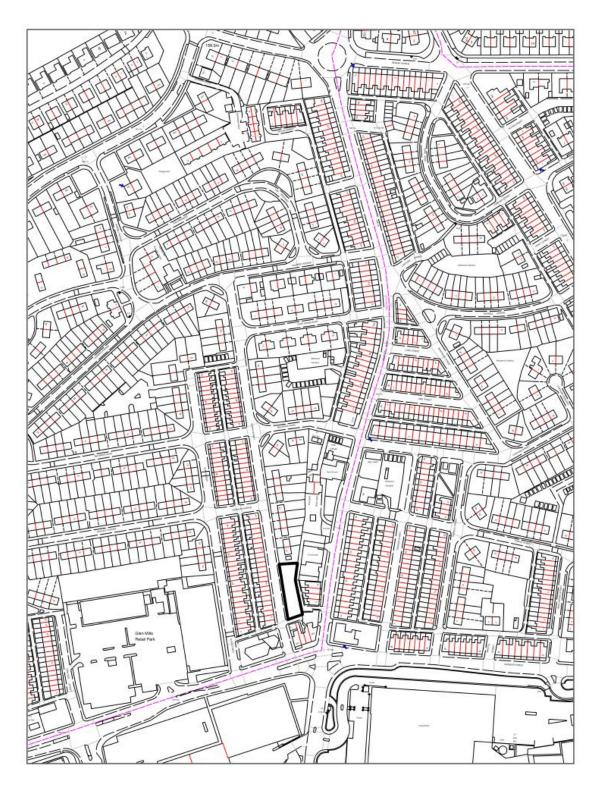
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	1
	Sub-Total	36
	Total Score	150



Defenses	Name	
Reference	Name	
WG012	North Street	
0.1	Area (ha.)	0.08
	Yield (30 dph)	2.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	4
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	1
	Sub-Total	34
Achievability	ـــــــــــــــــــــــــــــــــــــ	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	4
	Sub-Total	5
Infrastructur		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	24
<u>Natural Env</u>	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	1
	Sub-Total	36
	Total Score	159



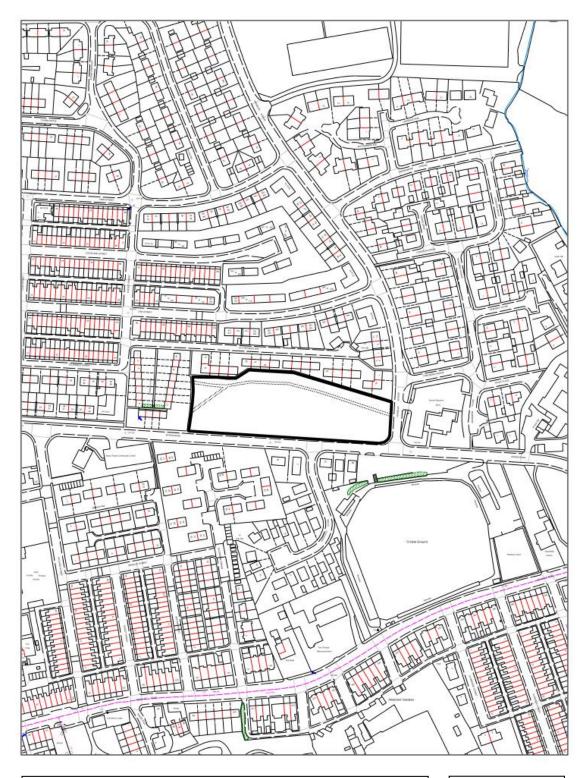
Site Reference: WG012 Ν \wedge Address: North Street



Reference	Name	
P036	Byron Road	
0.1	Area (ha.)	0.88
	Yield (30 dph)	26.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E		
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
		_
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	1
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	
	Sub-Total	18
A chicy (chility		
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	4
	Sub-Total	5
Infrastructur	۹	
		-
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	24
Natural Envi	ironment	
		_
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	1
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	32
Heritage As		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	1
		1
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	3
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	32
	Total Score	404
	Total Scole	131



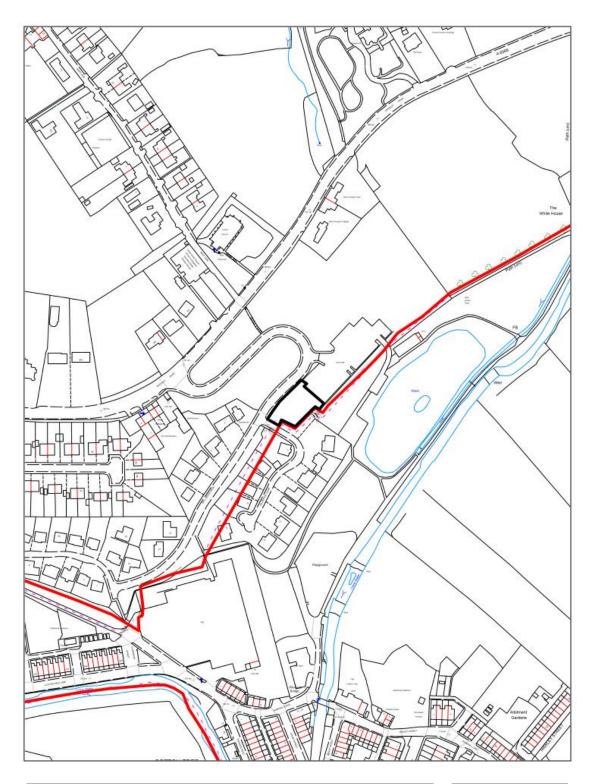
Site Reference: P036 Address: Byron Road



Reference	Name	
P089	Land off Ball Grove Drive	
0.1	Area (ha.)	0.17
	Yield (30 dph)	5.10
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/E	Brownfield	
0.4	Previously developed land?	2
	Sub-Total	2
<u>Availability</u>		
1.2	Owners known	1
1.3	Owned by developer?	3
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	5
1.6	Has it planning permission?	4
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	
	Sub-Total	30
Achievability	<u> </u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	4
	Sub-Total	5
Infrastructur		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	22
<u>Natural Envi</u>	<u>ironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	3
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	38
Heritage Ass	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro		
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	40
	Total Score	151



Site Reference: P089

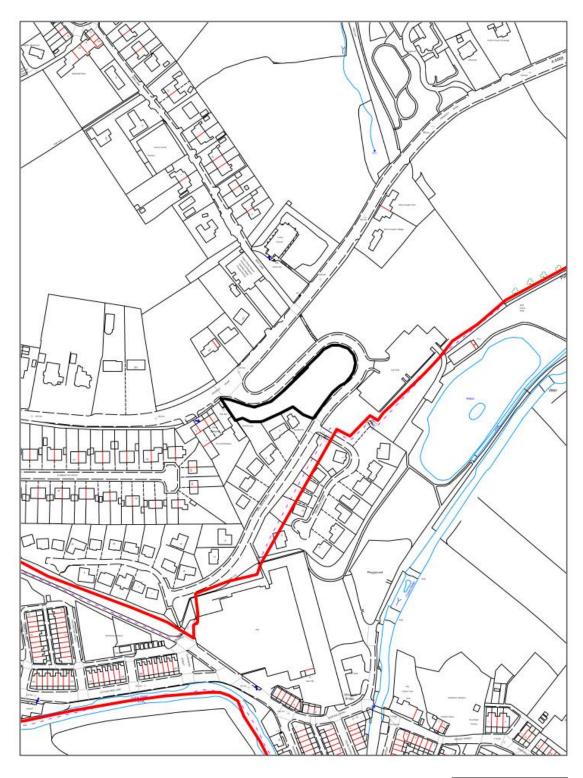
Address: Land off Ball Grove Drive



Reference	Name	
CTC1	Ball Grove Drive – Green Belt site	
0.1	Area (ha.)	0.17
	Yield (30 dph)	5.10
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/E	Prownfield	
0.4	Previously developed land?	2
	Sub-Total	2
Availability		
1.2	Owners known	1
1.3	Owned by developer?	3
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	4
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
	,	
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	4
	Sub-Total	5
Infrastructur	e	
		-
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	22
<u>Natural Envi</u>	<u>ironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	3
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	38
Heritage Ass	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro		
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	40
	Total Score	150
		150

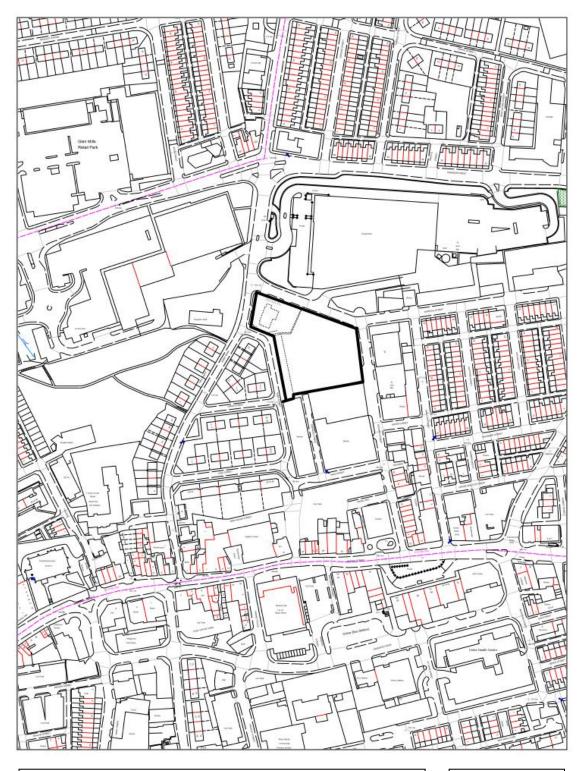




Reference	Name	
CTC3	Dockray Street	
0.1	Area (Ha.)	0.48
	Yield (30 dph)	14.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	
	Sub-Total	27
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	2
	Sub-Total	3
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5
		5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	5
	Sub-Total	24
<u>Natural Envi</u>	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	152



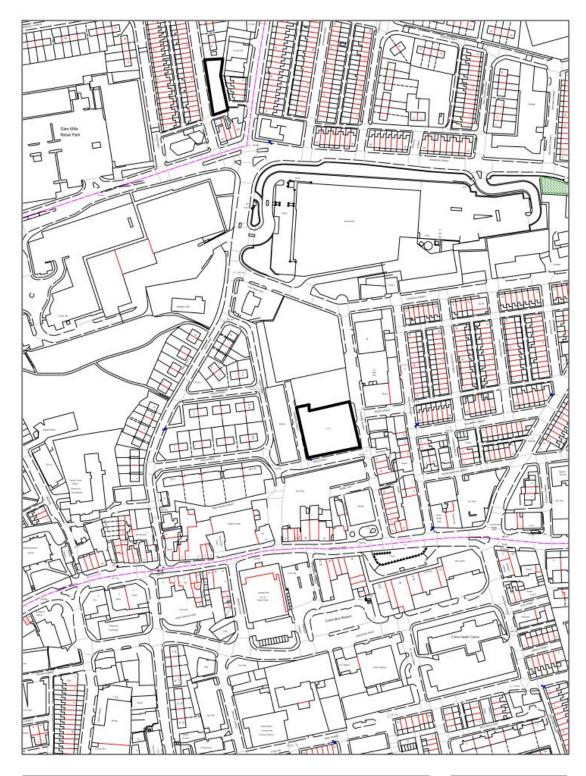
Address: Dockray Street



Reference	Name	
CTC4	King Street	
0.1	Area (Ha.)	0.14
	Yield (30 dph)	4.20
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	1
	Sub-Total	28
Achievability	4	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	2
	Sub-Total	3
Lefrent		
Infrastructur		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ronment	
		-
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
11		
Heritage As	<u>Sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
		_
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	154



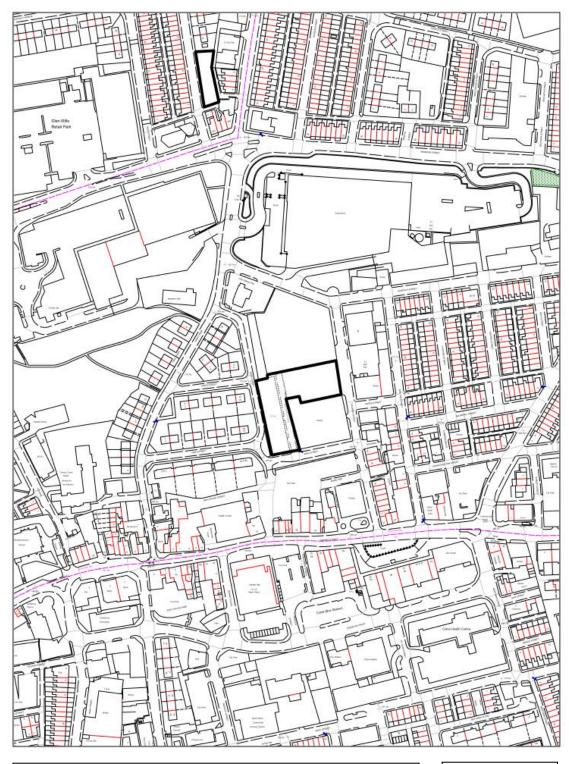
Address: King Street



Reference	Name	
CTC5	Buck Street	
0.1	Area (Ha.)	0.32
	Yield (30 dph)	9.60
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
		5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	
	Sub-Total	27
Achievability		
2.5		1
	Does site have potential to spread further?	
2.6	Is the site being marketed for proposed use?	2
	Sub-Total	3
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Env	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
5.13		
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	153



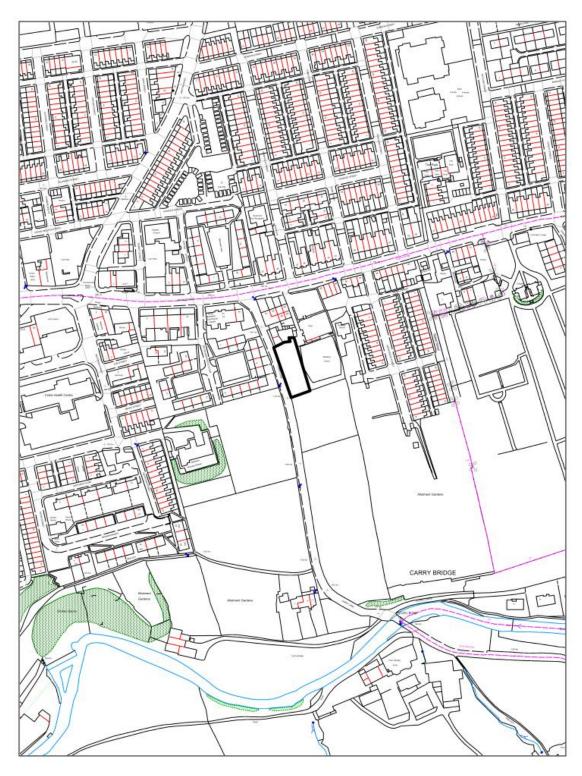
Address: Buck Street



	Marca	
Reference	Name	
P200	Land at Carry Lane	
0.1	Area (Ha.)	0.08
	Yield (30 dph)	2.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	2
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	24
Achievability		
2.5	Does site have potential to spread further?	5
2.5	Is the site being marketed for proposed use?	2
2.0		
	Sub-Total	7
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	1
3.3	Is road capacity constrained in vicinity?	3
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	17
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	35
Heritage As	sets	
		_
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	40
	Total Score	143

