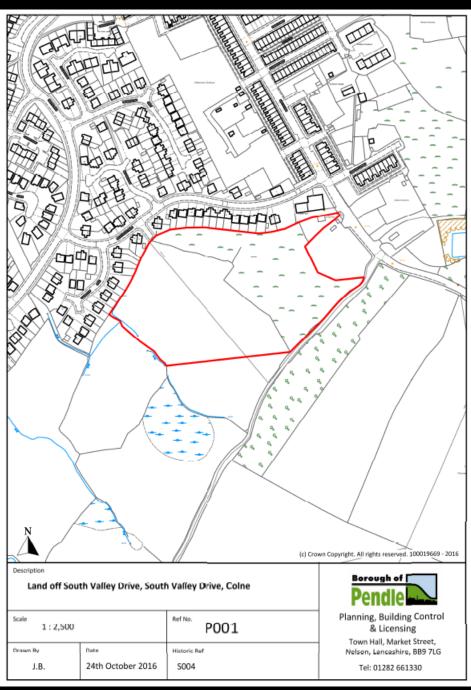
P001 Land off South Valley Drive, Colne

Site Details			
Capacity:	60	Settlement:	Colne
Site Area (ha):	2.9	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	13/03/0226P (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Sloping greenfield site on the edge of the settlement boundary. Previously proposed for housing and approved as part of larger scheme. The proposal is accessible to some services and facilities though changes in topography could encourage travel by car. The site is promoted by a developer, but is in an area which experiences marginal viability.

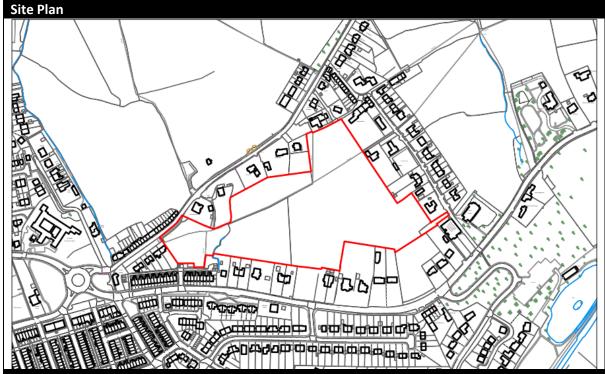
Available				Suit	able		Achieva	ble				
	Yes Uncertain			ain	Uncertain							
Timescales (Anticipated Delivery)												
		0)-5 yea	rs			6-10 yea	ars	10-15 years	16 ye	ars +	
2022/23	2023/24	ļ ļ	2024/2	25	2025/26	2026/27						
0	0		0		0	0	60		0	0)	
1. Availab	ility											
Is the lando	wner(s) a	ware	e and s	uppc	rts the pro	posals for t	he site?		Yes			
Is the site in				•					Yes			
Is there any	•								Yes			
If so, what is									Owner			
Is the site at covenants?	ffected by	/ any	tenan	cies,	third party	rights, or re	estricted		Uncertain			
What are th	e timesca	ales f	for the	avail	ability of th	ne site?			Immediately			
2. Suitabil					,				,			
2a. Designa												
Is the site at		/ any	of the	follo	wing desig	nations? (ti	ck all that	ар	ply)			
Green Belt	·			SSS	I/SPA/SPAC	`		M	inerals Safegua	rding	\boxtimes	
AONB				BHS	S/SLNI/LNR	/GHS		Pr	otected			
								Er	nployment Lan	d		
Open Count	ryside		\boxtimes	Оре	en Space				imary Shopping			
								Fr	ontage			
2b. Flooding	g											
What Flood	Zone is t	he si	te in?						Flood Zone 1			
What is the	risk of Su	rface	e Wate	r floo	oding?				Very low			
What is the	risk of gr	ounc	dwater	flood	ding?				Minor Constraint			
2c. Natural												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies?			No			
Would the p	proposal l	ikely	result	in ac	dverse effe	cts for an ed	cological		No			
corridor or i												
Would the p	-								No			
Would the p	•								Yes, Grade 4			
What is the									Moderate			
What is the			aused 1	for La	andscape V	isibility?			Minor Impact			
2d. Built En												
Is the propo	T T	to at		No. or A	toric enviro				No			
Listed Build		Ш	Grade				servation			er		
Will the pro			e the c	oales	scence of se	eparate sett	:lements?		No			
2e. Other E						2		-				
Is the propo									Uncertain			
Is the proposal site likely affected by on-site structures, unstable land					d	Uncertain						
or culverted watercourses?					NI /N /I:-:							
Does the topography of the land constraint development potential?					None/Minima	ll .						
Is the proposal compatible with neighbouring land uses?					Yes							
2f. Accessib		400	<u></u>			Comics F:	0011022		40.60=======	atom:al		
Bus Stop Pro						Service Fr Town or L			40-60mins in	iterval		
Primary Sch	001	1.1	6km						850m			
Secondary S	School	1 2	9km			Shopping Strategic I		ant	850m			
Secondary S	CHOOL	1.3	ווואכ			Site	-iiibioàiile	ziil	030111			
L						JILE						

Open Space	0.3m	Convenience Store	460m		
Leisure Centre	850m	GP	1.6km		
2g. Benefits					
Will the proposal sup	port the delivery of afforda	able housing?	Uncertain		
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No		
Will the proposal provide for any other benefit in additional to housing?					
No information.					

No information:	
3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	No

P002 Lidgett Triangle, Skipton Road, Colne

Site Details			
Capacity:	100	Settlement:	Colne
Site Area (ha):	4.96	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.



Summary Assessment

Summary: Edge of settlement greenfield development likely to be viable and accessible (from south). The proposal is located within the Conservation Area. Its development would result in at least less than substantial harm if not substantial harm to the historic environment and is not likely suitable for housing. The proposal is likely to result in local detrimental effects for landscape character/visibility.

character, v	isibility.							
Available		Suit	Suitable Achievable					
	Yes		No					
Timescales	(Anticipated	l Delivery)						
		0-5 years			6-10 years	10-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	100	
1. Availab	ility							
Is the lando	wner(s) awa	re and suppo	rts the pro	posals for t	he site?	Yes		
Is the site in	n single lando	ownership?				Yes		
Is there any	developer i	nterest in the	site?			Unknown		
If so, what i	s the develo	per involvem	ent?			Choose an item.		
Is the site a	ffected by ar	ny tenancies,	third party	rights, or r	estricted	Uncertain		
covenants?								
What are the timescales for the availability of the site?				0-5 years				
2. Suitability								
2a. Designations								

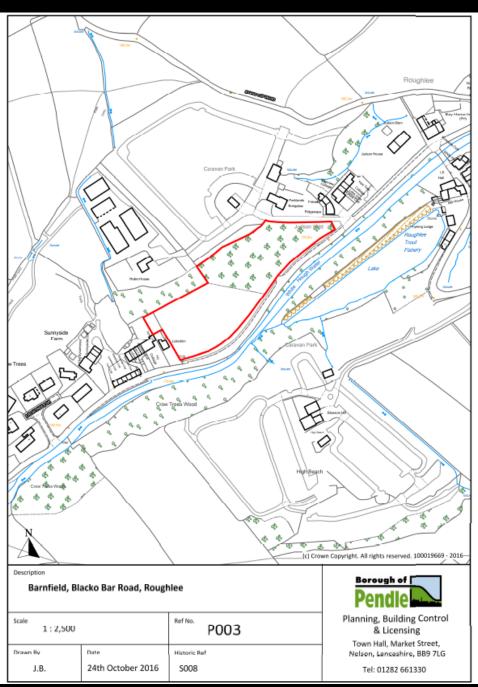
Is the site affected by any of the following designations? (tick all that apply)

Green Belt		SSSI/SPA/SPAC	C		Mine	inerals Safeguarding _				
AONB		BHS/SLNI/LNR/	'GHS			Prote	cted			
			Er			Empl	oymen	t Land		
Open Countryside	\boxtimes	Open Space			Prima	ary Sho	pping			
						Front	age			
2b. Flooding										
What Flood Zone is the	e site in?					Flo	ood Zo	ne 1		
What is the risk of Surf	face Wate	r flooding?				Ve	ery low			
What is the risk of grou								nstraint		
2c. Natural Environme						<u> </u>				
Is the proposal affecte		ity habitats or sr	pecies?			No	<u> </u>			
Would the proposal lik				n eco	ological			mal impact		
corridor or network?	iciy i couit	m daverse erree			o logical	'	.5,	mai impace		
Would the proposal lik	ely result	in the loss of a T	PO3			Pa	rtial			
Would the proposal re	•						s, Grac	10 1		
What is the likely affect				2			inor	JC 4		
What is the likely affect		· · · · · · · · · · · · · · · · · · ·		•				trimental Im	nact	
2d. Built Environment		or Lanuscape vi	Sibility!			LU	icai Dei	i iiiieiitai iiii	pact	
		a bistavia suviva				\ \/ a				
Is the proposal likely to						Ye		OUL .		
Listed Building(s)		•			servation		\boxtimes	Other	Ш	
Will the proposal prom		palescence of se	parate s	ettl	lements?	No)			
2e. Other Environmen						1				
Is the proposal site like						No				
Is the proposal site like	•	d by on-site stru	ıctures, ı	unst	table land	d Ur	ncertai	n		
or culverted watercou										
Does the topography of					otential?	No	one/Mi	inimal		
Is the proposal compat	tible with	neighbouring lar	nd uses?	•		Ye	Yes			
2f. Accessibility										
Bus Stop Proximity	80m		Service	Fre	equency	- 2	20-40mins interval			
Primary School	0m		Town o	or Lo	ocal	1	1.3km			
			Shoppi	ng (Centre					
Secondary School	960m		Strateg	gic E	mployme	ent 1	t 1.3km			
			Site							
Open Space	350m		Conver	nien	ce Store	4	180m			
Leisure Centre	2.4km		GP				1.5km			
2g. Benefits										
Will the proposal supp	ort the de	livery of afforda	ble hous	sing	;?		Yes			
Will the proposal supp	ort the de	livery of self-bui	ild/custo	om l	build hon	nes?	s? Uncertain			
Will the proposal provi	ide for any	y other benefit in	n additic	onal	to housi	ng?				
No information.										
3. Achievability										
Is the site accessible to the public highway?						Ne	ew infr	astructure		
,					re	quired				
Is the site served or serviceable to utility infrastructure?				Ne	ew Infr	astructure				
					Required					
Is the site affected by any known easement or a ransom strip? Uncertain										
Is the proposal viable? Yes										
Is there any prospect for third party funding to support site delivery? Choose an item.										
is there any prospect for third party funding to support site delivery?										