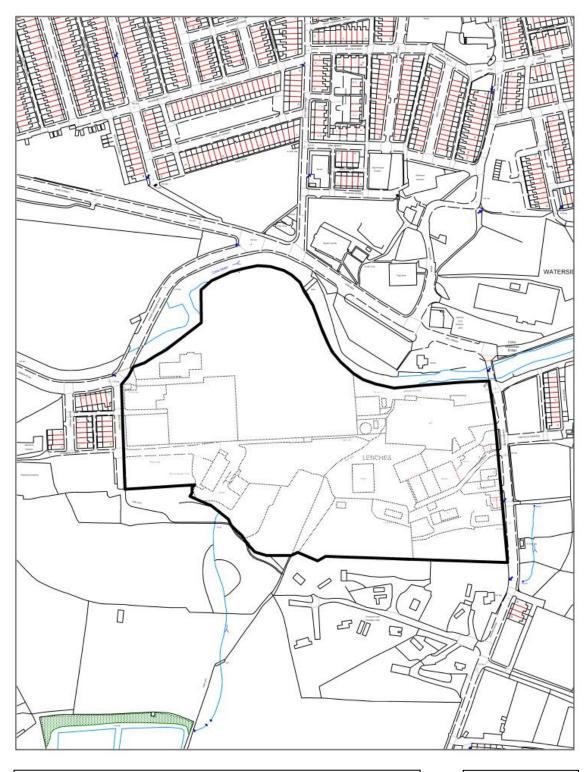




Defense	Marca	
Reference	Name	
CTC6	Spring Gardens Mill	
0.1	Area (Ha.)	4.59
	Yield (30 dph)	137.70
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	2
1.5	Already in Development Plan?	4
1.6	Has it planning permission?	3
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	3
	Sub-Total	31
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
2.0		
	Sub-Total	2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5		
3.3	Is road capacity constrained in vicinity?	5		
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5		
3.6	Topography/engineering needed?	5		
	Sub-Total	25		
Natural Environment				
3.7	Adverse impact (ecology and biodiversity)?	5		
3.8	Priority habitats on or near site?	5		
3.9	Adverse impact on wildlife corridor?	5		
3.10	Loss of trees under TPO?	5		
3.11	Loss of agricultural land?	5		
3.13	Loss of open space or green space?	5		
3.16	Impact on wider landscape?	5		
3.17	Visible from public vantage points?	5		
	Sub-Total	40		
Heritage As	<u>sets</u>			
3.18	Harm to setting of Historical Asset?	5		
3.19	Coalescence	5		
	Sub-Total	10		
Other Enviro	onmental Factors			
		F		
3.20	Site contamination?	5		
3.21	Adverse impact - structures, drainage, land)?	5		
3.22	Ex coal workings, workable mineral deposits?	5		
3.23	Flood Zone	1		
3.24	Surface water flooding?	5		
3.26	Adverse impact on surrounding uses?	5		

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	34
	Total Score	152



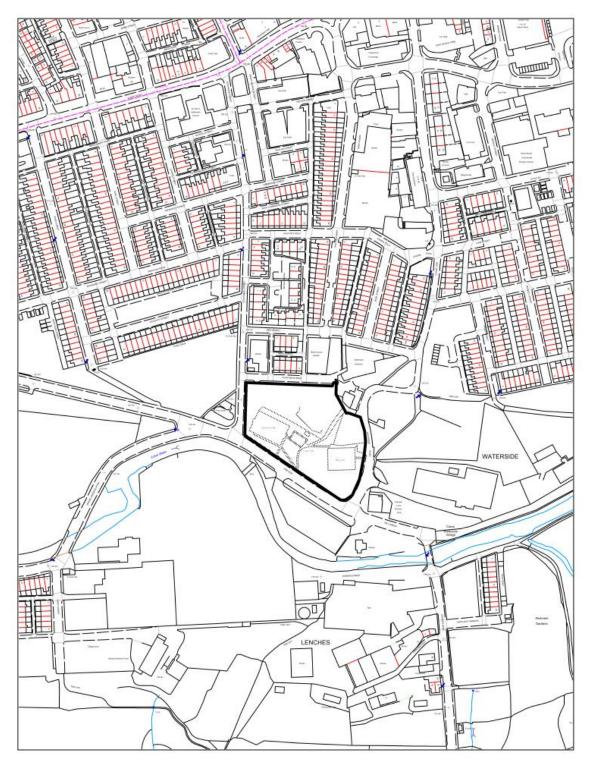
Address: Spring Gardens Mill



Reference	Name	
WG005	Dam Side	
0.1	Area (Ha.)	0.76
	Yield (30 dph)	22.80
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4		5
0.4	Previously developed land?	
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	2
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	2
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	
	Sub-Total	20
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage As	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	139

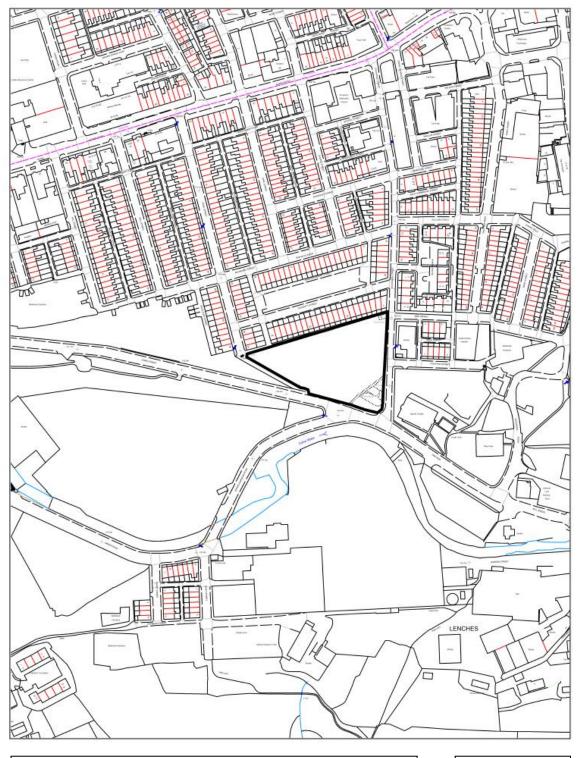




Reference	Name	
WG004	Shaw Street	
0.1	Area (Ha.)	0.61
	Yield (30 dph)	18.30
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
<u>Availability</u> 1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	2
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	24
Achievability		
		1
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Lleuite ve Ae		
Heritage As:	<u>Sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
		F
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	143



Site Reference: WG004

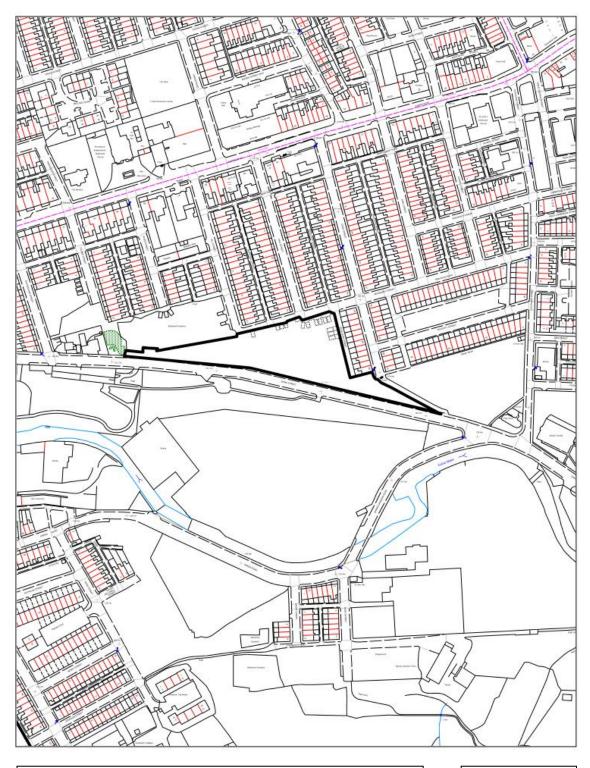
Address: Shaw Street



Reference	Name	
WG003	Shaw Street/Boundary Street	
0.1	Area (Ha.)	0.82
	Yield (30 dph)	24.60
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	25
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
la face to the		
Infrastructur	<u>e</u>	
3.1	Is access constrained?	1

2.0	In these existing vehicular economic	1
3.2	Is there existing vehicular access?	
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	17
Natural Env	Ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage As		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	134



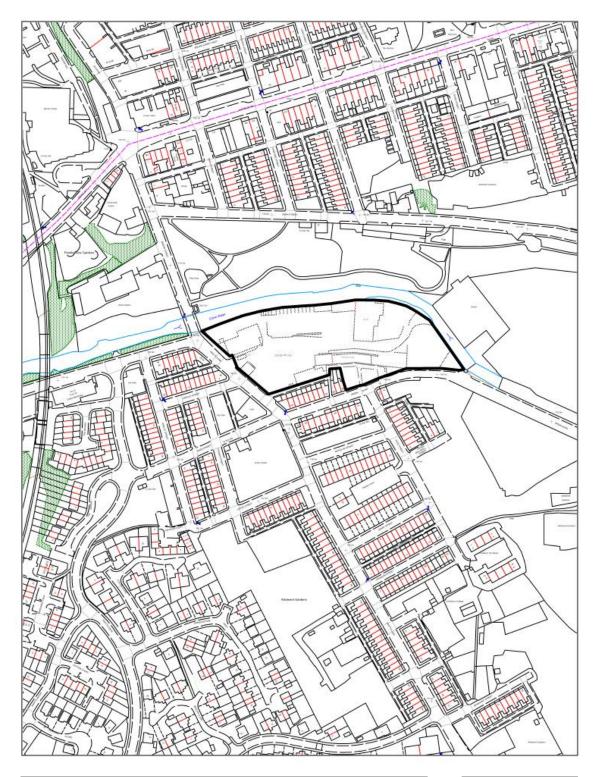
Site Reference: WG003 Address: Shaw Street/Boundary Street



Reference	Name	
P021	Bridge Street Stoneyard	
0.1	Area (Ha.)	1.20
	Yield (30 dph)	36.00
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	1
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	
	Sub-Total	20
Achievability		
		1
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	3
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	3
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	34
	Total Score	141

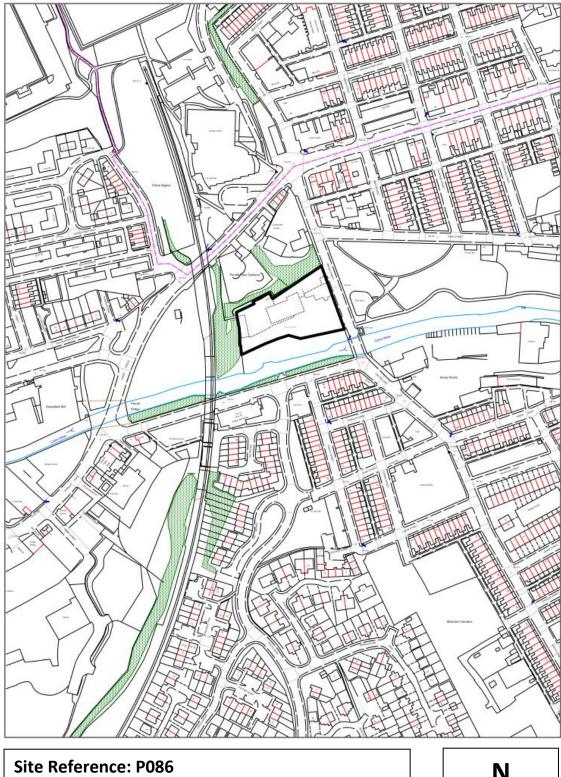




Reference	Name	
P086	Land off Bridge Street	
0.1	Area (Ha.)	0.72
	Yield (30 dph)	21.60
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	
	Sub-Total	23
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	5
	Sub-Total	6
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5
0.1		

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage Ass	sets	
		-
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	3
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	3
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	34
	Total Score	148



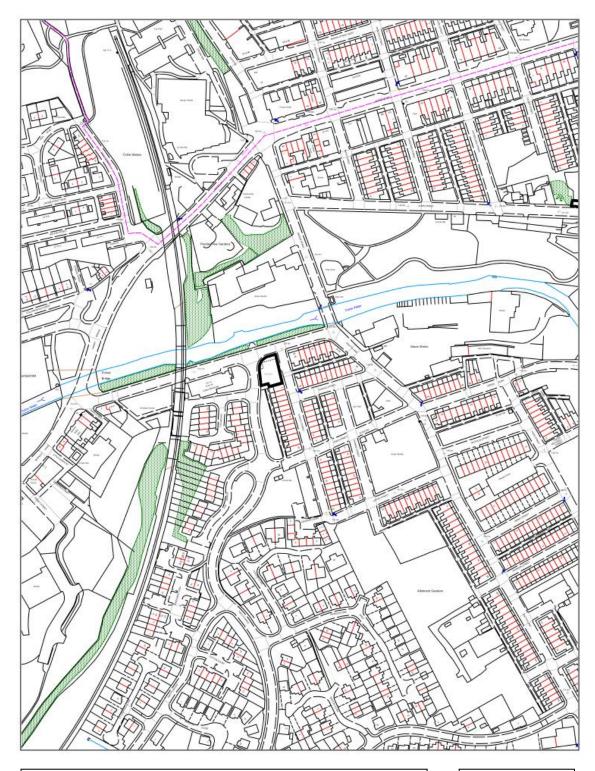
Address: Land off Bridge Street



Reference	Name	
P038	Hawley Street	
0.1	Area (Ha.)	0.04
	Yield (30 dph)	1.20
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	
	Sub-Total	24
Achievability		
2.5	Does site have potential to spread further?	1
2.5	Is the site being marketed for proposed use?	5
2.0		
	Sub-Total	6
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	sets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
		-
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	153