P003 Barnfield, Blacko Bar Road, Roughlee

Site Details			
Capacity:	23	Settlement:	Roughlee
Site Area (ha):	1.16	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Major greenfield site in the AONB. The site is largely not accessible to existing service provision by foot, promoting travel by car. Single landowner keen to develop the site. The site is in a viable part of Pendle and will be able to support the delivery of affordable housing. The site is affected by flooding constraints and potentially heritage constraints. The development is likely to

result in significant adverse effects for the local landscape. Public benefits are not demonstrated													
to justify a major development in the AONB in accordance wi													
				Achievable									
	Yes			No						Yes			
Timescales	(Anticipat												
		0-5 y		1	1		6-10 yea	rs	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	2024	1/25	2025/26	2026/	/27							
0	0		0	0	0		0			0		23	3
1. Availab													
				orts the pro	posals	for t	he site?		Yes				
Is the site in									Yes				
Is there any									Un	knowr	1		
If so, what i													
	ffected by	any ten	ancies	s, third party	rights,	or re	estricted		Un	certaii	า		
covenants?													
		les for t	ne ava	ilability of th	ne site?				lmr	media	tely		
2. Suitabil													
2a. Designa		· ·				2 /	1 11 11 1						
	fected by		_	lowing desig		s? (ti							
Green Belt				SI/SPA/SPAC						als Saf	egua	rding	Ш
AONB			Bł	HS/SLNI/LNR	/GHS					ted			
									•	ymen			
Open Count	ryside		O	oen Space					mary Shopping			Ш	
<u> </u>								Frc	onta	ige			
2b. Flooding									25	500/:			2/2
What Flood				l: 2					25-50% in Flood Zone 2/3				
What is the				_					Medium Minor Constraint				
What is the			er flo	oding?					IVIII	nor Co	nstra	aint	
2c. Natural				L . l. 21 . 1					NI -				
				habitats or s	-				No				
	•	ikely resi	iit in a	adverse effe	cts for a	an ec	cological		No				
corridor or		ام ما دام دا	استال	halasafa.	TDO2				V				
	•	•		the loss of a)			Yes Yes, Grade 4				
•	•			of agricultur									
	•			Landscape C						stant		ntal Ina	nact
2d. Built En			a for	Landscape V	isibility	<u> </u>			LOC	ai Dei	rime	ntal Im	pact
			+ba b	istorio onvira		. n			Llo	cortoi			
				istoric enviro	ment		.com/otion			certaiı		- C F	
Listed Build	U	⊠ Gra		Multiple			servation				Oth		Ш
2e. Other E	<u> </u>		coan	escence of se	eparate	sett	lements?		Yes	s, signi	rican	τ	
		-	ما ام منا		+:2				NI -				
Is the proposal site likely affected by contamination?					No								
Is the proposal site likely affected by on-site structures, unstable land					ا د	No							
or culverted watercourses?					+	No	ne/Mi	nima	.1				
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses?							IIIIIIa						
2f. Accessib	-	atible WI	ıı nel	gribouring la	iiu uses	3.5			Yes)			
	-	250~			Sanda	o Er	earross.			60min	c int	anval	
Bus Stop Pro	-	250m 320m			Town		equency			60min	5 11116	zı Vdl	
r minary Sch	001	JZUIII					Centre		2.3km				

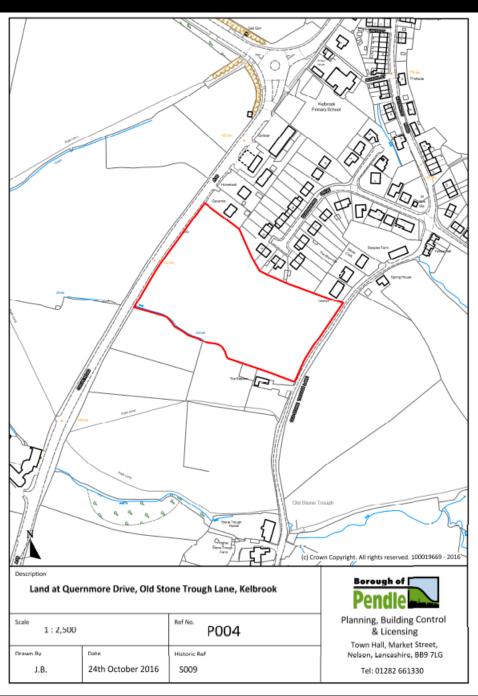
Secondary School	5.5km	Strategic Employment	4.2km			
		Site				
Open Space	0m	Convenience Store	2.4km			
Leisure Centre	4.5km	GP	3.2km			
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	Yes			
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information						

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No. 10

P004 Land south of Quernmore Drive, Kelbrook

Site Details			
Capacity:	30	Settlement:	Kelbrook
Site Area (ha):	1.97	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement greenfield site at a Rural Service Centre. The proposal is accessible to some services including bus services. The site is located to the south of the settlement on sloping ground. It would be visible to the south, however the quality of the existing urban environment is limited. Highway constraints affect this site.

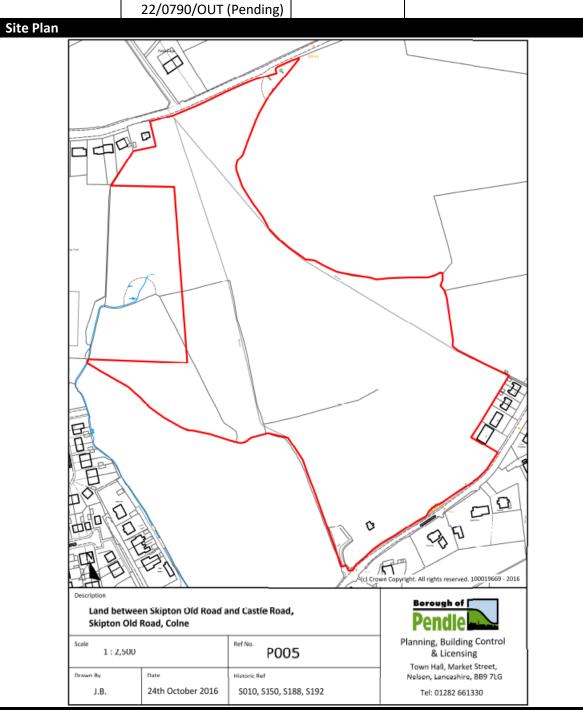
Available			Sui	table		Achievable						
	Yes			Yes		Uncertain						
Timescales (Timescales (Anticipated Delivery)											
		0-5 yea		T			6-10 yea	rs	10-15 years	16 ye	ars +	
2022/23	2023/24	2024/	25	2025/26	2026/27							
0	0	0		0	0		30		0	0		
1. Availabil												
Is the landow				orts the pro	posals for t	the	e site?		Yes			
Is the site in									Yes			
Is there any o	•								Unknown			
If so, what is												
Is the site aff covenants?	ected by	any tenar	ncies,	third party	rights, or r	es	stricted		Uncertain			
What are the	timesca	les for the	avai	ahility of th	e site?				Immediately			
2. Suitabilit		ies for the	avan	ability of th	ie site:				illillediately			
2a. Designati	_											
Is the site aff		any of the	e follo	wing design	nations? (†	icl	k all that	anı	olv)			
Green Belt	cotca by		_	I/SPA/SPAC		T			nerals Safegua	rding		
AONB			+	S/SLNI/LNR					otected			
, KONE			D11.		3113				nployment Lan	d		
Open Countr	vside	\boxtimes	Ope	en Space					mary Shopping		П	
	, 5.0.5			op acc					ontage	•		
2b. Flooding		I					L		<u> </u>			
What Flood 2		e site in?							Flood Zone 1			
What is the r	isk of Sui	rface Wat	er flo	oding?					Very low			
What is the r				_					None			
2c. Natural E	nvironm	ent										
Is the propos	al affect	ed by prio	rity h	abitats or s	pecies?				No			
Would the pr	roposal li	kely resul	t in ad	dverse effec	ts for an e	СО	logical		No			
corridor or n	etwork?											
Would the pr	roposal li	kely resul	t in th	e loss of a	ΓΡΟ?				No			
Would the pr	roposal r	esult in a	oss o	f agricultura	al land?				Yes, Grade 4			
What is the li	ikely affe	ct caused	for La	andscape Cl	haracter?				Moderate			
What is the li	ikely affe	ct caused	for La	andscape V	isibility?				Moderate Impact			
2d. Built Env	ironmen	t										
Is the propos			No. or I	toric enviro					No			
Listed Buildir	ng(s)	☐ Grad	e:		Coi	ns	ervation	Are	ea 🔲 Oth	er		
Will the prop			coale	scence of se	eparate set	tle	ements?		No			
2e. Other En												
Is the propos		-							No			
Is the propos		•	ed by	on-site stru	ictures, un	st	able land	1	No			
	or culverted watercourses?											
Does the topography of the land constraint development potential?						None/Minima	ı					
Is the proposal compatible with neighbouring land uses?							Yes					
2f. Accessibil		200			6 • =				100.40			
Bus Stop Pro		280m			Service Fr				20-40mins ir	nterval		
Primary Scho	001	410m			Town or Local				2.4km			
Cocomolous	h a a l	2 01			Shopping			.a.t	2.4105			
Secondary So	riool	2.8km			Strategic	۲r	npioyme	nt	3.4km			
					Site				1			

Open Space	260m	Convenience Store	180m				
Leisure Centre	5.6km	GP	2.6km				
2g. Benefits	2g. Benefits						
Will the proposal su	pport the delivery of affo	rdable housing?	Yes				
Will the proposal su	pport the delivery of self-	build/custom build homes?	Yes				
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No. 2 lb.
	163

P005 Land between Skipton Old Road and Castle Road, Colne

Site Details			
Capacity:	150	Settlement:	Colne
Site Area (ha):	9.41	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	13/14/0581P (Dismissed)	Date Added:	
	22/0790/OUT (Pending)		



Summary Assessment

Summary: Edge of settlement greenfield site. Previous larger proposal on this site was dismissed for its effects on the historic environment. It is not clear whether this smaller scheme will be sufficient to address the harm caused to the historic environment enabling the development to take place. This is likely to be determined through the planning application process. The site is

subject to ecological sensitivity fulfilling a role for protected species in its existing condition. The														
site is visible to a large area and affords important views of														
Available			Suitable			Achievable								
	Yes Uncertain				Yes									
Timescales (Anticipated Delivery)														
		0-	-5 yeaı	ſS				6-10 yea	ars	10-	.15 y€	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		100			50		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	and s	uppc	orts the pro	posals f	for t	he site?	,	Yes				
Is the site in				•					,	Yes				
Is there any	develope	er inte	erest i	n the	e site?				,	Yes				
If so, what is									(Opt	ion/F	romo	otion	
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Unc	ertai	n		
covenants?														
What are th		ales f	or the	avail	lability of th	e site?				lmn	nedia	tely		
2. Suitabil	_													
2a. Designa			6.1	C 11			2 /							
Is the site af	fected by	/ any	of the				? (ti							
Green Belt			Ш		I/SPA/SPAC							tegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS				tect				
				_						mployment Land				
Open Count	ryside		\boxtimes	Ope	en Space						•	pping	3	Ш
al =! !:									Fro	nta	ge			
2b. Flooding		:.	:									1		
What Flood				£l ~ .	- d: 7					Flood Zone 1 Very low				
What is the					_									
What is the			water	TIOO	aing?					Nor	ie			
2c. Natural				·	. 1. 11				Π,	· · ·	11	•		
Is the propo				_				.1				ins si		
Would the p	•	ікеіу	resuit	ın ac	averse effec	cts for a	ın ec	cological		res,	, min	ımaı ı	mpact	
		ا دادیا:	طاريم مر	ما الص	a lace of a	TDO2				Dow	L:al			
Would the p							,		—— —	Partial Van Grada 4				
Would the p										Yes, Grade 4				
What is the	-				•									
What is the 2d. Built En	-		auseu	OI L	anuscape vi	isibility	ŗ			IVIO	uerat	e imp	Jact	
Is the propo			fact th	o hic	toric onvirc	nmont	·)		٠,	Voc				
Listed Buildi			Grade		Aultiple	Illient		servation		Yes	\boxtimes	Oth	or	
					· ·	noroto						Oth	eı	Ш
Will the pro			e the c	oaies	scence or se	eparate	sett	.ieiiieiits:		No				
			offocto	d by	contamina	tion?				No				
Is the proposal site likely affected by contamination?														
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?														
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses? Yes						11								
2f. Accessib	· ·	acibit	C VVILII	ııcıg	induling id	114 4585);			1 62				
Bus Stop Pro	•	330	m			Servic	e Fr	equency		40)-60m	nins ir	nterval	
Primary Sch		550						· · · · ·		1	5km	3 11	icci vai	
		550			Town or Local 1.5km Shopping Centre									

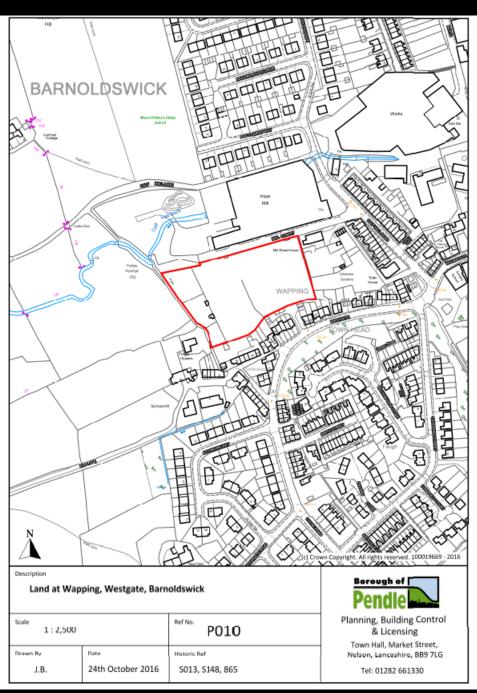
Secondary School	600m	Strategic Employment	1.4km				
		Site					
Open Space	620m	Convenience Store	410m				
Leisure Centre	2.5km	GP	1.5km				
2g. Benefits							
Will the proposal sup	port the delivery of afforda	able housing?	Yes				
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? No						
Will the proposal provide for any other benefit in additional to housing?							
Proposals include the provision of a new community café.							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No. 1 Ma

P010 Land at Wapping, Barnoldswick

Site Details			
Capacity:	38	Settlement:	Barnoldswick
Site Area (ha):	1.06	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	13/00/0049P (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site located within the settlement boundary of Barnoldswick. The site is largely enclosed on all sides by existing development, including an industrial use to the north raising concerns of land use compatibility. The site has been previously promoted for housing but

refused and dismissed on heritage grounds. It is unclear how this issue can be overcome in the														
context of the site. The site is affected by flood risk from surfa														
Available Suitable					Achievable									
	Yes Uncertain					Yes								
Timescales	(Anticipa	ted C	Deliver	y)										
		0	-5 yeaı	rs				6-10 yea	rs	10-	·15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		0			0		38	3
1. Availab	ility													
Is the lando	wner(s) a	ware	and s	uppc	rts the pro	posals f	or tl	he site?	,	Yes				
Is the site in	single la	ndow	vnersh	ip?						No				
Is there any	develope	er int	erest i	n the	site?				Į.	Unk	now	n		
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted	1	Unc	ertai	n		
covenants?														
What are th		ales f	or the	avail	ability of th	e site?			(0-5	years	5		
2. Suitabil	_													
2a. Designa			6.1	C 11			2 /	1 11 11 1						
Is the site af	fected by	/ any	of the				? (tı							
Green Belt			Ш		I/SPA/SPAC			Ш				tegua	rding	<u>Ц</u>
AONB				BHS	S/SLNI/LNR,	/GHS			Pro					
				_						mployment Land				
Open Count	ryside			Ope	en Space						•	pping	3	Ш
2h Flooding									Fro	nta	ge			
2b. Flooding What Flood		ha cit	to in?						1	Eloc	od Zo	no 1		
What is the				r flo	nding?					High		iie 1		
What is the					_							nstra	nint	
2c. Natural			iwatei	11000	ung:					iviaj	OI CC)115t1 c	11111	
Is the propo			v nrior	itv h	ahitats or si	nacias?			11	No				
Would the p			• • • • • •					ological		No				
corridor or r	•	ikeiy	resuit	III at	averse errec	is ioi a	iii ec	.ologicai	'	INU				
Would the p		ikely	recult	in th	e loss of a	TP∩?				Part	tial			
Would the p)					1e 4		
What is the										Yes, Grade 4 Little or none				
What is the	-										visib			
2d. Built En	-		auseu i	0	arrascape v	isionicy.	•			.,,	V1310			
Is the propo			fect th	e his	toric enviro	nment	?		,	Yes				
Listed Buildi			Grade					servation			\boxtimes	Oth	er	Ιп
Will the pro		mote			scence of se	parate				No				
2e. Other E			- 1110 0	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	рагасс	5000							
			affecte	d by	contamina	tion?			Ti	No				
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land								No						
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Minimal														
Is the propo												Issue		
2f. Accessib					<u> </u>				ll					
Bus Stop Pro	•	140)m			Servic	e Fr	equency		>6	0mir	s inte	erval	
Primary Sch		470)m			Town					.0m			
•			Shonning Centre											

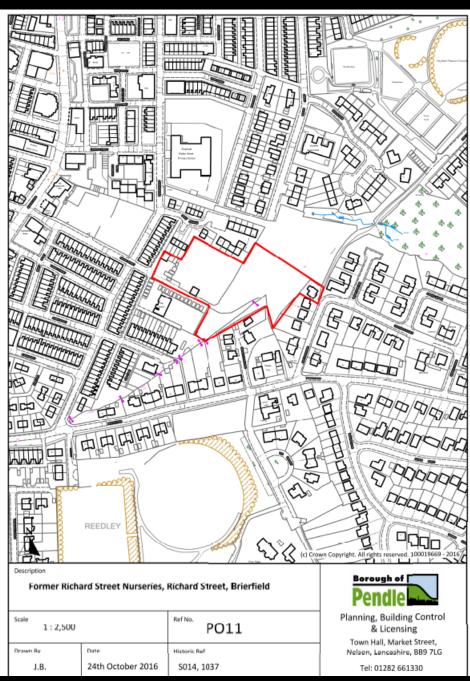
Secondary School	940m	Strategic Employment	210m				
		Site					
Open Space	270m	Convenience Store	480m				
Leisure Centre	750m	GP	440m				
2g. Benefits							
Will the proposal sup	port the delivery of afforda	able housing?	Yes				
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P011 Former Richard Street Nurseries, Brierfield

Site Details			
Capacity:	35	Settlement:	Brierfield
Site Area (ha):	0.98	Ward:	Brierfield West and Reedley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within Brierfield now overgrown. The site is highly accessible to a wide range of services. The site is relatively unaffected by biodiversity or heritage constraint. Flooding does however affect part of the site. The availability of the site is not known. The site is in an area of Pendle which experiences poor viability.

Available	Suitable	Achievable
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Uncertain					Uncertain				
Timescales (Anticipa	ated Delive	ry)							
<u> </u>	0-5 yea				6-10 yea	ırs	10-15 years	16 ye	ars +
2022/23 2023/2	4 2024/	25 202	5/26	2026/27					
0 0	0		0	0	0		35	0)
1. Availability Is the landowner(s)	aware and	supports th	ne nro	nosals for t	ha sita?		Uncertain		
Is the site in single la			ie pro	posais for t	ile site:		Yes		
,	Is there any developer interest in the site?								
	If so, what is the developer involvement?						Unknown		
Is the site affected b	•		partv	rights, or re	estricted		Uncertain		
covenants?	,,	, , , , , , , , ,	J ,						
What are the timeso	ales for the	availabilit	v of th	ne site?			Unknown		
2. Suitability			,						
2a. Designations									
Is the site affected b	v anv of the	e following	desig	nations? (ti	ck all that	apr	olv)		
Green Belt		SSSI/SPA		· · · · · · · · · · · · · · · · · · ·			nerals Safegua	rding	
AONB		BHS/SLN	-				otected		
			.,	,			ployment Lan	d	
Open Countryside		Open Spa	ace				mary Shopping		
,					_		ontage	•	
2b. Flooding	J	W.			l .				
What Flood Zone is t	the site in?						<25% in Flood Zone 2/3		
What is the risk of S	urface Wate	er flooding	?				High		
What is the risk of g	roundwate	flooding?					Minor Constraint		
2c. Natural Environ	ment								
Is the proposal affect	ted by prio	rity habitat	ts or s	pecies?			No		
Would the proposal	likely result	t in adverse	e effe	cts for an ed	cological		No		
corridor or network	?								
Would the proposal	likely result	t in the loss	s of a	TPO?			No		
Would the proposal	result in a l	oss of agric	cultur	al land?			No, urban		
What is the likely aff	ect caused	for Landsc	ape C	haracter?			Little or none		
What is the likely aff	ect caused	for Landsc	ape V	isibility?			Not visible		
2d. Built Environme	nt								
Is the proposal likely	to affect tl	ne historic	envir	onment?			No		
Listed Building(s)	☐ Grad	e:		Cor	servation	Are	ea 🗌 Oth	er	
Will the proposal pro	omote the o	coalescenc	e of se	eparate sett	lements?		See or Co.		
2e. Other Environm	ent								
Is the proposal site I	ikely affect	ed by conta	amina	tion?			Uncertain		
Is the proposal site likely affected by on-site structures, unstable land					Uncertain				
or culverted watercourses?									
Does the topography of the land constraint development potential?						None/Minima	ıl		
Is the proposal compatible with neighbouring land uses?						Yes			
2f. Accessibility	1			1			1		
Bus Stop Proximity	240m						<20mins into	erval	
Primary School	200m	Town or Local					220m		
		Shopping Centre							
Secondary School	1.06km			Strategic I Site	Employme	ent	2.2km		
Open Space	40m			Convenie	nce Store		330m		