Site Reference: P038

Address: Hawley Street



Reference	Name	
P039	Primet Bridge	
0.1	Area (Ha.)	0.08
	Yield (30 dph)	2.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	
	Sub-Total	24
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
		2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	sets	
		5
3.18	Harm to setting of Historical Asset? Coalescence	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	149

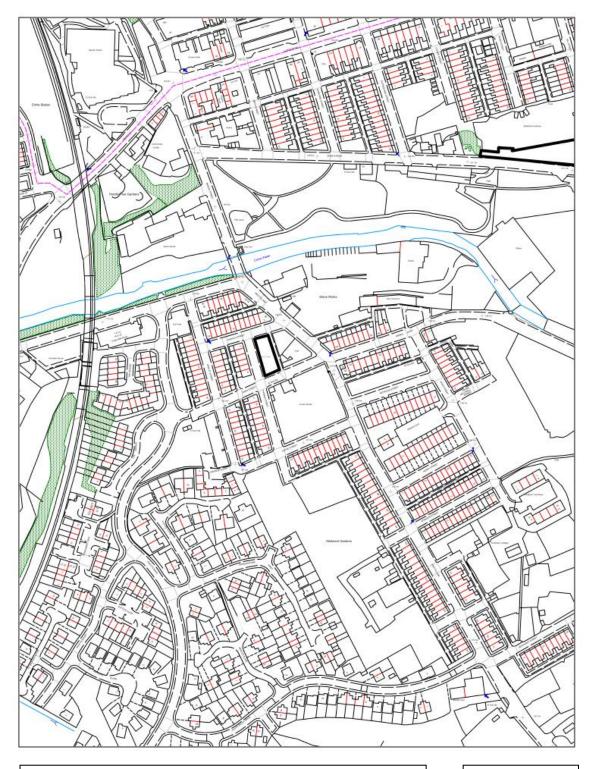


Site Reference: P039 N Address: Knotts Lane

Reference	Name	
P092	Thomas Street	
0.1	Area (Ha.)	0.05
	Yield (30 dph)	1.50
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	
	Sub-Total	24
Achievability		
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructur	<u>e</u>	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As:		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	149



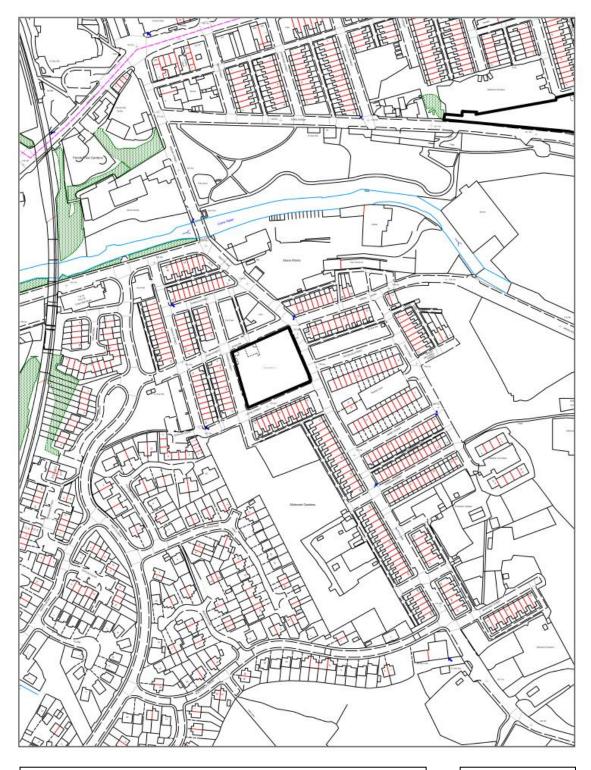
Site Reference: P092 Address: Thomas Street



Reference	Name	
P053	Green Works, Knotts Lane	
0.1	Area (Ha.)	0.30
	Yield (30 dph)	9.00
0.3	Location in relation to settlement	5
	Sub-Total	5
<u>Greenfield/E</u>		
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
		_
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
Achievability		
		4
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructur	e	
		5
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Envi	ironmont	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
11		
Heritage Assets		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
		F
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	4 E A
		154



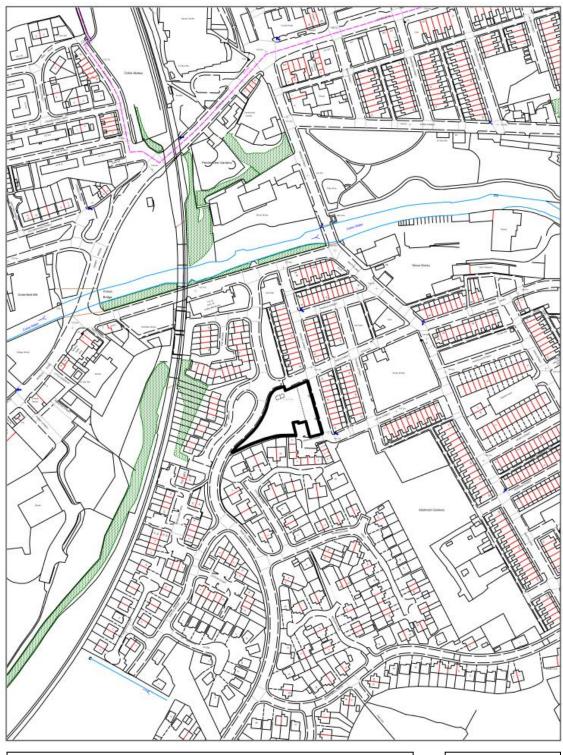
Site Reference: P053 Address: Green Works, Knotts Lane



Reference	Name			
P040	Khyber Street			
0.1	Area (Ha.)	0.20		
	Yield (30 dph)	6.00		
0.3	Location in relation to settlement	5		
	Sub-Total	5		
Croonfield/P	rounfield			
<u>Greenfield/Brownfield</u>				
0.4	Previously developed land?	5		
	Sub-Total	5		
<u>Availability</u>				
1.2	Owners known	5		
1.3	Owned by developer?	1		
1.4	Likely to sell or develop?	5		
1.5	Already in Development Plan?	1		
1.6	Has it planning permission?	1		
1.7	Is it suitable for other form of development?	5		
1.8	Likely to be reserved for specialist use?	5		
1.9	When will the site be available?	2		
1.10	If unoccupied, how long vacant?			
	Sub-Total	25		
Achievability				
2.5	Does site have potential to spread further?	1		
2.6	Is the site being marketed for proposed use?	1		
	Sub-Total	2		
Infrastructure				
3.1	Is access constrained?	5		
		U U		

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Envi	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage Ass	ets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	144



Site Reference: P040

Address: Khyber Street (at date of assessment)



Reference	Name	
P001	Land south of South Valley Drive	
0.1	Area (Ha.)	3.48
	Yield (30 dph)	104.40
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/E	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
<u>Achievabilit</u>	Υ	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructu	re	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	1
	Sub-Total	19
Natural Envir	ronment	
		5
	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	2
3.17	Visible from public vantage points?	3
	Sub-Total	31
Heritere Ace		
Heritage Ass		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	nmental Factors	
		-
	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	3
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	4
	Sub-Total	37
	Total Score	138



Site Reference: P001

Address: Land south of South Valley Drive



Reference	Name	_
P142	Land south of Red Scar Works	
0.1	Area (Ha.)	0.88
	Yield (30 dph)	26.40
0.3	Location in relation to settlement	5
	Sub-Total	5
		•
Greenfield/B	rownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		_
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	1
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	
	Sub-Total	18
Achiovability		
Achievability		1
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructure		
3.1	Is access constrained?	1

2.2	le there evicting vehiculer eccess?	5
3.2	Is there existing vehicular access?	
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	21
Natural Envi	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage Ass	sets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	1
	Sub-Total	36
	Total Score	137



Reference	Name	
P111	Sports Field at Nelson and Colne College	
0.1	Area (Ha.)	2.67
	Yield (30 dph)	80.10
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	rownfield	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
Achievability		
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructure		
3.1	Is access constrained?	5
		Ť

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Envi	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage Ass	sets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	40
	Total Score	150



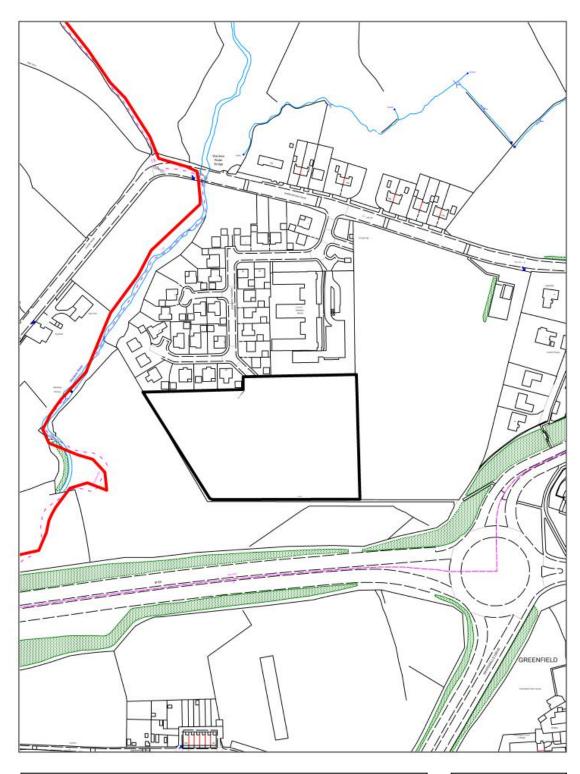
Site Reference: P111 Address: Sports Field at Nelson and Colne College



Defenses	News	
Reference	Name	
P083	Land at Nelson and Colne College	
0.1	Area (Ha.)	1.69
	Yield (30 dph)	50.70
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	rownfield	
0.4	Previously developed land?	1
	Sub-Total	1
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
Achievability		
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructure		
		E
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Envi	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage Ass	sets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Franking	nmontol Fostoro	
Other Enviro	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	40
	Total Score	150



Site Reference: P083

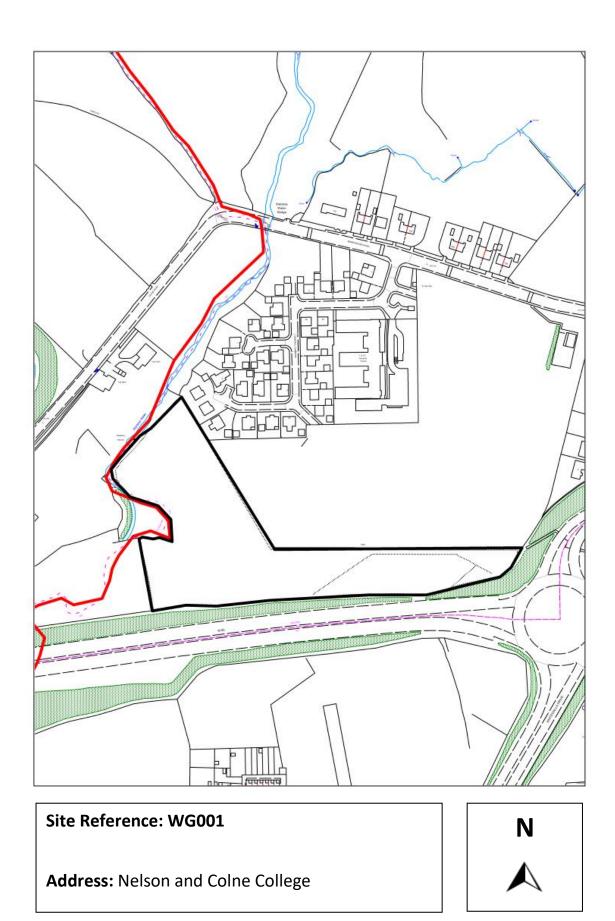
Address: Land at Nelson and Colne College



Reference	Name	
WG001	Nelson and Colne College	
0.1	Area (Ha.)	5.60
	Yield (30 dph)	168.00
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/E	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	2
1.10	If unoccupied, how long vacant?	
	Sub-Total	29
Achievabilit	<u>۲</u>	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
<u>Infrastructu</u>	re	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Env	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage As	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	1
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

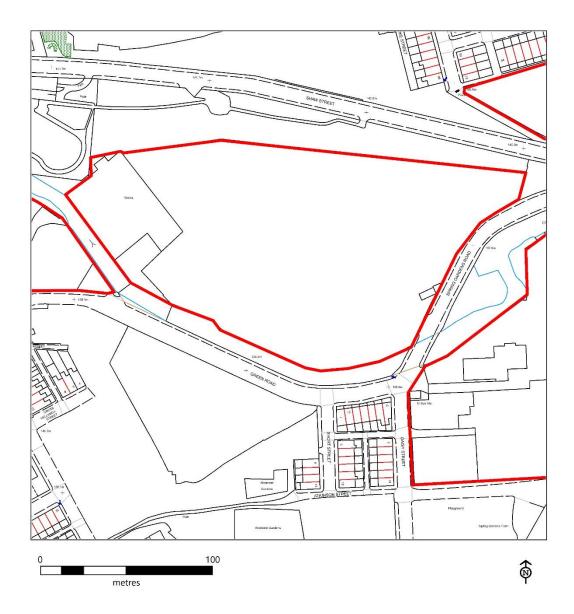
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	36
	Total Score	145



Reference	Name	
CTC7	Walk Mill, Green Road/Spring Gardens Road	
0.1	Area (Ha.)	2.99
	Yield (30 dph)	101
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	rownfield	
		-
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	
	Sub-Total	30
Achievability		
		-
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructure		
		E
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	5
	Sub-Total	23
<u>Natural Envi</u>	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage Ass	<u>iets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	1
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