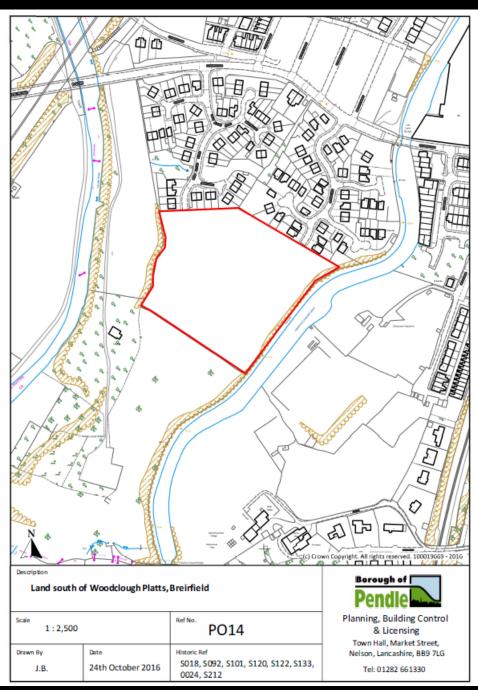
Leisure Centre	2.77km	470m				
2g. Benefits						
Will the proposal sup	Will the proposal support the delivery of affordable housing?					
Will the proposal sup	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information.	No information.					

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	No

P014 Land South of Wood Clough Platts, Brierfield

Site Details			
Capacity:	48	Settlement:	Brierfield
Site Area (ha):	2.154	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	21/0170/REM (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site adjacent to Brierfield within the settlement boundary. The site is located within walking distance of Brierfield Town Centre and the majority of existing services. The site experiences some ecological sensitivity due its location adjacent to the Leeds and Liverpool Canal, and experiences moderate effects on landscape owing to its sloping topography.

Some flooding is experienced within the site which will need to be managed through the site layout. The principle of developing homes on the site has already been established with the site previously benefiting from outline planning consent (now lapsed). The detailed scheme was refused and dismissed for design issues. Available Suitable Achievable Yes Yes Yes **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 10-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 15 15 0 0 18 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Yes If so, what is the developer involvement? Owner Is the site affected by any tenancies, third party rights, or restricted No covenants? What are the timescales for the availability of the site? **Immediately** 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \boxtimes BHS/SLNI/LNR/GHS **AONB** \boxtimes Protected **Employment Land** Open Countryside **Open Space Primary Shopping** П Frontage 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? **Partial** Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) ☐ Grade: **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 500m Service Frequency <20mins interval

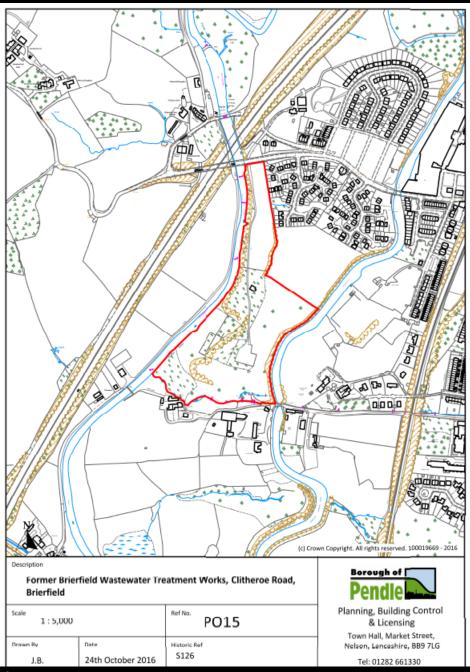
Primary School	760m	Town or Local	370m			
		Shopping Centre				
Secondary School	940m	Strategic Employment	2.4km			
		Site				
Open Space	0m	Convenience Store	520m			
Leisure Centre	2.49km	GP				
2g. Benefits						
Will the proposal sup	Will the proposal support the delivery of affordable housing? No					
Will the proposal sup	No					
Will the proposal provide for any other benefit in additional to housing?						
None.						

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	No
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P015 Former Brierfield Wastewater Treatment Works, Clitheroe Road, Brierfield

Site Details			
Capacity:	100	Settlement:	Brierfield
Site Area (ha):	6.65	Ward:	Brierfield West and Reedley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Brownfield site in the open countryside, possibly affected by ground contamination and close proximity to the M65 Motorway. It is unclear how access to the site will be gained. The site is subject to a tree re-stocking order which means the site cannot come forward for development within the next 10 years.

Ves	Available				Suitable			Ach	ievable	•			
O-5 years O-5 years Co202/23 2023/24 2024/25 2025/26 2026/27 O-10 years O-10		Yes	'es Uncertain					Uncertain					
1. Availability 100 1. Availability 15 the landowner(s) aware and supports the proposals for the site? 100 15 the landowner(s) aware and supports the proposals for the site? 15 the site in single landownership? 16 to site in single landownership? 16 to site in single landownership? 17 the site? 17 the site in site in single landownership? 17 the site in site affected by any tenancies, third party rights, or restricted covenants? 18 the site affected by any tenancies, third party rights, or restricted covenants? 18 the site affected by any of the availability of the site? 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? (tick all that apply) 18 the site affected by any of the following designations? 18 the site affected by any of the following designations? 18 the site affected by any of the following designations? 18 the site affected by any of the following designations? 18 the site affected by site affect designations? 18 the site affected by friority habitats or species? 18 the proposal affected by priority habitats or species? 18 the proposal likely result in adverse effects for an ecological corridor or network? 18 the proposal likely result in a loss of agricultural land? 18 the proposal likely to affect daused for Landscape Character? 18 the proposal likely to affect daused for Landscape Character? 18 the proposal likely to affect daused for Landscape Character? 18 the proposal likely to affect the historic environment 18 the proposal site likely af	Timescales	(Anticipa	ted D	eliver	y)						_		
1. Availability 1. Availability 1. Availability 1. Sthe landowner(s) aware and supports the proposals for the site? 1. Yes 1. Sthe site in single landownership? 1. Yes 1. Yes 1. Sthe site in single landownership? 1. Yes 1. Sthe site affected by any tenancies, third party rights, or restricted covenants? 1. Sthe site affected by any tenancies, third party rights, or restricted covenants? 1. Sthe site affected by any tenancies, third party rights, or restricted covenants? 1. State of the availability of the site? 1. Immediately 1. State of the site of the si			0-	5 yea	rs			6-10	0 years	10-15 years	16 ye	ars +	
1. Availability Is the landowner(s) aware and supports the proposals for the site? Is the site in single landownership? Is the site in single landownership? Is the site affected by any tenancies, third party rights, or restricted covenants? What are the timescales for the availability of the site? 2. Suitability 2. Suitability 2. Suitability 3. AONB □ BHS/SINI/LNR/GHS □ Primary Shopping □ Primary □ Prima	2022/23	2023/24	1 2	2024/2	25	2025/26	2026/27						
Is the landowner(s) aware and supports the proposals for the site? Is the site in single landownership? Is there any developer interest in the site? Is there any developer involvement? Is the site affected by any tenancies, third party rights, or restricted covenants? What are the timescales for the availability of the site? What are the timescales for the availability of the site? Immediately 2. Suitability 3. Minerals Safeguarding Mainerals Safeguarding M	1 Availah	ility									10	0	
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If so, what is the developer interest in the site? If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted covenants? What are the timescales for the availability of the site? Immediately 2. Suitability 2. Suitability 2. Suitability 2. Suitability Serven Belt SSSI/SPA/SPAC Minerals Safeguarding BHS/SLNI/LNR/GHS BHS/SLNI/LNR/GHS BHS/SLNI/LNR/GHS Primary Shopping Frontage Primary Shopping Frontage 2. Suitability What Flood Zone is the site in? What is the risk of Surface Water flooding? What is the risk of Surface Water flooding? Minor Constraint 2. Natural Environment Is the proposal affected by priority habitats or species? Would the proposal likely result in adverse effects for an ecological corridor on network? Would the proposal likely result in the loss of a TPO? Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Character? What is the likely affect development Is the proposal site likely affected by contamination? Primary School Annormal undertable structures, unstable land or culverted waterouses? Potential Issues 2.						its the pro	posais ioi t	116 310					
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What are the timescales for the availability of the site? Immediately 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt							rights or r	actric	tad	Uncertain			
What are the timescales for the availability of the site?		nected by	yany	teriari	cics,	tillia party	rigitts, or i	CSUIC	ieu	Officertain			
2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt		ne timesca	ales fo	or the	avail	ability of th	e site?			Immediately			
Set						,				,			
Green Belt													
AONB BHS/SLNI/LNR/GHS Protected Employment Land Open Countryside Open Space Primary Shopping Frontage 2b. Flooding What Flood Zone is the site in? What Is the risk of Surface Water flooding? High Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological corridor or network? What is the likely affect caused for Landscape Character? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Visibility? Moderate What is the likely affect caused for Landscape Visibility? No Listed Building(s) Grade: Conservation Area Other Date Is the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal sitely affected by contamination? Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility Primary School 2km Town or Local Shopping Centre Secondary School 1.54km Strategic Employment 2.50km			y any (of the	follo	wing desig	nations? (t	ck all	that a	pply)			
Depar Countryside	Green Belt				SSS	I/SPA/SPAC] N	Minerals Safegu	arding	\boxtimes	
Open Countryside	AONB				BHS	S/SLNI/LNR	/GHS	Σ	∃ F	rotected			
2b. Flooding What Flood Zone is the site in? What is the risk of Surface Water flooding? What is the risk of groundwater flooding? What is the proposal affected by priority habitats or species? Would the proposal likely result in adverse effects for an ecological corridor or network? Would the proposal likely result in the loss of a TPO? Would the proposal likely result in a loss of agricultural land? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Visibility? Moderate What is the likely affect the historic environment? Is the proposal likely to affect the historic environment? Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? Uncertain Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility Bus Stop Proximity Scondary School 1.54km Strategic Employment 2.50km									E	Employment Lai	nd		
What Flood Zone is the site in? <25% in Flood Zone 2/3	Open Count	tryside		\boxtimes	Оре	en Space] F	rimary Shoppir	ng		
What Flood Zone is the site in? What is the risk of Surface Water flooding? What is the risk of groundwater flooding? What is the risk of groundwater flooding? CC. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological corridor or network? Would the proposal likely result in the loss of a TPO? Would the proposal result in a loss of agricultural land? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Visibility? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Conservation Area Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal sthe proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility Bus Stop Proximity 300m Service Frequency Scondary School 1.54km Strategic Employment 2.50km									F	rontage			
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2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Conservation Area Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? Uncertain Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility Bus Stop Proximity 300m Service Frequency >60mins interval Primary School 2km Town or Local Shopping Centre Secondary School 1.54km Strategic Employment 2.50km						_							
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or culverted watercourses? Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility Bus Stop Proximity 300m Service Frequency >60mins interval Primary School 2km Town or Local 730m Shopping Centre Secondary School 1.54km Strategic Employment 2.50km						_							
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Is the proposal compatible with neighbouring land uses? 2f. Accessibility Bus Stop Proximity 300m Service Frequency >60mins interval Primary School 2km Town or Local 730m Shopping Centre Secondary School 1.54km Strategic Employment 2.50km						None/Minim	al						
2f. AccessibilityBus Stop Proximity300mService Frequency>60mins intervalPrimary School2kmTown or Local Shopping Centre730mSecondary School1.54kmStrategic Employment2.50km													
Bus Stop Proximity 300m Service Frequency >60mins interval Primary School 2km Town or Local 730m Shopping Centre Secondary School 1.54km Strategic Employment 2.50km			3000				4505;			. 5.6.1.6.6.1330			
Primary School 2km Town or Local 730m Shopping Centre Secondary School 1.54km Strategic Employment 2.50km			300r	m			Service Fr	eane	ncv	>60mins in	terval		
Secondary School 1.54km Strategic Employment 2.50km													
Secondary School 1.54km Strategic Employment 2.50km		-							re				
	Secondary S	School	1.54	km						t 2.50km			
	_						_	•	•				

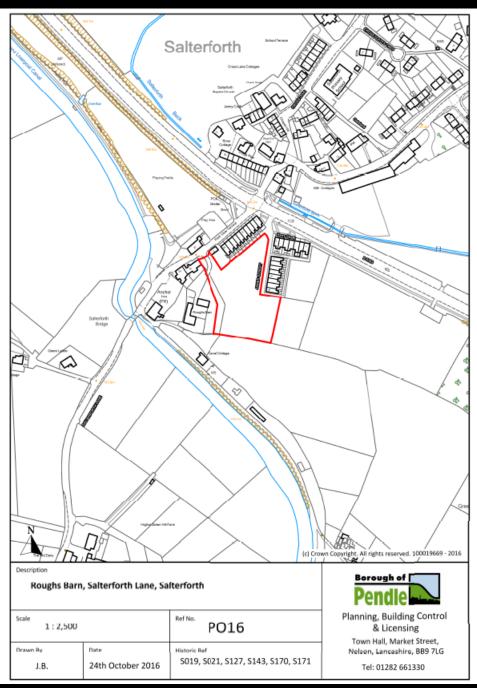
Open Space	0m	Convenience Store	650m	
Leisure Centre	3.1km	GP	900m	
2g. Benefits				
Will the proposal sup	Uncertain			
Will the proposal sup	Uncertain			
Will the proposal provide for any other benefit in additional to housing?				
No information				

3. Achievability	
Is the site accessible to the public highway?	No
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	No

P016 Roughs Barn, Salterforth Lane, Salterforth

Site Details			
Capacity:	9	Settlement:	Salterforth
Site Area (ha):	0.56	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	13/15/0169P (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Small scale greenfield site adjacent to the settlement boundary of Salterforth on a site which is largely contained by existing uses. The scale of the proposal is proportionate to the scale of the village. The proposal however faces access constraints. This ultimately led to the dismissal of an earlier appeal for the development of this site.

Available Suitable						Achievable							
Yes Uncertain					ain				U	ncerta	ain		
Timescales (Anticipated Delivery)													
		0-5 years					6-10 yea	ırs	10	-15 ye	ars	16 ye	ars +
2022/23	2023/24	2024	/25	2025/26	2026/2	27	·					·	
-												9	
1. Availab	ility												
Is the landowner(s) aware and supports the proposals for the site? Yes													
Is the site in	single la	ndowners	hip?	•					Yes				
Is there any developer interest in the site? Unknown													
If so, what is	s the deve	eloper inv	olven	nent?									
Is the site af	fected by	any tena	ncies,	third party	rights, c	or re	estricted		Un	certair	า		
covenants?													
What are th	e timesca	ales for th	e avai	lability of th	ne site?				Imr	nedia	tely		
2. Suitabil	ity												
2a. Designa	tions												
Is the site af	fected by	any of tl	ne foll	owing desig	nations?	ti) (ck all that	app	oly)				
Green Belt			SSS	SI/SPA/SPAC				Mi	ner	als Saf	egua	rding	\boxtimes
AONB			ВН	S/SLNI/LNR	/GHS		\boxtimes	Pro	otec	ted			
								Em	nplo	ymen	t Lan	d	
Open Count	ryside	\boxtimes	Ор	en Space				Pri	rimary Shopping				
								Fro	onta	ge			
2b. Flooding													
What Flood Zone is the site in?									Flo	od Zoi	ne 1		
What is the risk of Surface Water flooding?									Ver	y low			
What is the risk of groundwater flooding?									No	ne			
2c. Natural	Environm	nent											
Is the propo	sal affect	ed by pri	ority h	abitats or s	pecies?				No				
Would the p	roposal I	ikely resu	lt in a	dverse effe	cts for ar	n ec	cological		No				
corridor or r	network?												
Would the p	roposal I	ikely resu	lt in th	ne loss of a	TPO?				No				
Would the p	roposal r	esult in a	loss o	of agricultur	al land?				Yes	, Grac	le 4		
What is the	likely affe	ect cause	d for L	andscape C	haracter	?	Minor						
What is the	likely affe	ect cause	d for L	andscape V	isibility?				No	t visib	le		
2d. Built En	vironmen	it											
Is the propo	sal likely			storic enviro	nment?)			Un	certair	า		1
Listed Buildi	ing(s)	⊠ Gra	de: N	Multiple		Cor	servation	Are	ea		Oth	er	
Will the proposal promote the coalescence of separate settlements?								No					
2e. Other E	nvironme	nt											
Is the proposal site likely affected by contamination?									No				
Is the proposal site likely affected by on-site structures, unstable land								b	No				
or culverted watercourses?													
Does the topography of the land constraint development potential?							otential?		None/Minimal				
Is the proposal compatible with neighbouring land uses? Yes													
2f. Accessib	•				1								
	Bus Stop Proximity 130m Service Frequ					20-40mins interval							
Primary Sch	ool	290m			Town								
					Shoppi								
Secondary S	chool	1.2km		Strategic E Site			Employme	ent	1.	7km			

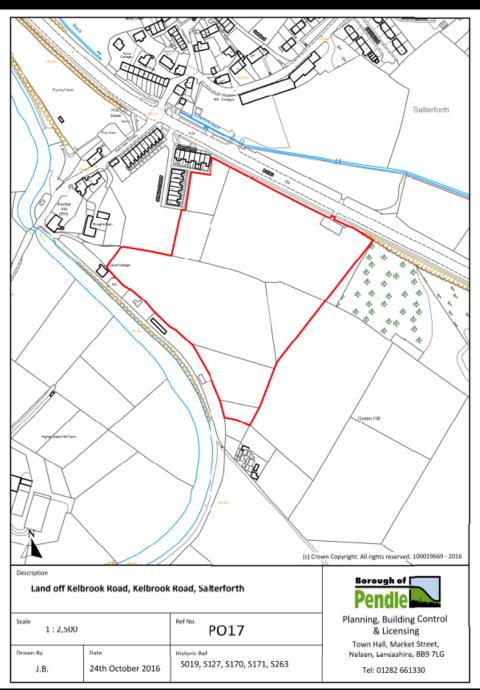
Open Space	60m	Convenience Store	1.33km					
Leisure Centre	1.2km	GP	1.7km					
2g. Benefits								
Will the proposal su	No							
Will the proposal su	Uncertain							
Will the proposal provide for any other benefit in additional to housing?								
No Information.								

3. Achievability			
Is the site accessible to the public highway?	New infrastructure		
	required.		
Is the site served or serviceable to utility infrastructure?	New Infrastructure		
	Required		
Is the site affected by any known easement or a ransom strip?	Uncertain		
Is the proposal viable?	Yes		
Is there any prospect for third party funding to support site delivery?	No. 2 lb.		

P017 Land off Kelbrook Road, Salterforth

Site Details			
Capacity:	30	Settlement:	Kelbrook
Site Area (ha):	3.67	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site adjoining the edge of an existing settlement. Potential access constraint. Moderate effects on landscape, with a risk of flooding which would need careful management through the site layout. Broader constraints are generally limited to policy.