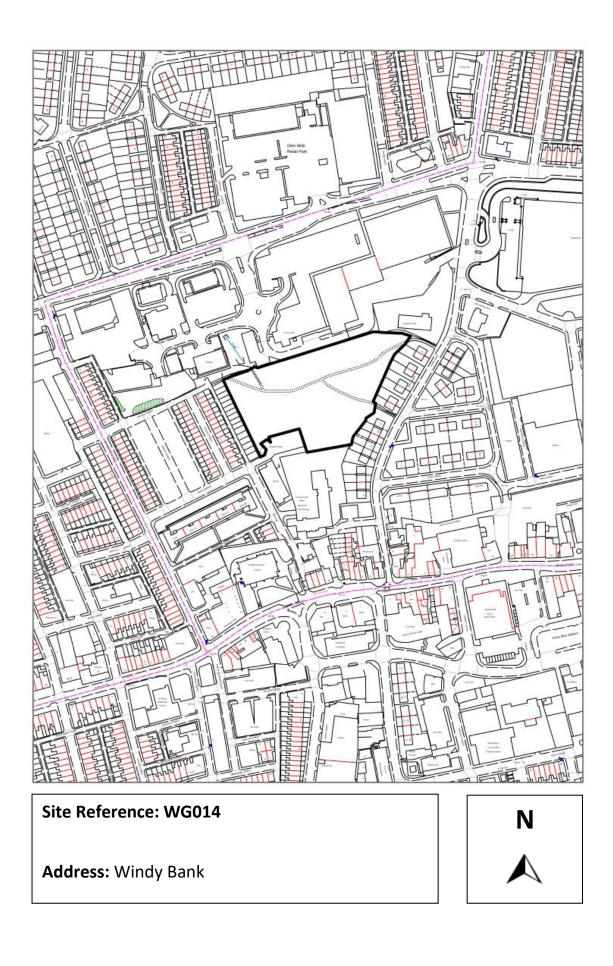
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	33
	Total Score	149



Reference	Name	
WG014	Windy Bank	
0.1	Area (Ha.)	0.99
	Yield (30 dph)	30
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	rownfield	
0.4	Previously developed land?	2
	Sub-Total	2
Availability		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	5
	Sub-Total	33
Achievability		
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructure	2	
3.1	Is access constrained?	3

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	3
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	2
	Sub-Total	18
Natural Envi	ronment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	36
Heritage Ass	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	nmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	3
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	28
	Total Score	138

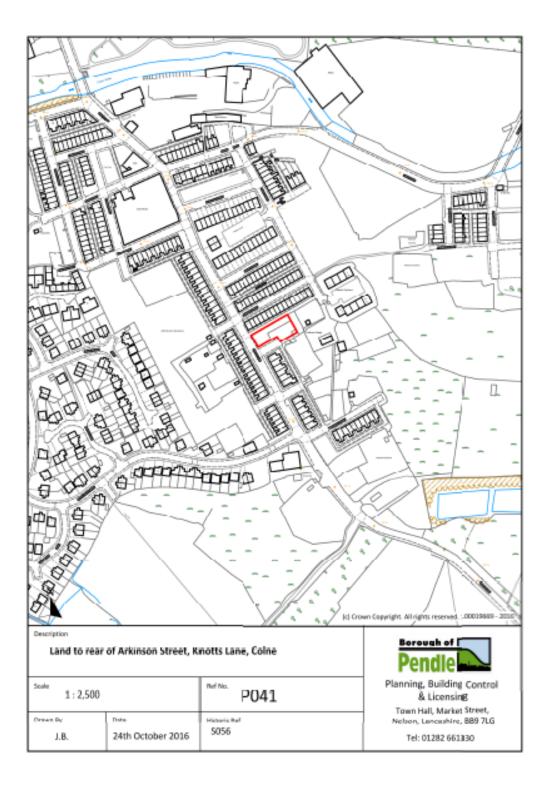


Note: The following Appendix includes a full list of additional sites that were assessed in 2020. Only those sites listed under Policy CNDP6 and shown on the Policies Map in the submission Colne Neighbourhood Development Plan are being put forward for allocation. For a list of those sites consult those documents.

Reference	Name	
P041	Land to rear of Atkinson Street, Knotts Lane	
0.1	Area (Ha.)	0.07
	Yield (30 dph)	2
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	0
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	3
1.6	Has it planning permission?	?
1.7	Is it suitable for other form of development?	3
1.8	Likely to be reserved for specialist use?	1
1.9	When will the site be available?	0
1.10	If unoccupied, how long vacant?	1
	Sub-Total	14
<u>Achievabili</u>	ty	
2.5	Does site have potential to spread further?	3
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	4
Infrastructu		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	28
Natural Environment		
3.7	Adverse impact (ecology and biodiversity)?	3
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	3
	Sub-Total	29
Heritage As	<u>Ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Othor Envir	opmontal Eactors	
	onmental Factors	
3.20	Site contamination?	0
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	0
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

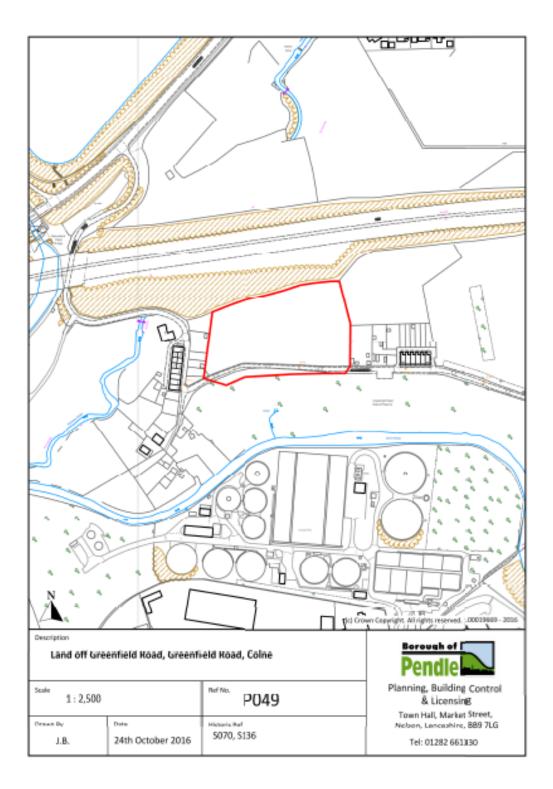
3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	27
	Total Score	121



Reference	Name	
P049	Land off Greenfield Road	
0.1	Area (Ha.)	0.94
	Yield (30 dph)	30
0.3	Location in relation to settlement	4
	Sub-Total	8
	Drownfield	
Greenfield/	Browniela	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
1.2	Owners known	5
1.3	Owned by developer?	0
1.4	Likely to sell or develop?	3
1.5	Already in Development Plan?	0
1.6	Has it planning permission?	4
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	24
Achievabili	ty	
2.5	Does site have potential to spread further?	3
2.6	Is the site being marketed for proposed use?	1
2.0		
	Sub-Total	4
Infrastructu		
3.1	Is access constrained?	4

3.2	Is there existing vehicular access?	5
3.3		4
	Is road capacity constrained in vicinity?	
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Env	<u>/ironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	3
3.8	Priority habitats on or near site?	3
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	2
3.11	Loss of agricultural land?	3
3.13	Loss of open space or green space?	2
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	24
Heritage As	S <u>SetS</u>	
3.18	Harm to setting of Historical Asset?	2
3.19	Coalescence	3
	Sub-Total	5
Other Envir	onmental Factors	
3.20	Site contamination?	0
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	2
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

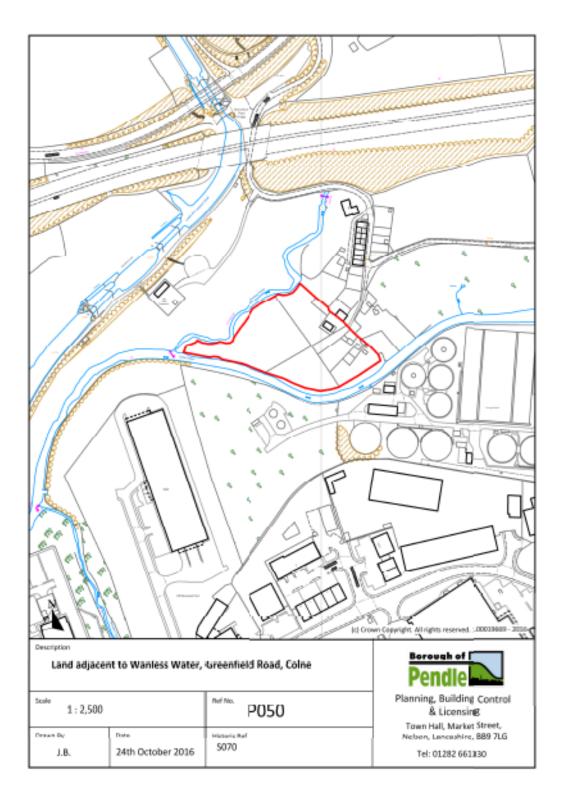
3.27	Nearby noise, light, traffic?	2
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	27
	Total Score	121



Reference	Name	
P050	Land adjacent to Wanless Water	
0.1	Area (Ha.)	1.07
	Yield (30 dph)	30
0.3	Location in relation to settlement	3
	Sub-Total	3
Greenfield/	Brownfield_	
0.4	Previously developed land?	1
	Sub-Total	1
		•
Availability		
1.2	Owners known	1
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	3
1.8	Likely to be reserved for specialist use?	1
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	10
Achievabili	ty	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu	ire	
3.1	Is access constrained?	2

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	2
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	15
Natural Env		
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	3
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	2
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	31
Heritage As		
		-
3.18	Harm to setting of Historical Asset?	2
3.19	Coalescence	3
	Sub-Total	5
Other Envir	ronmental Factors	
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	1
3.24	Surface water flooding?	1
3.26	Adverse impact on surrounding uses?	5

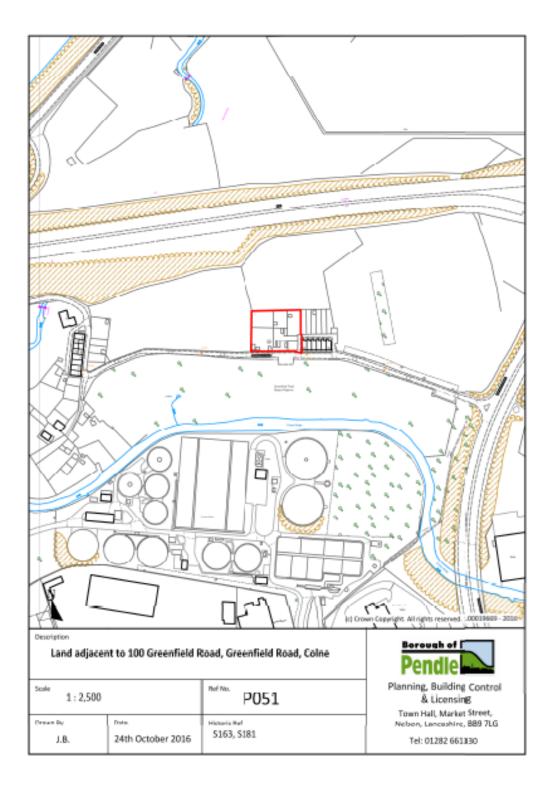
3.27	Nearby noise, light, traffic?	2
3.28	Overall perception of area in vicinity of site?	2
	Sub-Total	25
	Total Score	94



Deference	News	
Reference	Name	
P051	Land adjacent to 100 Greenfield Road	
0.1	Area (Ha.)	0.19
	Yield (30 dph)	6
0.3	Location in relation to settlement	3
	Sub-Total	3
Greenfield/	Brownfield_	
0.4	Previously developed land?	1
	Sub-Total	1
		1
Availability		
1.2	Owners known	1
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	2
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	18
Achievabili	t <u>v</u>	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
		J
Infrastructu		
3.1	Is access constrained?	3

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	3
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	21
Natural Env	vironment	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	3
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	1
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	4
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	30
Heritage As	sets	
		_
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
		4
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	4
3.23	Flood Zone	5
3.24	Surface water flooding?	3
3.26	Adverse impact on surrounding uses?	5

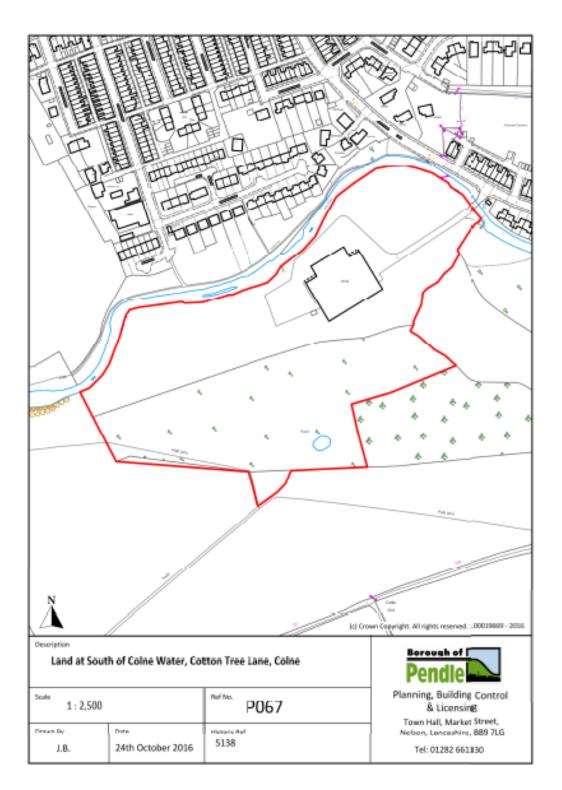
3.27	Nearby noise, light, traffic?	3
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	32
	Total Score	121



Reference	Name	
P067	Earby Light Engineering	
0.1	Area (Ha.)	6.01
	Yield (30 dph)	180
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/	Prownfield	
Greenneid/		
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
Availability		
1.2	Owners known	5
1.3	Owned by developer?	5
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	3
1.6	Has it planning permission?	2
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	3
	Sub-Total	35
Achievabili	ty	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu	ire	
		_
3.1	Is access constrained?	5

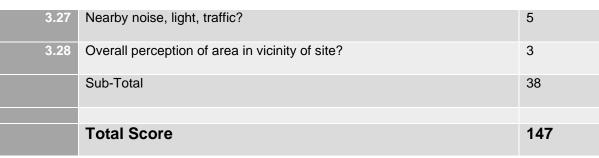
3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	23
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	3
3.8	Priority habitats on or near site?	3
3.9	Adverse impact on wildlife corridor?	3
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	3
	Sub-Total	31
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	appropriate Factors	
- <u>Other Envir</u>	ronmental Factors	
3.20	Site contamination?	3
3.21	Adverse impact - structures, drainage, land)?	3
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	1
3.24	Surface water flooding?	1
3.26	Adverse impact on surrounding uses?	5

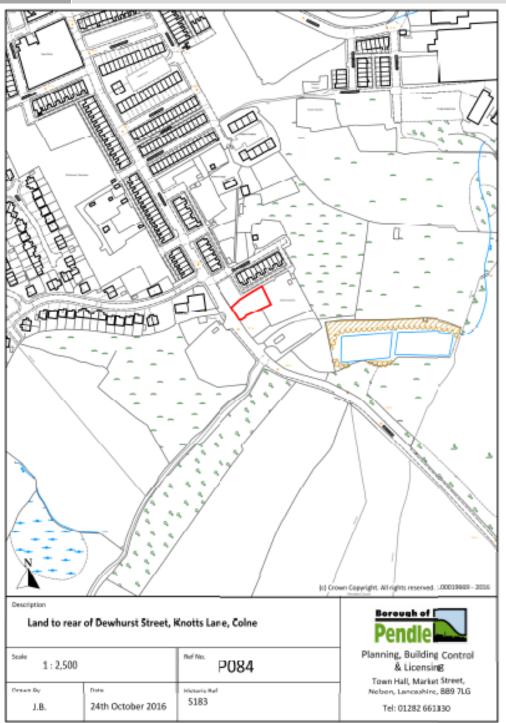
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	28
	Total Score	138



Reference	Name	
P084	Land to rear of Dewhurst Street	
0.1	Area (Ha.)	0.16
	Yield (30 dph)	2
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	2
1.6	Has it planning permission?	2
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	1
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	22
<u>Achievabili</u>	t <u>v</u>	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructu		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	25
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	36
Heritage As		
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

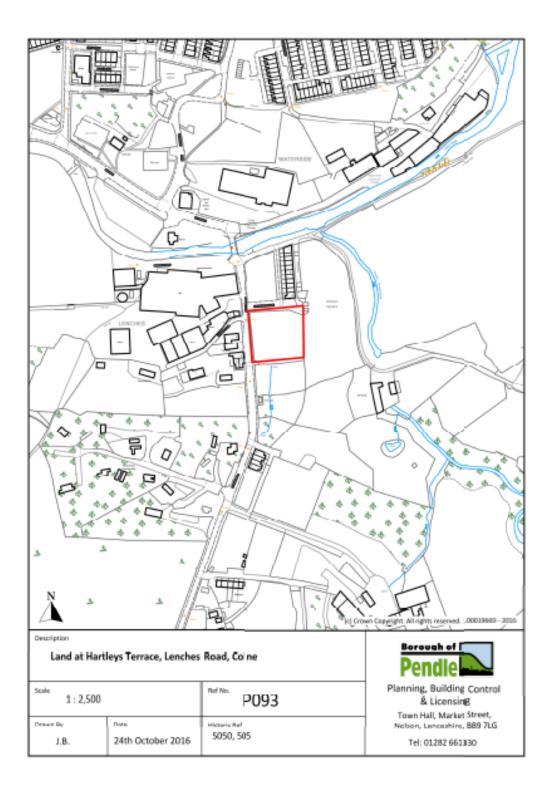




Reference	Name	
P093	Land off Hartleys Terrace	
0.1	Area (Ha.)	0.24
	Yield (30 dph)	9
0.3	Location in relation to settlement	4
	Sub-Total	4
Croonfield/	Brownfield	
Greenfield/	Browniela	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	3
1.6	Has it planning permission?	5
1.7	Is it suitable for other form of development?	2
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	5
	Sub-Total	36
Achievabili	t <u>v</u>	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	6
Infrastructu	re	
		_
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	3
3.13	Loss of open space or green space?	4
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	24
Heritage As	asets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Othor Envir	onmontal Easters	
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

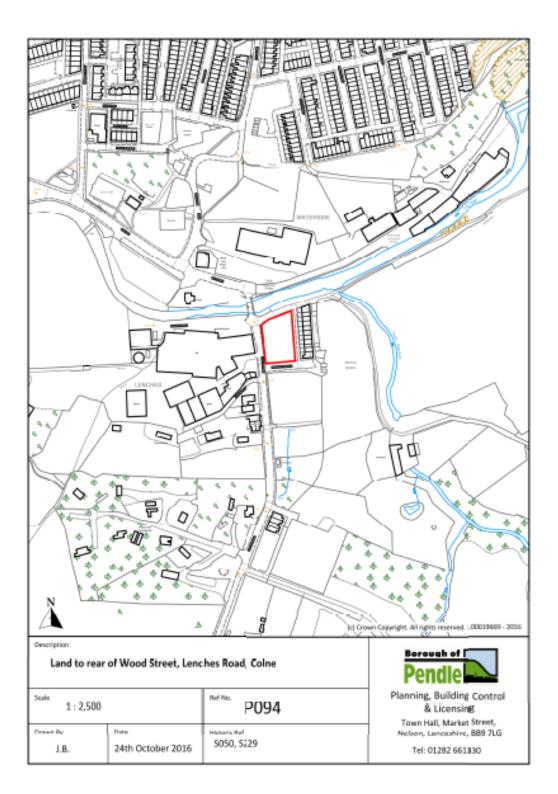
3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	144



Reference	Name	_
P094	Land to the Rear of Wood Street, Lenches, Colne	
0.1	Area (Ha.)	0.11
	Yield (30 dph)	4
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
		_
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	4
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	24
<u>Achievabili</u>	ty	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infractructu		
Infrastructu		
3.1	Is access constrained?	5

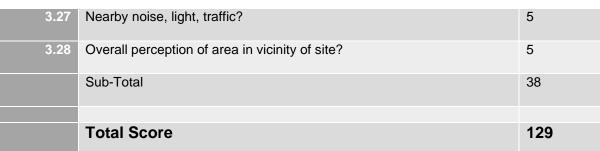
3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	3
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	23
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	1
3.17	Visible from public vantage points?	1
	Sub-Total	26
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	ronmental Factors	
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

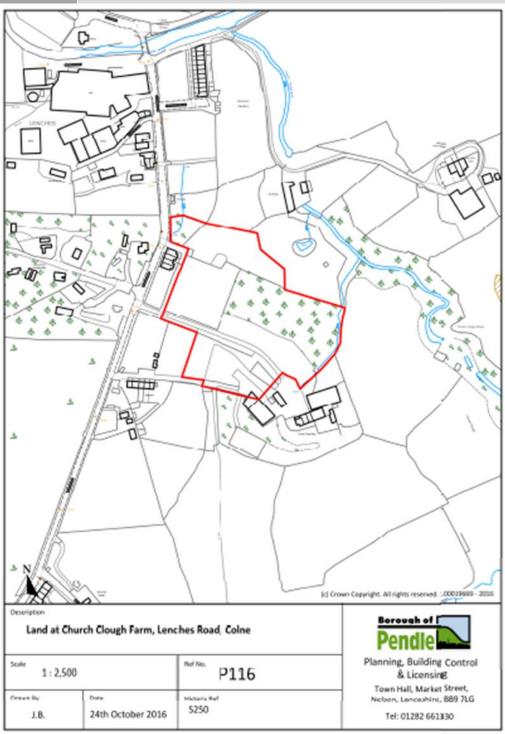
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	120



Reference	Name	
P116	Land at Church Clough Farm	
0.1	Area (Ha.)	1.90
	Yield (30 dph)	59
0.3	Location in relation to settlement	1
	Sub-Total	1
Greenfield/	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
1.2	Owners known	5
1.2	Owned by developer?	1
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	1
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	4
	Sub-Total	26
Achievabili	t <u>v</u>	
2.5	Does site have potential to spread further?	4
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	5
Infrastructu	ire	
		2
3.1	Is access constrained?	2

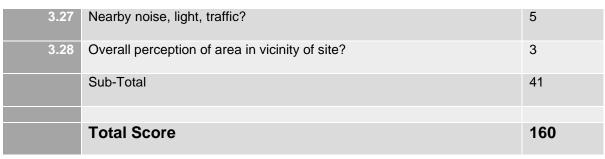
3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	3
	Sub-Total	19
Notural En	ironmont	
Natural Env		
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	3
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	3
3.17	Visible from public vantage points?	2
	Sub-Total	29
Laritana Ac		
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

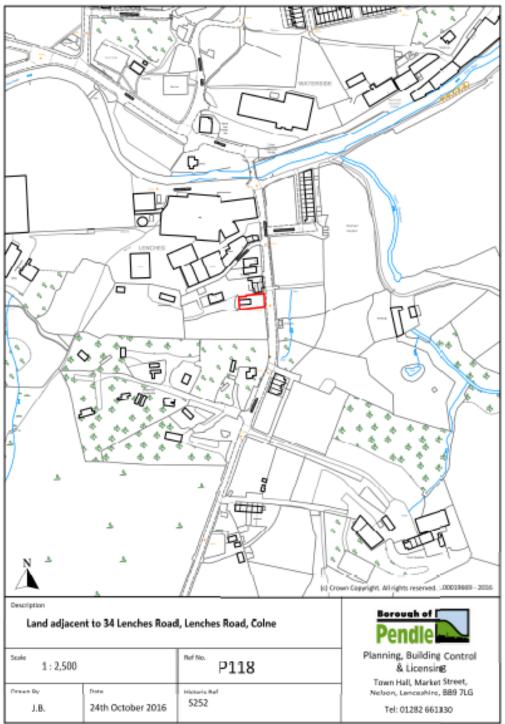




Deference	Name	
Reference		
P118	Land adjacent to 34 Lenches Road	
0.1	Area (Ha.)	0.04
	Yield (30 dph)	1
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Avoilobility		
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	?
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	5
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	5
	Sub-Total	32
<u>Achievabili</u>	<u>ty</u>	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	?
	Sub-Total	4
Infractructu		
Infrastructu		
3.1	Is access constrained?	3

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	24
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	4
	Sub-Total	39
Heritage As	ssets	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	3
3.26	Adverse impact on surrounding uses?	4

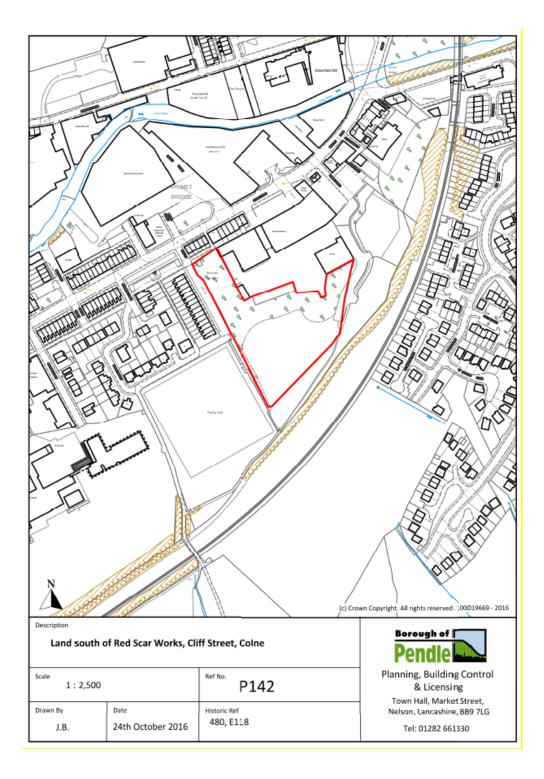




Reference	Name	
P142	Land south of Red Scar Works	
0.1	Area (Ha.)	1.21
	Yield (30 dph)	39
0.3	Location in relation to settlement	5
_	Sub-Total	5
Greenfield/	<u>Brownfield</u>	
0.4	Previously developed land?	5
	Sub-Total	5
Avoilebility		
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	2
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	2
1.7	Is it suitable for other form of development?	2
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	3
	Sub-Total	27
Achievabili	tv	
2.5	Does site have potential to spread further?	4
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	5
Infrastructu	Ire	
3.1	Is access constrained?	5
		Ŭ

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	4
3.6	Topography/engineering needed?	4
	Sub-Total	18
_		10
Natural Env	rironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Horitago Ag		
Heritage As		_
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	4
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

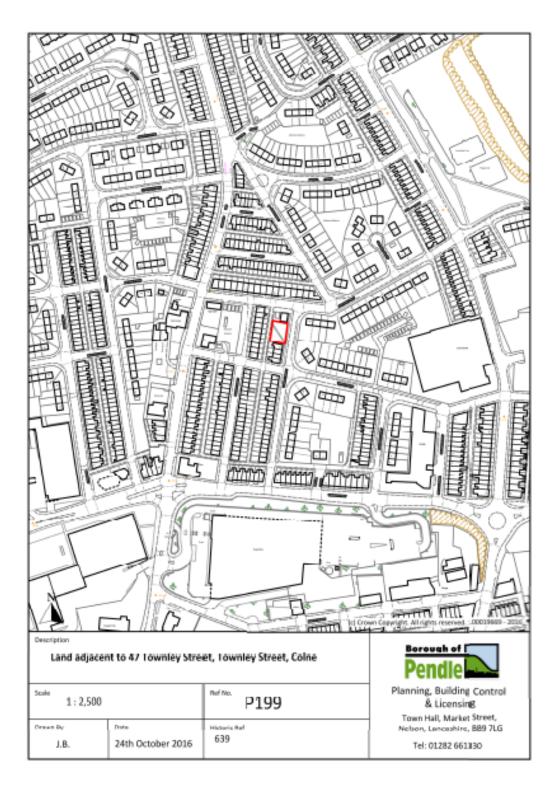
3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	40
	Total Score	150



Reference	Name	
Reference	Name	
P199	Land adjacent to 47 Townley Street	
0.1	Area (Ha.)	0.07
	Yield (30 dph)	4
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	1
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	?
1.10	If unoccupied, how long vacant?	5
	Sub-Total	20
<u>Achievabili</u>	t <u>v</u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	4
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	23
Natural Env	vironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As	seats	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
		4
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

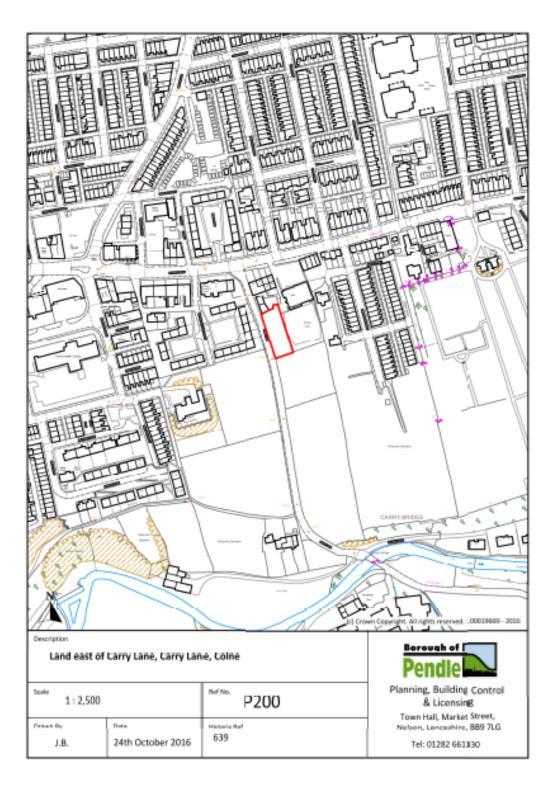
3.27	Nearby noise, light, traffic?	3
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	142