Available	Suitable	Achievable

Yes Yes						Yes					
Timescales (Anticipated Delivery)											
	()-5 yea			6-10 yea	rs	10-15 years	16 ye	ars +		
2022/23 202	23/24	2024/2	25	25 2025/26 2026/27							
0	0	0		10	10	10		0	0)	
1. Availability	r(s) awar	e and s	unno	rts the nro	nosals for t	he site?		Yes			
Is the landowner(s) aware and supports the proposals for the site? Yes Yes											
Is there any developer interest in the site? Unknown											
	If so, what is the developer involvement?										
•					rights, or re	estricted		Uncertain			
covenants?	, , , , , , , , , , , , , , , , , , , ,										
What are the tir	nescales	for the	availa	ability of th	ne site?			Immediately			
2. Suitability	nescares	TOT THE	avano	ability of th	ie site:			mmediately			
2a. Designation	s										
Is the site affect		of the	e follo	wing desig	nations? (ti	ck all that	ann	lv)			
Green Belt	~ j uii			/SPA/SPAC	<u>`</u>			nerals Safegua	rding	\boxtimes	
AONB				/SLNI/LNR		\boxtimes		tected			
7.0145			5115	/ SEIVI / EIVI	7 0115			ployment Lan	d		
Open Countrysic	de	\boxtimes	One	n Space				mary Shopping			
open country six	ac		Opc	Порисс				ntage	5		
2b. Flooding			Į					Truge		<u> </u>	
What Flood Zone is the site in? Flood Zone 1											
What is the risk			er floo	ding?				High			
What is the risk							_	None			
2c. Natural Envi											
Is the proposal a			rity ha	hitats or s	necies?			No			
Would the prop					•	ological		Yes, minimal i	mnact		
corridor or netw		resure		verse erre	, , , , , , , , , , , , , , , , , , ,	,010 <u>6</u> 1001			pace		
Would the prop		/ result	in the	e loss of a	TPO?			No			
Would the prop							-	Yes, Grade 3			
What is the likel								Moderate			
What is the likel				-			_	Moderate Impact			
2d. Built Enviro	•										
Is the proposal I		ffect th	ne hist	oric enviro	onment?			No			
Listed Building(s		Grade	No. or had			servation	Are	a 🔲 Oth	ier		
Will the proposa	<u> </u>			cence of se				No	_		
2e. Other Enviro	•				-						
Is the proposal s	ite likely	affecte	ed by	contamina	tion?			No			
						table land	-+	No			
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?											
Does the topography of the land constraint development potential?								None/Minimal			
Is the proposal compatible with neighbouring land uses?							_	Yes			
2f. Accessibility			<u> </u>	<u> </u>							
Bus Stop Proxim)m			Service Fr	equency		20-40mins in	nterval		
Primary School		0m			Town or L			1.7km			
,					Shopping						
Secondary Scho	ol 1.2	km			Strategic I		nt	1.7km			
Open Space	20)m			Convenie	nce Store		1.38km			
open space	20	7111			Convenier	icc Store		T.50KIII			

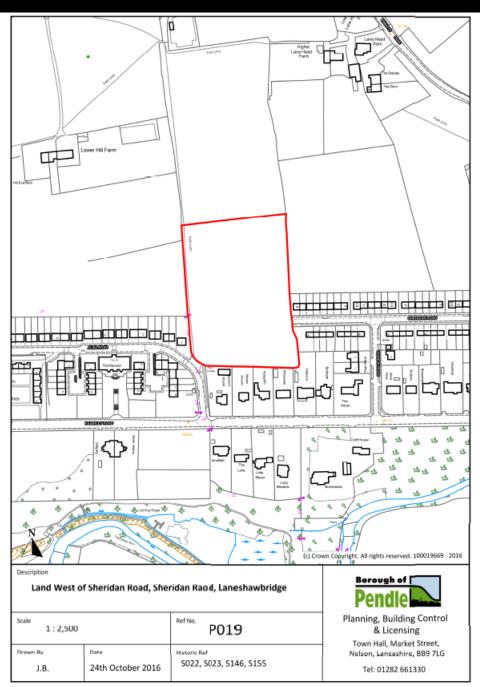
Leisure Centre	1.2km	GP	1.8km					
2g. Benefits								
Will the proposal support the delivery of affordable housing? Yes								
Will the proposal support the delivery of self-build/custom build homes? Uncertain								
Will the proposal provide for any other benefit in additional to housing?								
No information								

3. Achievability			
Is the site accessible to the public highway?	New infrastructure		
	required.		
Is the site served or serviceable to utility infrastructure?	New Infrastructure		
	Required		
Is the site affected by any known easement or a ransom strip?	Uncertain		
Is the proposal viable?	Yes		
Is there any prospect for third party funding to support site delivery?			

P019 Land west of Sheridan Road, Laneshaw Bridge

Site Details			
Capacity:	16	Settlement:	Laneshaw Bridge
Site Area (ha):	1.73	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site located on the edge of the settlement. The site sits on sloping ground and as such its development may affect the setting of the settlement and wider landscape character. The topography of the site creates challenges of access and development layout. The

site experie		nage	issues	whi	ch will need	carefu	ul ma	ınagemer	nt th	roug	gh its	desig	n and	
development.														
Available Suitable						Achievable								
Yes Yes								U	ncert	ain				
Timescales (Anticipated Delivery)														
								6-10 yea	ars	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026	/27							
0	0		0		8	8		0			0		0	
1. Availability														
Is the landowner(s) aware and supports the proposals for the site? Yes														
Is the site in single landownership?														
Is there any										Unl	know	n		
If so, what is														
Is the site af	fected by	, any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th		ales f	or the	avail	lability of th	ne site î	?			0-5	years	5		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ı						1
Green Belt					I/SPA/SPAC				+			fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS			☐ Protected					
							+	nployment Land						
Open Countryside 🛛 Open Space									y Sho	pping	3			
									Fro	onta	ge			
2b. Flooding														
What Flood											od Zo			
What is the											y low			
What is the			lwater	floo	ding?					Ma	jor Co	nstra	aint	
2c. Natural														
Is the propo				_						No				
Would the p			result	in ac	dverse effec	cts for	an ed	cological		Yes	, min	imal i	mpact	
corridor or r														
Would the p										No				
Would the p											res, Grade 4			
What is the	-									Moderate				
What is the	-		aused 1	for La	andscape V	isibility	/?			Mir	nor In	npact		
2d. Built En									ı					
Is the propo	T T	to af			toric enviro	nmen				No	1	1		1
Listed Buildi	O()		Grade					servation		ea		Oth	er	
Will the proposal promote the coalescence of separate settlements?)	No						
2e. Other E														
Is the proposal site likely affected by contamination?									No					
Is the proposal site likely affected by on-site structures, unstable land No														
or culverted watercourses?														
Does the topography of the land constraint development potential? Minor														
Is the proposal compatible with neighbouring land uses? Yes														
2f. Accessib						1				-				
Bus Stop Pro	•	110						equency		_		nins ir	nterval	
Primary Sch	ool	900)m			Towr				2.	6km			
		Shopping Centre							1					

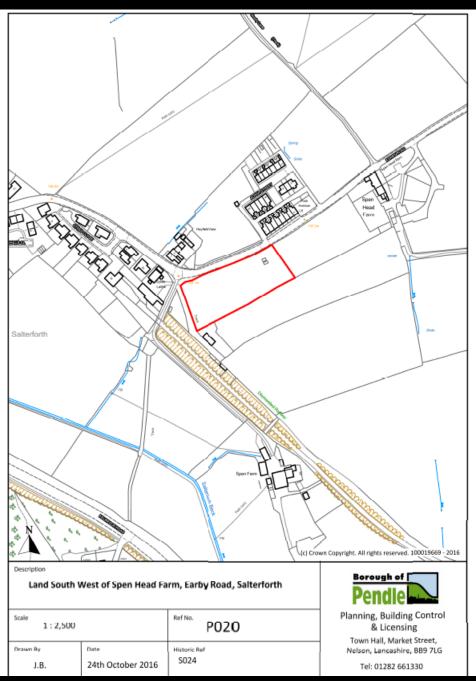
Secondary School	2.4km	Strategic Employment	2.6km				
		Site					
Open Space	400m	Convenience Store	1.7km				
Leisure Centre	3.8km	GP	2.8km				
2g. Benefits							
Will the proposal su	Will the proposal support the delivery of affordable housing? Yes						
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal provide for any other benefit in additional to housing?							
No information.							

3. Achievability			
Is the site accessible to the public highway?	New infrastructure		
	required.		
Is the site served or serviceable to utility infrastructure?	New Infrastructure		
	Required		
Is the site affected by any known easement or a ransom strip?	Uncertain		
Is the proposal viable?	Yes		
Is there any prospect for third party funding to support site delivery?			

P020 Land south west of Spen Head Farm, Earby Road, Salterforth.

Site Details			
Capacity:	16	Settlement:	Salterforth
Site Area (ha):	0.52	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	18/0212/RES (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site adjacent to settlement boundary of Salterforth. The proposal is not well related to the existing settlement and this increases the magnitude of landscape effects. A previous proposal was refused and dismissed for its landscape effects and effects on highway safety. Conditions have not changed following the outcome of this Appeal.

Available	Suitable	Achievable
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Yes			Uncert	ain			Yes		
Timescales (Anticipa	Timescales (Anticipated Delivery)								
	0-5 yea	ars			6-10 yea	rs	10-15 years	16 yea	ars +
2022/23 2023/2	4 2024/	′ 25	2025/26	2026/27					
0 0	0		0	0	0		0	16	5
 Availability Is the landowner(s) 	awaro and	cuppor	ts the pro	nosals for t	ho cito?	,	Yes		
Is the site in single la			ts the pro	posais for t	ne site!		res Yes		
ŭ	s there any developer interest in the site? Unknown								
If so, what is the dev									
Is the site affected b	•			rights or re	estricted		Uncertain		
covenants?	y arry terra	ilcics, ti	illia party	rigitts, or it	zstricted		oncertain		
What are the timeso	ales for the	availa	hility of th	ne site?		١,	O-5 years		
2. Suitability	aics for the	avana	omey or cr	ic site:		'	o o years		
2a. Designations									
Is the site affected b	v any of th	e follow	ving desig	nations? (ti	ck all that	ann	\v)		
Green Belt			SPA/SPAC				nerals Safegua	rding	
AONB			SLNI/LNR		\boxtimes		tected		
AOND		D113/	SEIVI/ EIVIV	/ 0113			ployment Lan	d	
Open Countryside		Oner	n Space				nary Shopping		
open countryside		Орсі	Тэрасс				ntage	Ь	
2b. Flooding									
What Flood Zone is	the site in?						Flood Zone 1		
What is the risk of S		er flood	ding?				High		
What is the risk of g							None		
2c. Natural Environ									
Is the proposal affect	ted by prio	rity hal	oitats or s	pecies?			No		
Would the proposal				•	ological		No		
corridor or network									
Would the proposal	likely resul	t in the	loss of a	TPO?		ı	No		
Would the proposal	•					,	Yes, Grade 4		
What is the likely af						ı	Moderate		
What is the likely af							Moderate Impact		
2d. Built Environme	nt			•					
Is the proposal likely	to affect t	he histo	oric enviro	onment?			No		
Listed Building(s)	☐ Grad	e:		Cor	servation	Area	a 🗌 Oth	ner	
Will the proposal pr	omote the	coalesc	ence of se	eparate sett	lements?		No		
2e. Other Environm	2e. Other Environment								
Is the proposal site I	Is the proposal site likely affected by contamination?								
Is the proposal site I	ikely affect	ed by o	n-site str	uctures, uns	table land	1 1	No		
or culverted watercourses?									
Does the topography of the land constraint development potential?						None/Minimal			
Is the proposal compatible with neighbouring land uses?					`	Yes			
2f. Accessibility									
Bus Stop Proximity	100m			Service Frequency			20-40mins ii	nterval	
Primary School	640m			Town or L					
				Shopping	Centre				
Secondary School	1.6km			Strategic I Site	Employme	nt	2.2km		
Open Space	130m			Convenier	nce Store		1.8km		

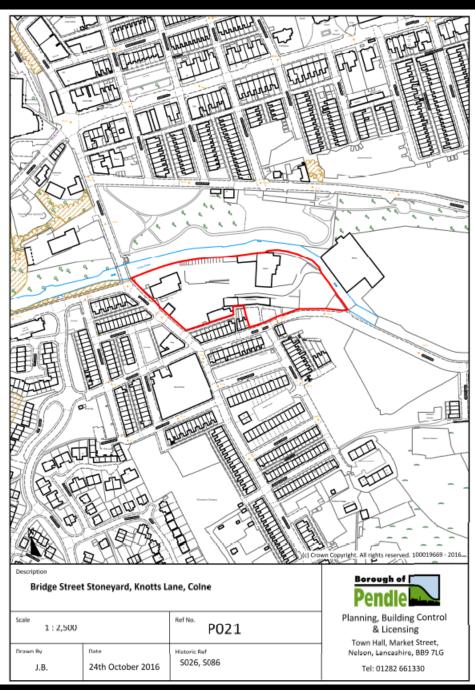
Leisure Centre	1.6km	GP	1.8km			
2g. Benefits						
Will the proposal sup	Will the proposal support the delivery of affordable housing? Yes					
Will the proposal sup	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information.						

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P021, Bridge Street Stoneyard, Colne

Site Details			
Capacity:	37	Settlement:	Colne
Site Area (ha):	1.22	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within the south valley of Colne. The site is highly accessible to existing services and is subject to relatively limited constraints. The site may be contaminated and is in an area of low viability. The site is in active employment use and not available for housing.

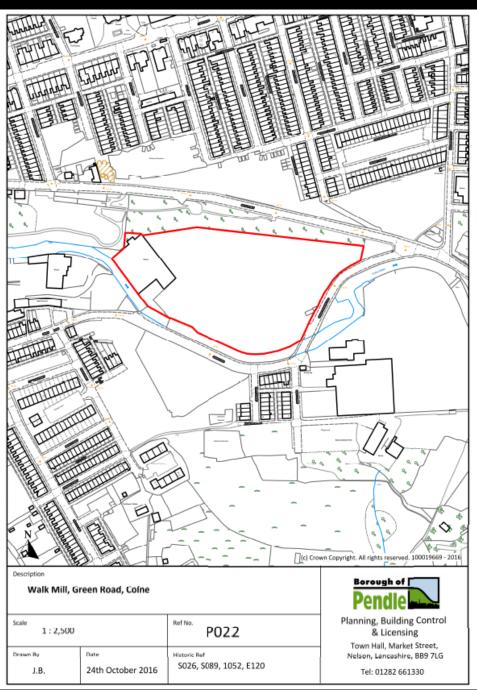
Available				Suit	able		Achievable					
	No				Yes		Uncertain					
Timescales	(Anticipa	ted	Delive	γ)								
	ı)-5 yea		T			6-10 yea	rs	10-15 years 16 years		ars +
2022/23	2023/24	1	2024/2	25	2025/26	2026/27						
0	0		0		0	0		0		0	3	7
1. Availab												
Is the lando					rts the pro	posals for	tł	ne site?		Uncertain		
Is the site in										Yes		
Is there any										Unknown		
If so, what i												
Is the site at covenants?	ffected by	/ any	/ tenan	cies,	third party	rights, or	re	estricted		Uncertain		
What are th	e timesca	ales t	for the	avail	ahility of th	e site?				Unknown		
2. Suitabil		aics i	ior the	avan	ability of th	ic site:				OHRHOWH		
2a. Designa	•											
Is the site at		/ anv	of the	follo	wing desig	nations? (1	tic	k all that	apı	olv)		
Green Belt		,,	ПП		I/SPA/SPAC					inerals Safegua	rding	П
AONB					S/SLNI/LNR					otected	. 0	
					.,,					nployment Lan	d	
Open Count	tryside			Ope	en Space					imary Shopping		
	•				•					rontage		
2b. Flooding	g											
What Flood	Zone is t	he si	te in?							Flood Zone 1		
What is the	risk of Su	ırfac	e Wate	r flo	oding?					Very low		
What is the	risk of gr	ound	dwater	floo	ding?					Minor Constra	aint	
2c. Natural												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies?				No		
Would the p	•		/ result	in ac	dverse effec	cts for an e	ec	ological		No		
corridor or												
Would the p	-									No		
Would the p	•									No, urban		
What is the	•									Little or none		
What is the	•		aused	tor La	andscape V	isibility?				Not visible		
2d. Built En									ı			
Is the propo		to a		No. or a	toric enviro					No		
Listed Build	O()	ш	Grade					servation	Are		er	Ш
Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment												
			- tt + -	ما ام		.:			1	V		
	Is the proposal site likely affected by contamination?					Yes						
Is the proposal site likely affected by on-site structures, unstable land					נ	Uncertain						
or culverted watercourses?						None/Minima	ı					
Does the topography of the land constraint development potential?												
Is the proposal compatible with neighbouring land uses? Yes												
	2f. Accessibility Bus Stop Proximity 110m Service Frequency 20-40mins into a contract of the c				nterval							
Primary Sch		570		Service Frequency Town or Local				240m	icci vai			
1 milary sen	.501	5,0	~111			Shopping Centre				2.5111		
Secondary S	School	880)m					mployme	nt	240m		
						Site	_		•			
		I				-				1		

Open Space	10m Convenience Store		80m			
Leisure Centre	280m	GP	1.1km			
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	No			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain			
Will the proposal pro	vide for any other benefit i	n additional to housing?				
No information						
3. Achievability	3. Achievability					
Is the site accessible	Yes					
Is the site served or s	Yes					
Is the site affected by	No					
Is the proposal viable	No					
Is there any prospect	for third party funding to	support site delivery?	No			

P022 Walk Mill, Green Road, Colne.

Site Details			
Capacity:	101	Settlement:	Colne
Site Area (ha):	2.88	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Brownfield site within the settlement boundary. The site is highly accessible to existing services. The site is subject to significant flood risk constraints. It is likely that the site is affected by contamination. The site is an area which experiences low viability.

l Available	Suitable	Achievable

Uncertain Yes				Uncertain				
Timescales (Anticipated Delivery)								
	0-5 yea		ı	6-10 year	s	10-15 years	16 yea	ars +
2022/23 2023/24	2024/2							
0 0	0	0	0	101		0	0	
1. Availability		<u> </u>						
Is the landowner(s) aw			posals for t	he site?		Uncertain		
Is the site in single land						Yes		
Is there any developer						Unknown		
If so, what is the devel					4			
Is the site affected by a	any tenan	cies, third party	rights, or re	estricted	'	Uncertain		
covenants?	·							
What are the timescale	es for the	availability of th	ne site?			Unknown		
2. Suitability								
2a. Designations	C . I	6.11	2 (1 11 11 1				
Is the site affected by a						•		
Green Belt		SSSI/SPA/SPAC		ļ —		nerals Safegua	rding	
AONB		BHS/SLNI/LNR	/GHS		_	tected		Ш
0 0 11						ployment Lan		
Open Countryside		Open Space		1		nary Shopping	3	
al Elsadis					Fro	ntage		
2b. Flooding	: : ?				Τ.	750/ : 51	7	1/2
What Flood Zone is the		fl di 2				>75% in Flood Zone 2/3		
What is the risk of Surf					_	Very low Minor Constraint		
What is the risk of ground 2c. Natural Environme		Tiooaing?				viinor Constra	aint	
		it babitata au a			Τ.	N.a.		
Is the proposal affecte			•	alasiaal	_	No No		
Would the proposal lik corridor or network?	ely result	in adverse erred	cts for an ec	cological		No		
Would the proposal lik	elv result	in the loss of a	TPO?			No		
Would the proposal re						No, urban		
What is the likely affect						Little or none		
What is the likely affect						Not visible		
2d. Built Environment		- caassape :						
Is the proposal likely to		e historic enviro	onment?			No		
Listed Building(s)	Grade			servation A			er	
Will the proposal prom	note the c	oalescence of se	eparate sett	lements?		2.015		1
2e. Other Environmen			•		1			
Is the proposal site like	Is the proposal site likely affected by contamination? Yes							
Is the proposal site like				stable land	-	Uncertain		
or culverted watercourses?								
Does the topography of the land constraint development potential?					ı	None/Minima		
	Is the proposal compatible with neighbouring land uses?					Potential Issu		
2f. Accessibility								
	100m		Service Frequency			20-40mins in	nterval	
	460m		Town or L			200m		
			Shopping Centre					
Secondary School	1.3km		Strategic Employment 200m					
			Site					
Open Space	0m		Convenier	nce Store		450m		

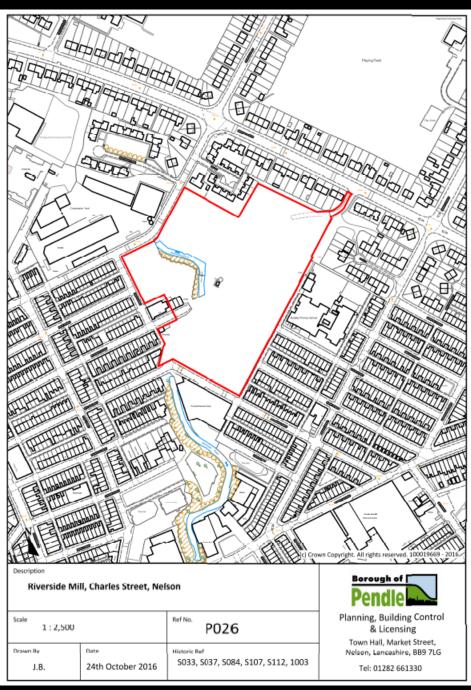
Leisure Centre	450m	GP	800m			
2g. Benefits						
Will the proposal sup	Will the proposal support the delivery of affordable housing?					
Will the proposal sup	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information						

3. Achievability				
Is the site accessible to the public highway?	Yes			
Is the site served or serviceable to utility infrastructure? Yes				
Is the site affected by any known easement or a ransom strip?	Uncertain			
Is the proposal viable?	No			
Is there any prospect for third party funding to support site delivery?	No			