Reference	Name	
P200	Land east of Carry Lane	
0.1	Area (Ha.)	0.09
	Yield (30 dph)	4
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
Availability		
		_
1.2	Owners known	1
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	4
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	5
	Sub-Total	20
<u>Achievabili</u>	hy .	
2.5	Does site have potential to spread further?	5
2.6	Is the site being marketed for proposed use?	?
	Sub-Total	5
Infrastructu	re	
		2
3.1	Is access constrained?	2

3.2	Is there existing vehicular access?	3
3.3	Is road capacity constrained in vicinity?	2
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	3
3.6	Topography/engineering needed?	3
	Sub-Total	13
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	4
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	3
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	32
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	ronmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

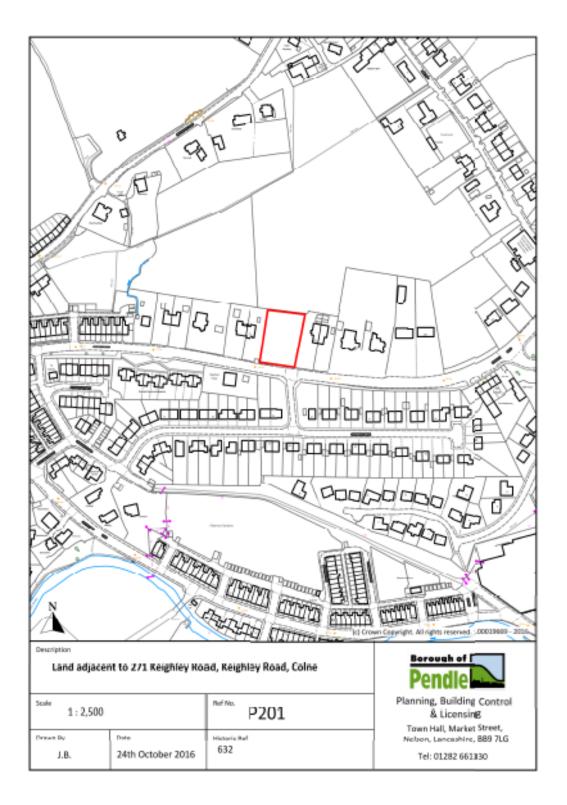
3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	133
		155



Reference Name	
P201 Land adjacent to 271 Keighley Road	
0.1 Area (Ha.)	0.18
Yield (30 dph)	2
0.3 Location in relation to settlement	5
Sub-Total	5
Greenfield/Brownfield	
0.4 Previously developed land?	1
Sub-Total	1
<u>Availability</u>	
1.2 Owners known	5
1.3 Owned by developer?	1
1.4 Likely to sell or develop?	1
1.5 Already in Development Plan?	1
1.6 Has it planning permission?	1
1.7 Is it suitable for other form of development?	5
1.8 Likely to be reserved for specialist use?	5
1.9 When will the site be available?	?
1.10 If unoccupied, how long vacant?	5
Sub-Total	24
Achievability	
2.5 Does site have potential to spread further?	5
2.6 Is the site being marketed for proposed use?	1
Sub-Total	6
Infrastructure	
3.1 Is access constrained?	5

3.2	Is there existing vehicular access?	4
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	24
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	4
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	4
	Sub-Total	35
Heritage As	<u>esets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Othor Envir	onmontal Easters	
	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	5
	Sub-Total	39
	Total Score	145



Reference	Name	
Neierence		
P202	Land adjacent to 43 Belgrave Road	
0.1	Area (Ha.)	0.02
	Yield (30 dph)	1
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield_	
0.4	Previously developed land?	4
	Sub-Total	4
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	1
	Sub-Total	21
<u>Achievabili</u>	t <u>v</u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu	ire	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	24
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	2
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	3
	Sub-Total	34
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	
Other Envir	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

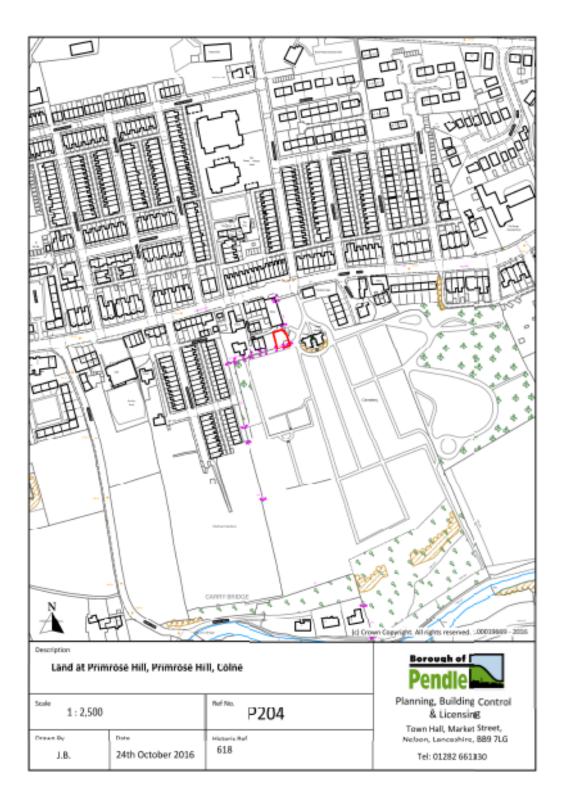
3.27	Nearby noise, light, traffic?	4
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	37
	Total Score	137



Reference	Name	
P204	Land at Primrose Hill	
0.1	Area (Ha.)	0.02
	Yield (30 dph)	1
0.3	Location in relation to settlement	5
	Sub-Total	
Greenfield/I	Brownfield	
0.4	Previously developed land?	1
	Sub-Total	1
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	4
1.5	Already in Development Plan?	3
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	3
1.8	Likely to be reserved for specialist use?	4
1.9	When will the site be available?	1
1.10	If unoccupied, how long vacant?	5
	Sub-Total	26
<u>Achievabili</u>	t <u>v</u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
lu fra de la constante		
Infrastructu		
3.1	Is access constrained?	3

3.2	Is there existing vehicular access?	4
3.3	Is road capacity constrained in vicinity?	4
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	21
Notice Fre		
Natural Env		
3.7	Adverse impact (ecology and biodiversity)?	4
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	4
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	4
	Sub-Total	35
Heritage As	seate	
		_
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Envir	onmental Factors	
		F
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	4

3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	38
	Total Score	143



Reference	Name	
CTCA	Caravan site, Dockray Street	
0.1	Area (Ha.)	0.43
	Yield (30 dph)	13
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	3
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	0
	Sub-Total	30
Achievabili	t <u>v</u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu	ire	
3.1	Is access constrained?	5
- 3.1		5

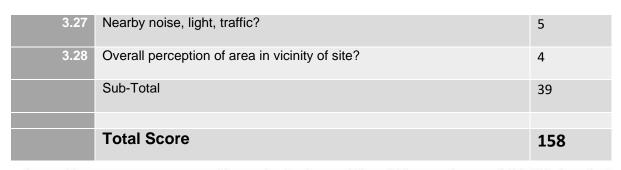
3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	24
Natural Env	<u>vironment</u>	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	3
	Sub-Total	38
Heritage As	<u>ssets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	5
Other Envir	onmontal Eactors	
	onmental Factors	
3.20	Site contamination?	3
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

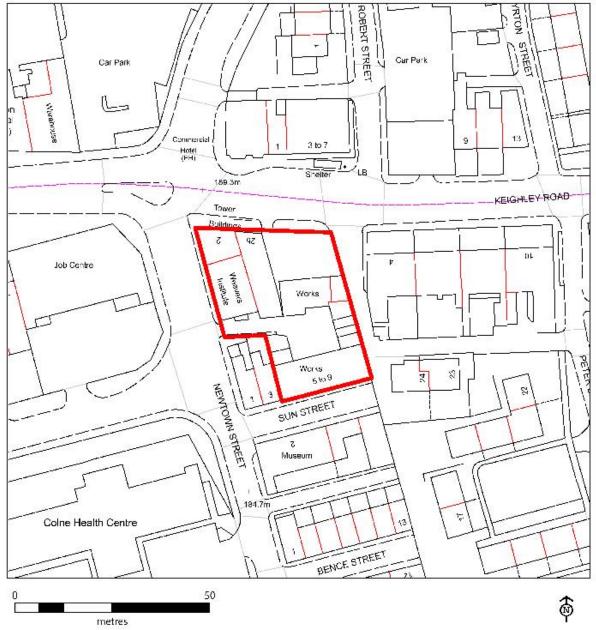
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	36
		3
	Total Score	145



Reference	Name	
СТСВ	Tower Buildings	
0.1	Area (Ha.)	0.12
	Yield (30 dph)	4
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/B	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
		5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	5
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	5
1.10	If unoccupied, how long vacant?	1
	Sub-Total	29
Achievabilit	V	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	5
	Sub-Total	6
Infrastructu	'e	
3.1	Is access constrained?	4

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	5
	Sub-Total	24
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	5
3.9	Adverse impact on wildlife corridor?	5
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	5
3.16	Impact on wider landscape?	5
3.17	Visible from public vantage points?	5
	Sub-Total	40
Heritage As:	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	5
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	5
3.23	Flood Zone	5
3.24	Surface water flooding?	5
3.26	Adverse impact on surrounding uses?	5

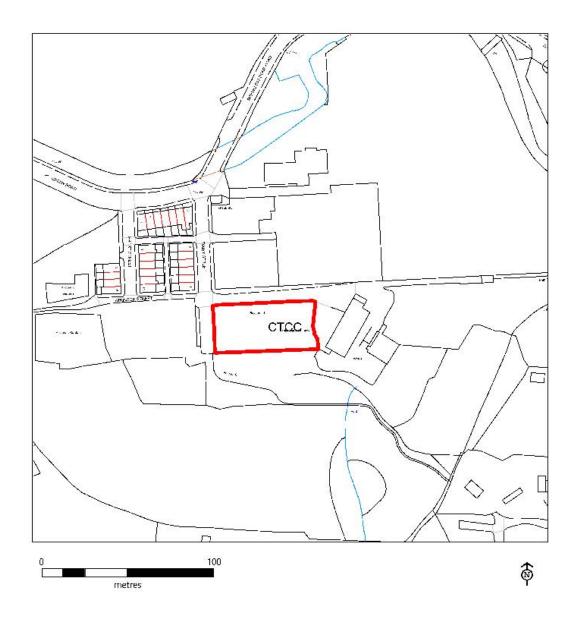




Reference	Name	
СТСС	Daisy Street	
0.1	Area (Ha.) 0.164 hectare	0.06
	Yield (30 dph)	2
0.3	Location in relation to settlement	4
	Sub-Total	4
Greenfield/E	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
<u>Availability</u>		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	1
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	3
1.8	Likely to be reserved for specialist use?	1
1.9	When will the site be available?	4
1.10	If unoccupied, how long vacant?	1
	Sub-Total	18
Achievabilit	¥	
2.5	Does site have potential to spread further?	3
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	4
Infrastructu	re	
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5
3.3	Is road capacity constrained in vicinity?	5
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)	5
3.6	Topography/engineering needed?	4
	Sub-Total	24
Natural Envi	ironment	
3.7	Adverse impact (ecology and biodiversity)?	5
3.8	Priority habitats on or near site?	4
3.9	Adverse impact on wildlife corridor?	4
3.10	Loss of trees under TPO?	5
3.11	Loss of agricultural land?	5
3.13	Loss of open space or green space?	1
3.16	Impact on wider landscape?	4
3.17	Visible from public vantage points?	2
	Sub-Total	30
Heritage As:	<u>sets</u>	
3.18	Harm to setting of Historical Asset?	5
3.19	Coalescence	5
	Sub-Total	10
Other Enviro	onmental Factors	
3.20	Site contamination?	4
3.21	Adverse impact - structures, drainage, land)?	5
3.22	Ex coal workings, workable mineral deposits?	1
3.23	Flood Zone	5
3.24	Surface water flooding?	2
3.26	Adverse impact on surrounding uses?	5

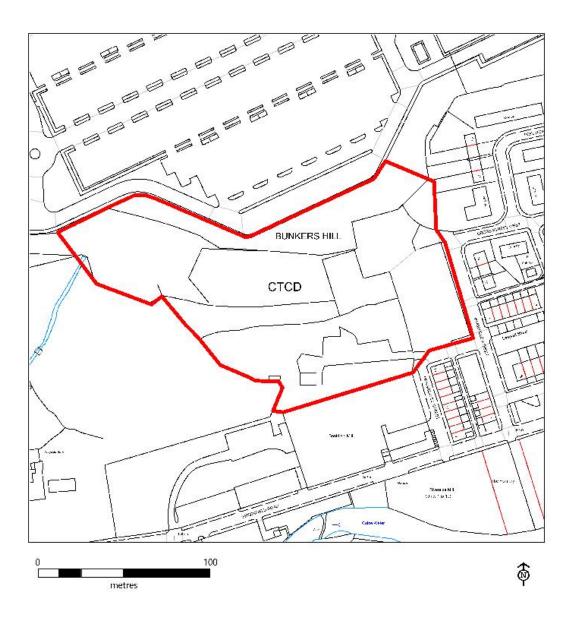
3.27	Nearby noise, light, traffic?	5
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	30
	Total Score	125



Deference	News	
Reference	Name	
CTCD	Bunkers Hill	
0.1	Area (Ha.)	1.87 ha
	Yield (30 dph)	56
0.3	Location in relation to settlement	5
	Sub-Total	5
Greenfield/	Brownfield	
0.4	Previously developed land?	5
	Sub-Total	5
Availability		
1.2	Owners known	5
1.3	Owned by developer?	1
1.4	Likely to sell or develop?	5
1.5	Already in Development Plan?	1
1.6	Has it planning permission?	1
1.7	Is it suitable for other form of development?	1
1.8	Likely to be reserved for specialist use?	5
1.9	When will the site be available?	3
1.10	If unoccupied, how long vacant?	1
	Sub-Total	23
Achievabili	t <u>v</u>	
2.5	Does site have potential to spread further?	1
2.6	Is the site being marketed for proposed use?	1
	Sub-Total	2
Infrastructu		
3.1	Is access constrained?	5

3.2	Is there existing vehicular access?	5						
3.3	Is road capacity constrained in vicinity?	5						
3.4	Infrastructure (water,elec,gas,tel,sewage,drain)							
3.6	Topography/engineering needed?	5						
	Sub-Total	25						
Natural Env	<u>vironment</u>							
3.7	Adverse impact (ecology and biodiversity)?	4						
3.8	Priority habitats on or near site?	5						
3.9	Adverse impact on wildlife corridor?	5						
3.10	Loss of trees under TPO?	5						
3.11	Loss of agricultural land?	5						
3.13	Loss of open space or green space?	2						
3.16	Impact on wider landscape?	5						
3.17	Visible from public vantage points?	4						
	Sub-Total	35						
Heritage As	<u>esets</u>							
3.18	Harm to setting of Historical Asset?	5						
3.19	Coalescence	5						
	Sub-Total	10						
Other Envir	onmontal Eactors							
	onmental Factors							
3.20	Site contamination?	5						
3.21	Adverse impact - structures, drainage, land)?	5						
3.22	Ex coal workings, workable mineral deposits?	5						
3.23	Flood Zone (Site is in Flood Zone 1 – lowest risk)	5						
3.24	Surface water flooding? (None)	5						
3.26	Adverse impact on surrounding uses?	5						

3.27	Nearby noise, light, traffic?	3
3.28	Overall perception of area in vicinity of site?	3
	Sub-Total	36
	Total Score	141



Appendix 3. Scoring Matrix

Pendle Local Plan Part 2 Site Allocations & Development Polices Site Assessment Criteria

	SOURCE			CRITERIA		TRAFFIC LIGHTIN	NG (STAGE 1) & SCO	DRING (STAGE 2)		ADDITIONAL INFORMATION				
HLAA	IA ELR Other		Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy		
			0	BASELINE INFORMATION										
81	0.1	Strategic Site	0.1	What is the overall area of the site? (hectares)	Over 0.25ha				Under 0.25ha	PBC: GIS Mapping Landowners / Developers - Site Nomination Forms		Planning practice Guidance: para ID: 3-010-20140306		
32			0.2	What is the indicative capacity of the site? (e.g. number of dwellings, employment floorspace etc.)		No si	core, contextual information	only		PBC: GIS Mapping Landowners / Developers: Site Nomination Forms				
50 56	8.1		0.3	Describe the location of the site in relation to nearest settlement.	Within or adjoining a Key Service Centre	Within or adjoining a Local Service Centre	Within or adjoining a Rural Service Centre	Within or adjoining a Rural Village	Other (e.g. isolated sites in the open countryside)	PBC: GIS Mapping	Urban edge sites must have at least part of their boundary co-existent with a defined settlement boundary. Sites within existing settlements are considered to be more sustainable than edge of settlement and remote rural locations.	NPPF - para 17 (BP5 and BP11) and para 55 Planning Practice Guidance - para 10: 3-016-130729 SHLAA Practice Guidance - para 38 Core Strategy - Policy SDP2		
51	8.2 SD5	Strategic Site	0.4	How much of the site can be regarded as previously developed land? (e.g. Brownfield / Greenfield split)	Brownfield	Predominantly Brownfield	Greenfield / Brownfield	Predominantly Greenfield	Greenfield or Brownfield of high environmental value	PBC: GIS Mapping & Site Visit	Determined in accordance with the NPPF definition for Previously Developed Land (PDL). Encourage the effective use of land by re-using PDL (brownfield land), provided it is not of high environmental value.	Planning Practice Guidance - para ID: 8-024-20140306		
			1	AVAILABILITY										
			A	OWNERSHIP CONSTRAINTS										
A4		DCLG	1.1	Is the site currently in an alternative use?	No The site is vacant and available for development		Yes All or part of the site is in use, but the occupier(s) are on a short-term lease, which will not be renewed. The site can be made available within six months.		Yes The site is still in use and it is unclear when it will become available for development.	PBC: Site Visits Landowners / Developers: Site Nomination Forms	Sites that are currently in another use are not considered to be available; except where a landowner or developer has provided evidence that the occupier of the site is on a short-term lease and operations will cease within a six month period.	NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39		
45	5.3		1.2	Is the number and identity of freehold or leasehold owners known?	Yes 1 owner		Yes 2 owners	Yes 3 or more owners	Don't know	PBC: Business Rates / Property Services Landowners / Developers: Site Nomination Forms Estate Agents Land Registry	Sites in multiple ownership are often more difficult to assemble and make available for development.	Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39 ELR Guidance Note - Box 4.4		
	5.1 MA5		1.3	Is the site already owned by a developer or agency known to undertake development?	Yes		Don't know		No	PBC: Property Register Landowners / Developers: Site Nomination Forms Estate Agents		ELR Guidance Note - Box 4.4		
	5.2 MA6		1.4	Are the owner(s) of the site likely to sell or bring it forward for future development?	Development agreement already in place	Single owner willing to sell for future development	Single owner Intentions unknown or Multiple owners No issues identified	Multiple owners Issues identified but appear capable of resolution	Single or multiple owners Unwilling to develop and/or complex issues to resolve	PBC: Business Rates Landowners / Developers: Site Nomination Form Estate Agents Land Registry		Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5		
			В	USER CONSTRAINTS										
4		Strategic Site	1.5	Is the site currently designated for a particular use in an adopted Development Plan Document?	Yes For the proposed use	No	Yes But the designated use is no longer relevant		Yes For an alternative use that is still appropriate	PBC: Local Plan / Area Action Plan Parish Council: Neighbourhood Plan LCC: Minerals & Waste Plan		NPPF - para 22 Planning Practice Guidance - para ID: 3-019-20140306 Core Strategy - para 2.6, Policy ENV1		
	5.5 MA7		1.6	Is there a valid permission for the proposed use?	Yes Permission for proposed use	No Permission for proposed use has expired	No Planning application for proposed use not previously submitted	No Planning permission for proposed use has been refused	No Permission for alternative use	PBC: IDOX Uniform Database		NPPF: para 47 (Footnote 11) Planning Practice Guidance - para ID: 3-019-20140306		
/1	6.10 SD12		1.7	Is the proposed use the only acceptable form of built development on the site?	Yes		Don't know		No	PBC: GIS Mapping & Site Visit	This criterion looks at whether there are potential competing uses for the site.			
	6.11 PL1		1.8	Is the site likely to be reserved for a specific end user, or specialist use? (Employment uses only)		No	Possibly / Don't know	Yes		PBC: Housing, Health & Economic Development Landowners / Developers: Site Nomination Forms		ELR Guidance Note - Box 4.6		

201

	SOURCE			CRITERIA		TRAFFIC LIGHTI	NG (STAGE 1) & SCO	ORING (STAGE 2)			ADDITIONAL INFORMATION	
			с	TIMESCALES								
	4.11		1.9	When is the site likely to be available for development?	Immediate or within one year	2-5 years	6-10 years	11-15 years	Over 15 years	Landowners / Developers: Site Nomination Forms Estate Agents	The Local Plan is required to allocate sites that will be available early in the plan period to address any backlog on delivery.	NPPF: para 47 (Footnotes Planning Practice Guidanc ELR Guidance Note - Box 4
	4.7 MA3		1.10	PDL- If unoccupied, how long has the site been vacant?	Under 12 months		1-5 years		> 5 years	PBC: Property Register & Business Rates		NPPF - para 22
			2	ACHIEVABILITY								
			A	VIABILITY								
V3	4.10 MA8		2.1	Does the residual valuation calculation show a good (positive) value for the site, without the need for public funding to resolve infrastructure or other on-site constraints?	Viable		Marginal		Unviable	PBC: EDU & Property Services Regenerate PL Estate Agents Developers	The economic viability of developing a site will often be the main factor in determining whether a site is likely to come forward for development. Sites are compared with the appropriate model benchmark in the Development Viability Study, which allows a broad-brush assessment of viability to be made. Site specific viability information may be provided by the landowner or developer.	NPPF - paras 173-177
	9.5 PL3		2.2	Is there sufficient public funding committed, to overcome any infrastructure or on-site constraints, to make the proposed use viable?	Yes		Don't know		No	PBC: Housing & Economic Regeneration		
			В	MARKET CONDITIONS / PERCEPTION	N AND DEMAND						-	
V2	4.1	Strategic Site	2.3	What is the strength of market demand in the area for the proposed development? (Assess the principal market segment in mixed- use developments)	Very strong	Strong	Moderate	Weak	Very weak	PBC: Internal data sets Estate Agents: House prices and demand data Land Registry: House prices Zoopla: House prices ONS: Various data sets		NPF: para 159 Planning Practice Guidanc SHLAA Practice Guidance: ELR Practice Guidance: Bo
	4.2		2.4	What is the level of supply of comparable sites in the local area? (Including neighbouring authorities, where appropriate)	Shortage Strong market	Shortage Weaker market	Sufficient Enough sites to meet current demand		Abundant Little or no demand evident	PBC: Property Register Estate Agents: Listings		NPPF: paras 22 and 23 (BF ELR Practice Guidance: pa
	4.4		2.5	Is there any potential to extend the proposed development onto adjacent land in the future?	Yes Substantial areas of adjacent land have no obvious restrictions for the proposed use		Limited Some adjacent land is potentially suitable, but there may be some restrictions to development for the proposed use		No No the adjacent land is protected or there are likely to be severe restrictions to development for the proposed use	PBC: GIS Mapping & Site Visits Landowners		
	4.5 MA4		2.6	Is the site being actively marketed for the proposed use?		Yes		No		PBC: Property Register Estate Agents	Identify if the property is being marketed for the proposed use. [N.B. scoring the length of time would adversely impact on property new to the market]	
			3	SUITABILITY								
			A	INFRASTRUCTURE CONSTRAINTS								
A1 A5	5.4		3.1	Is access to the site constrained? (e.g. presence of ransom strips or other known ownership constraints on development)	No		Don't know		Yes	PBC: Property Services Landowners / Developers: Site Nomination Form Estate Agents Land Registry		Planning Practice Guidance SHLAA Practice Guidance ELR Guidance Note - Box B
A2 A3		Strategic Site	3.2	Is there an existing vehicular access into the site?	Yes There is an existing vehicular entrance with adequate visibility splays.		No There is currently no vehicular access into the site. A new access point will be required, but adequate visibility splays can be provided.	Yes There is a potential access point (e.g. farm gate/track) but it is unlikely that adequate visibility splays can be provided.	No There is currently no vehicular access into the site. It is unlikely that a new access with adequate visibility splays can be provided.		If vehicular access already exists then the site is considered to be ready and available.	Planning Practice Guidanc SHLAA Practice Guidance
		Strategic Site	3.3	Is the capacity of the road network constrained in the immediate vicinity of site, or close by?	No	Yes But only minor congestion at peak times	Moderate Minor improvements in vicinity of site achievable through \$106/CIL	Significant Major improvements to highway network required through S106/CIL	Significant Major improvements to highway network unlikely to occur	PBC: Engineering & Special Projects, Environmental Health LCC: Highways		NPPF - para 30 Planning Practice Guidanc Core Strategy - Policy ENV
57 58	6.3 MA9	Strategic Site	3.4	Are any infrastructure works required to provide adequate connections to essential utilities? (including water supply, sewage, drainage, electricity, gas and telecoms)	No All connections available within the site	Yes Some connections available within the site. Minor works required to make off-site connections	Yes No connections available within the site. Minor/moderate works required to make off-site connections.	Yes Diversion of power lines, sewers etc. likely to be required.	Yes Major constraints for one or more connections	PBC: Engineering & Special Projects Landowners / Developers: Site Nomination Form Utility Companies EA		Planning Practice Guidanc
		Blackburn- with-	3.5	Is any part of the site within the buffer zone of high pressure gas pipeline (150m) or overhead electricity cables (100m)?	No	Yes Electricity cables Buffer Zone (Gas)	Yes Outer Zone (Gas)	Yes Middle Zone (Gas)	Yes Inner Zone (Gas)	PBC: GIS Mapping Utility Companies HSE		Planning Practice Guidanc

otnotes 11 & 12) Guidance - para ID: 3-020-20140306 e - Box 4.5
177
Guidance: paras ID: 2a-019-20140306 and ID: 2a-030-20140306 iidance: Appendix 2 ince: Box E.1
d 23 (BP6) ince: paras 4.4, 4.28 and 6.32
Guidance - paras ID: 3-020-20140306 iidance - paras 39 e - Box E.1
Guidance - paras ID: 3-016-20140306 & ID: 3-020-20140306 iidance - paras 38 & 39
Guidance - para ID: 54-005-20141010 licy ENV4
Guidance - para ID: 3-016-20140306

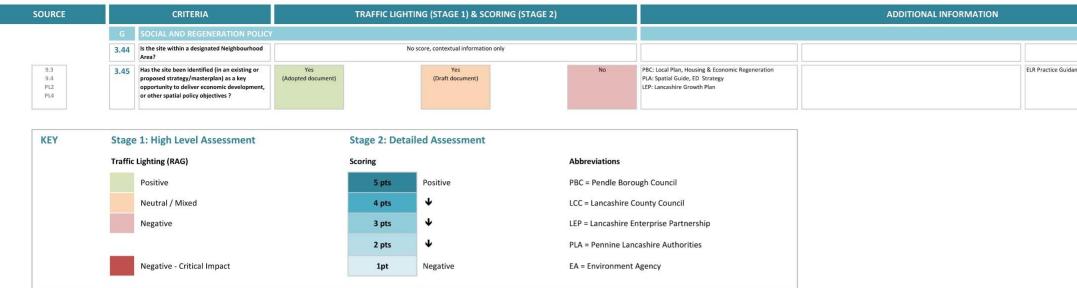
uidance - para ID: 3-016-20140306

	SOURCE			CRITERIA		TRAFFIC LIGHTII	NG (STAGE 1) & SC	ORING (STAGE 2)		ADDITIONAL INFORMATION		
S10	0 6.2 St 0.4 St		3.6	Will the topography of the site lead to a reduction to the net developable area, or require engineering solutions that will constrain the size and shape of the plots / plateau available for development.	None Minimal loss of developable land	Minor Up to 25% of the site may be undevelopable	Moderate 25-50% of the site may be undevelopable	Significant Less than half the site may be developable	Critical The site is undevelopable	PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form		Planning Practice Guidance - para ID: 3-016-20140306
			В	NATURAL ENVIRONMENT								
533 534	6.4 SD6	Strategic Site	3.7	Would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological or biodiversity value?	No Not in close proximity to a designated site, and/or no adverse impacts identified.	No But the site is within an Ecology Standing Advice Consultation Zone	No Within the buffer zone for a BHS/GHS/LNR	Yes BHS/GHS/LNR adjoins or present on the site	Yes Potential for adverse impact on SAC/SPA/SSSI	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP)	Recommended buffer zones: Special Area of Conservation (SAC) = 1000m Ancient Woodland = 500m Site of Special Scientific Interest (SSSI) = 250m Priority Habitat / Priority Species = 250m Local Wildlife Site (BHS, INI) = 250m Local Nature Reserve (LNR) = 100m Local Geodiversity Site (LGS) = 50m (Source: Environmental Networks, Shropshire Council, September 2013)	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-009-20140306 Core Strategy - Policy ENV1
			3.8	Do records show the presence of priority habitats or priority species on, or near, the site?	No		Yes Within buffer zone	Yes Adjoins site	Yes On site	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP)	As above	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-017-20140306 Core Strategy - Policy ENV1
	6.4 SD6		3.9	Would development of the site be likely to result in any adverse impacts for an ecological network or a wildlife corridor?	No	Yes Minimal impact, mitigation possible. Not within an Ecology Standing Advice Consultation Zone	Yes Moderate impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone.	Yes Significant impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone.	Yes Significant impact , mitigation <u>not</u> possible. Within an Ecology Standing Advice Consultation Zone.	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP)		
S32			3.10	Would development of the site be likely to result in the loss of trees, hedgerows or shrubs protected by a TPO?	No There are no TPOs on the site. The site is not within the 15m buffer for a TPO tree.		Partial The site is within the 15m buffer for a TPO tree.		Yes The site contains a TPO .	PBC: GIS Mapping		NPPF - paras 118 (BP5) Planning Practice Guidance - para ID:36-001-20140306 Core Strategy - Policy ENV1
			3.11	Would development of the site be likely to result in the loss of agricultural land?	No Urban		Yes Grade 5	Yes Grade 4	Yes Grade 3	LCC: MapZone		NPPF - paras 109, 112 & 143 (BP8) Planning Practice Guidance - para ID8-026-20140306
	6.4 SD6		3.12	Would development of the site be likely to result in the loss of Green Belt land?	No				Yes	PBC: GIS Mapping	Also refer to Site Assessment Criterion 3.17, which considers the potential for the coalescence of settlements.	NPPF- paras 79-91 Core Strategy - Policies ENV1 & ENV2
\$5	6.4 SD6		3.13	Would development of the site be likely to result in the loss of designated open space, common land, village green or local green space?	No loss		Partial loss Off-site replacement feasible		Significant / total loss Off-site replacement not feasible	PBC: GIS Mapping		NPPF - paras 74 & 77 Core Strategy - Policy ENV1
	6.4 SD6		3.14	Would development of the site be likely to result in any adverse impacts on the Forest of Bowland AONB?	No Not within the vicinity of the AONB		Yes Located outside the AONB, but potential for impact on views out of the AONB	Yes Within the AONB, but minor and/or localised impact anticipated	Yes Within or adjacent to the AONB, but is likely to have a significant impact	PBC: GIS Mapping LCC: Forest of Bowland AONB Management Plan	Great weight should be given to conserving landscape and scenic beauty in AONB.	NPPF - paras 14 (Footnote 9) , 115 and 165 Planning Practice Guidance - para ID: 8-004-20140306 and ID: 8-005-20140 Core Strategy - Policies ENV1 & ENV2
			3.15	Identify the principal landscape character type for the area in which the site is located.		No s	core, contextual information	n only		Natural England: National Character Areas LCC: Landscape Character Assessment	Where possible, proposed developments should be of a size, type and density that is in sympathy with the prevailing landscape character	
			3.16	In the context of the landscape character type in which the site is situated, describe how development of the site for the proposed use would be likely to impact on the wider landscape.	Little or none (e.g. self contained site within a settlement boundary)	Minor (e.g. urban edge site enclosed on 2-3 sides by development)	Moderate (e.g. urban edge site with development along one boundary)	Substantial (e.g. sustainable development on a site within 400m of the settlement boundary of a key, local or rural service centre)	Significant & adverse (e.g. incongruous development on an isolated site within the open countryside)	PBC: GIS Mapping Natural England: National Character Areas LCC: Landscape Character Assessment		NPPF: para 109 (BP1) Planning Practice Guidance: para ID: 8-001-20140306 Core Strategy: Policy ENV1
		Strategic Site	3.17	How visible is the site in the landscape from public vantage points? (e.g. roads, railway lines, public rights of way, viewpoints etc.)	Not visible	Visible Minor impact, site well screened	Visible Moderate impact (visible in distant views)	Visible Local detrimental impact minimal / no screening	Highly visible Significant adverse impact	PBC: GIS & Lidar Mapping, Aerial Photography, Site Visits		NPPF - para 109 Planning Practice Guidance - para ID: 8-001-20140306 Core Strategy - Policies SDP2, ENV1 and ENV2

	SOURCE			CRITERIA		TRAFFIC LIGHTI	NG (STAGE 1) & SC	ORING (STAGE 2)			ADDITIONAL INFORMATION	
			C	HISTORIC & BUILT ENVIRONMENT								
528 529 530	6.4 SD6	Strategic Site	3.18	Would development of the site be likely to result in any harm to the significance of a heritage asset, its setting or the wider historic environment? (e.g. listed buildings, scheduled monuments, conservation areas, townscape features, archaeological remains etc.)	No No adverse impacts identified. No data relating to archaeological remains available for this site.	Yes Conservation Area adjacent to the site; setting may be affected. Potential harm to an asset identified on a Local List.	Yes All or part of the site lies within a Conservation Area. Potential harm to a Grade II Listed Building or its setting No data relating to archaeological remains available for this site. Further investigation may be required.	Yes Potential harm to a Grade II* Listed Building or its setting.	Yes Potential harm to a Grade I Listed Building, a Scheduled Ancient Monument or their setting. Site contains known archaeological remains. Further investigation must be carried out.	PBC: GIS Mapping and Site Visits LCC: Environment Directorate & MapZone Historic England: Advice Note 3	What if any protected species or habitats are likely to be present? Record the presence of natural and heritage assets in the immediate vicinity of the site.	NPPF - paras 126-141 Planning Practice Guidan Core Strategy - Policy EN
	6.4 SD6		3.19	Would development of the site be likely to contribute towards the coalescence of settlements?	No	Yes Will marginally reduce the size of the gap between two settlements		Yes Will significantly reduce the size of the gap between two settlements	Yes Could potentially close the gap between two settlements	PBC: GIS Mapping		NPPF- paras 80
			Ð	OTHER ENVIRONMENTAL CONSTRA	INTS							
59	6.5 SD8	Strategic Site	3.20	Have any potential sources of contamination been identified?	No No issues identified.		Yes Within 250m buffer zone of a landfill site	Yes Potential for on-site contamination (e.g. former landfill site)	Yes Officially designated contaminated site	PBC: GIS Mapping, Environmental Health LCC: Minerals & Waste EA: Landfill Maps		NPPF - paras 109, 120 & Planning Practice Guidan Core Strategy - Policy EN
	6.6 SD8		3.21	Are there any potential adverse impacts arising from on-site structures, unstable land, culverted watercourse etc.?	No No issues identified.		Yes Minor engineering works required, with little or no loss of developable land.		Yes Significant engineering works required, and some loss of developable land	PBC: GIS Mapping & Site Visit Lancashire County Council: Asset register EA: Asset register		NPPF - para 109, 102 & 1 Planning Practice Guidan Core Strategy: Policy ENV
S39 S40	6.9	Strategic Site	3.22	Is the site potentially affected by former coal mining activities, or are there any potentially workable mineral deposits on or under the site?	Off Coal Area / Not within a Mineral Safeguarding Area		Standing Advice Area for Coal		Development Referral Area (Coal) or Mineral Safeguarding Area	PBC: GIS Mapping LCC: Minerals & Waste Coal Authority: Planning Team	GIS layers are available for coal referral and standing advice areas and for mineral safeguarding areas.	NPPF - para 143 Planning Practice Guidan Core Strategy - Policies E
S11	6.8 SD9	Strategic Site	3.23	What is the likely risk and extent of flooding on the site?	Zone 1	<25% in Flood Zone 2 or 3	25-50% in Flood Zone 2 or 3	50-75% in Flood Zone 2 or 3	>75% in Flood Zone 2 or 3	PBC: GIS Mapping EA: GIS mapping - Flood risk from rivers or the sea <u>and</u> flood risk from reservoirs	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to these GIS layers. Mapping to show the extent of Flood Zones 3a and 3b is not readily available, but will be assessed for any sites considered for allocation.	NPPF - paras 99-104 Planning Practice Guidan Core Strategy - Policy EN
			3.24	What is the likely risk and extent of surface water flooding on the site?	>75% in Very Low or Low	50-75% in Very Low or Low		50-75% in Medium or High	>75% in Medium or High	PBC: GIS Mapping EA: GIS Mapping and Flood risk from surface water	The extent of surface water flooding is available to view on the EA website and PBC has access to the GIS layers.	NPPF - paras 99-104 Planning Practice Guidan Core Strategy: Policy ENV
		Strategic Site	3.25	Is there any evidence of groundwater flooding or aquifers on the site, or is the site within a drinking water safeguarded zone?	No <50% probability of groundwater flooding		Yes Minor constraints 50-75% probability of groundwater flooding		Yes Significant constraints >75% probability of groundwater flooding	PBC: GIS Mapping EA: Aquifer superficial drift and bedrock mapping	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to the GIS layers.	NPPF - paras 109 (BP4) Planning Practice Guidan Core Strategy: Policy ENV
			E	QUALITY OF THE WIDER ENVIRONM	ENT							
59 535	1.2	Strategic Site	3.26	Is the proposed development likely to have an adverse impact on surrounding uses? If yes, could these be overcome through mitigation measures?	No		Yes Mitigation measures should overcome any issues		Yes Mitigation either not possible or will have limited impact	PBC: GIS Mapping (consideration and recording of surrounding uses), Environmental Health records and site visits.	Consider both from the site and adjacent uses.	Planning Practice Guidan SHLAA Practice Guidance
\$36 \$37	2.1 SD7		3.27	What is the potential for adjacent land uses to constrain the type and quality of uses that could potentially occupy the site? (i.e. in terms of noise and light pollution, traffic generation etc.)	No impact	Minimal	Moderate negative impact. Mitigation measures should overcome any issues	Significant negative impact. Major mitigation work required or not possible.	Air Quality Management Area (AQMA) in immediate vicinity. Major mitigation work required or not possible.	PBC: Site Visit & Environmental Health	Assess the compatibility of adjacent occupiers/uses. Consider the extent to which development of the site may be constrained by amenity considerations arising from these occupiers/uses (i.e. in terms of pollution, noise, light or traffic generation)	Planning Practice Guidan SHLAA Practice Guidance ELR Practice Guidance - E

41 uidance - para cy ENV1
20 & 121 uidance - para ID: 33-001-20140306 cy ENV5
12 & 121 uidance: para ID: 45-001-20140306 y ENV5
uidance - para ID: 27-147-20140306 cies ENV1 & ENV6
4 uidance - para ID: 7-001-20140306 and ID: 7-003-20140306 cy ENV7
4 uidance: para ID: 7-013-20140306 :γ ΕΝV7
IP4) uidance: para ID: 34-010-20161116 γ ΕΝV7
uidance - para ID3-016-130729 dance - para 38
uidance - para ID3-016-130729 dance - para 38 nce - Box E.1

	SOURCE			CRITERIA	TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
			F	ACCESSIBILITY								
	3.1 MA10	Strategic Site	3.28	Access to the motorway network.	<1km	1-2km	2-3km	3-5km	>5km	PBC: GIS Mapping	Distance travelled to access the nearest motorway junction.	Core Strategy - Policy ENV4
	6.1 SD3 3.2 MA10	Strategic Site	3.29	Access to the nearest main road.	Direct access onto motorway network	Direct access onto A or B road, no issues	Direct access onto A or B road, some issues to resolve	Indirect access onto A or B road <2km journey along distributor road / residential street	Indirect access onto A or B road >2km journey with critical restrictions to HGV access requiring off- site works	PBC: GIS Mapping, Engineering & Special Projects LCC: Highways	Restrictions may include narrow roads, restrictive height and weight restrictions on bridges. Distance travelled to access the nearest junction with an A Road (or the B6383 in West Craven)	NPPF - paras 17 (BP11) , 30 and 35 Core Strategy - Policy ENV4
12 13 3a	7.2 SD1	Strategic Site	3.30	Access by public transport, from the nearest key service centre.	Bus stop with <20 min service interval, or railway station within a 5 min walk	Bus stop with 20-40 min service interval, or railway station within a 5-10 min walk	Bus stop with 40-60 min service interval, or railway station within a 5-10 min walk	Bus stop with 1 route and >60 min service interval, or railway station within a 5-10 min walk	No bus stops or railway station within a 5-10 min walk	PBC: GIS Mapping Transdev/Northern Rail: Service timetables	Based on distance from the centre of a site, using a safe and direct route: WALKING 5 minutes up to 400m (flat) 10 minutes up to 1200m (flat), or 400m (with a long or steep slope) 13 minutes up to 1200m (flat) or 1200m (with a long or steep slope) 20 minutes up to 1500m (flat) or 1200m (with a long or steep slope) DRIVING 5 minutes up to 15 km (high density urban) or 2-3km (low density/rural) 10 minutes up to 12km	NPPF - paras 30, 34 & 35 Core Strategy - Policy ENV4
21			3.31	Ease of access to nearest source of significant employment. (e.g. business park, town centre, retail park etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping RegeneratePL: Spatial Plan	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
519	2.3 SD2	Strategic Site	3.32	Ease of access to nearest Town or Local Shopping Centre (excludes out of town retail)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
520			3.33	Ease of access to nearest supermarket or superstore (e.g. Sainsbury's, Asda, Morrisons, Booths etc.).	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
523			3.34	Ease of access to nearest convenience store (e.g. Spar, Nisa, Premier etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
14			3.35	Ease of access to nearest primary school or nursery	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
15			3.36	Ease of access to nearest secondary school	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
17			3.37	Ease of access to nearest doctors surgery, medical centre or health centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
			3.38	Ease of access to nearest dentist	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
18			3.39	Ease of access to nearest hospital	Within a 25 min walk or a 5-10 min drive		Within a 25-50 min walk or a 10-15 min drive		Over 50 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
L6			3.40	Ease of access to nearest sports or leisure centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
16			3.41	Ease of access to nearest cultural facility (e.g. theatre, cinema, art gallery, museum etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
!5			3.42	Ease of access to nearest amenity open space (including parks, equipped play areas etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
6			3.43	Ease of access to nearest public right of way (e.g. footpath, bridleway or cycleway)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4



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A technical assessment in support of the Colne Neighbourhood Development Plan, May 2022