P026 Land at Riverside Mill, Nelson

Site Details			
Capacity:	140	Settlement:	Nelson
Site Area (ha):	2.56	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	22/0774/OUT (Pending)	Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed cleared site within the settlement boundary of Nelson. The site is highly accessible to most or all existing services and facilities helping to reduce reliance on car travel. The principle constraints to redeveloping the site include: flood risk, largely associated with

the existing watercourse. Ground contamination, and low viability. A planning application has been submitted promoting the development of the site for 140 dwellings.														
	tted pron	notin	ng the o		•	the sit	e for							
Available				Suit	table			Achievable						
	Yes Yes				Uncertain									
Timescales	(Anticipa	ted [Deliver	у)										
			-5 yea	rs	1	ı		6-10 yea	ars	10-15 years		ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026,	/27							
0	0		0		20	20)	100		0			0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for t	he site?		Yes				
Is the site in	single la	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Yes				
If so, what is	s the deve	elope	er invo	lvem	ent?					Opt	tion/F	romo	otion	
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		No				
covenants?														
What are th		ales f	for the	avail	lability of th	e site?)			Imr	nedia	tely		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ck all that						
Green Belt				SSS	I/SPA/SPAC	<u> </u>			Mi	nera	als Sa	fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS			Pro	otec	ted			
									Em	nployment Land			d	
Open Count	ryside			Ope	en Space					imary Shopping				
									Fro	onta	ge			
2b. Flooding									1					
What Flood										25-	25-50% in Flood Zone 2/3			
What is the											High			
What is the			dwater	floo	ding?					Major Constraint				
2c. Natural														
Is the propo	sal affect	ed b	y prior	ity h	abitats or s _l	pecies	?			No				
Would the p	•	ikely	result	in ac	dverse effec	cts for a	an ec	ological		No				
corridor or i														
Would the p	•									No				
Would the p											urba			
What is the	-				•	haracter?				Little or none				
What is the	-		aused 1	for La	andscape Vi	isibility	·?			Not	visib	le		
2d. Built En									-					
Is the propo	T T	to af			toric enviro	nmen				No	1	1		1
Listed Buildi	O()		Grade					servation		ea		Oth	er	
•	Will the proposal promote the coalescence of separate settlements?						No							
2e. Other E														
Is the proposal site likely affected by contamination?							Yes							
Is the proposal site likely affected by on-site structures, unstable land Yes														
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Minimal														
Is the proposal compatible with neighbouring land uses? Potential Issues														
2f. Accessib	•					ı				1				
Bus Stop Pro	•	150						equency		_		nins ir	nterval	
Primary Sch	ool	270)m			Town				34	10m			
			Shopping Centre											

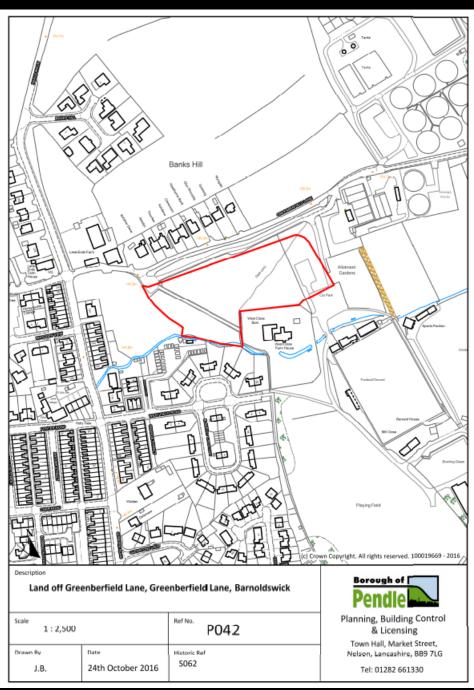
Secondary School	1.35km	Strategic Employment Site	340m				
Open Space	460m	Convenience Store	220m				
Leisure Centre	700m	GP	490m				
2g. Benefits							
Will the proposal sup	port the delivery of afforda	able housing?	No				
Will the proposal support the delivery of self-build/custom build homes? No							
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	No
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	No

P042 Land off Greenberfield Lane, Barnoldswick

Site Details			
Capacity:	36	Settlement:	Barnoldswick
Site Area (ha):	1.21	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site adjacent to the north of Barnoldswick. The main constraints affecting the site are flood risk (groundwater) and potential effects on human health and wellbeing from the close proximity of the site to the Barnoldswick Waste Water Treatment Works. Further

assessment of the effects of this constraints on the potential delivery of housing at the site are														
necessary to confirm the site's suitability for housing.														
Available Suitable				Achievable										
U	Uncertain Uncertain				Uncertain									
Timescales	(Anticipat	nticipated Delivery)												
		0	-5 yea	rs				6-10 yea	ars	10-15 years		16 yea	ars +	
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		0			36		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals f	for tl	he site?		Yes	;			
Is the site in	single lar	ndow	vnersh	ip?						Yes	;			
Is there any	develope	er int	erest i	n the	e site?					Un	knowr	1		
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Un	certaiı	า		
covenants?														
What are th		ales f	or the	avail	lability of th	e site?				0-5	years	;		
2. Suitabil	_													
2a. Designa														
Is the site af	fected by	/ any					? (ti			• •				
Green Belt					I/SPA/SPAC						als Sat	egua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS					ted			
											ymen			
Open Count	ryside		\boxtimes	Ope	en Space					imary Shopping				
<u> </u>									Fro	onta	ige			
2b. Flooding										- 1-				
What Flood				£l -	1:2					Flood Zone 1				
What is the										Medium Major Constraint				
What is the			iwater	11000	aing?					Major Constraint				
2c. Natural				ما بىدان	ah:+a+a a a	:				NIa				
Is the propo								امد:مدا		No				
Would the p	•	ікеіу	resuit	ın ac	averse effec	its for a	ın ec	ologicai		No				
Would the p		ikoly	rocult	in th	o loss of a	LDU3				No				
Would the p)			No Vos Grado 4				
What is the	•									Yes, Grade 4 Minor				
What is the	-				•						nor Im	nact		
2d. Built En	-		uuscu	101 L	andscape vi	Зівпісу	•			14111	101 111	pact		
Is the propo			ffect th	e his	toric enviro	nment	?			Hn	certaiı	<u> </u>		
Listed Buildi			Grade		irade II			servation	Δre			Oth	er	ПП
Will the pro	0. /					narate				No		Oth	<u></u>	ГШ
2e. Other E			c the c	oaic.	secrice or se	parate	3011	icincino:		140				
			affecte	d by	contamina	tion?				No				
						No								
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Minimal														
Is the proposal compatible with neighbouring land uses? Potential Issues														
2f. Accessib	•				<u> </u>				<u> </u>					
Bus Stop Pro	· ·	0m				Servic	e Fr	equency		4	0-60m	ins ir	nterval	
Primary Sch		900				Town				_	.1km			
,					Shopping Centre									

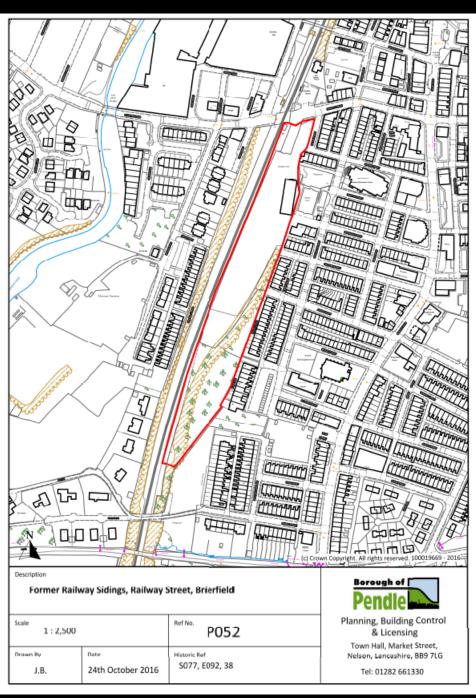
Secondary School	1.8km	Strategic Employment	900m			
		Site				
Open Space	400m	Convenience Store	600m			
Leisure Centre	1.6km	GP	1.4km			
2g. Benefits						
Will the proposal su	ipport the delivery	of affordable housing?	Yes			
Will the proposal support the delivery of self-build/custom build homes? Uncertain						
Will the proposal provide for any other benefit in additional to housing?						
No information						

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P052 Former Railway Sidings, Brierfield

Site Details			
Capacity:	40	Settlement:	Brierfield
Site Area (ha):	1.59	Ward:	Brierfield West and Reedley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within Brierfield in active use for the storage of materials. The site is situated in close proximity of Brierfield Town Centre and is therefore highly accessible. The site is subject to risk of flooding from surface water. The site may be contaminated, and is closely related to the railway line, potentially resulting in noise and vibration. The site is actively

used but available for redevelopment if required. The site is in an area of the borough which														
suffers from low viability.														
Available Suit				table			Achieval	ole	e					
	Yes Yes				Uncertain									
Timescales	(Anticipa	ted [Deliver	y)										
		0	-5 yeaı	rs				6-10 yea	rs	10-15 years		ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026	/27							
0	0		0		0	0		0			40		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppo	orts the pro	posals	for t	he site?		Yes				
Is the site in	single la	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Unl	know	า		
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th	e timesca	ales f	or the	avai	lability of th	ne site?				0-5	years	5		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ck all that						
Green Belt				SSS	I/SPA/SPAC				Mi	nera	als Sa	fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										•	ymen			
Open Count	ryside			Ope	en Space					rimary Shopping			3	
									Fro	onta	ge			
2b. Flooding														
What Flood										25-50% in Flood Zone 2/3				
What is the										High				
What is the			lwater	floo	ding?					Minor Constraint				
2c. Natural														
Is the propo				_						No				
Would the p	•	ikely	result	in ad	dverse effe	cts for	an ed	cological		No				
corridor or i														
Would the p	•									No				
Would the p										No, urban				
What is the	-				•						le or ı			
What is the	-		aused 1	for La	andscape V	isibility	'?			Not	visib	le		
2d. Built En														
Is the propo		to af		No.	toric enviro	nmen				No		T = .		
Listed Build	0. /		Grade					servation		ea		Oth	er	
Will the pro			e the c	oale	scence of se	eparate	e sett	lements?		No				
2e. Other E														
Is the proposal site likely affected by contamination?						_	Yes							
Is the proposal site likely affected by on-site structures, unstable land Uncertain														
or culverted watercourses?														
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses? Potential Issues														
	•	atible	e with	neig	hbouring la	nd use	s?			Pot	entia	Issu	es	
2f. Accessib	•	4.55				<u> </u>				1 -	<u> </u>	•		
Bus Stop Pro	•	160						equency		+	20mir	is inte	erval	
Primary Sch	001	360	m			Town				80)m			
			Shopping Centre											

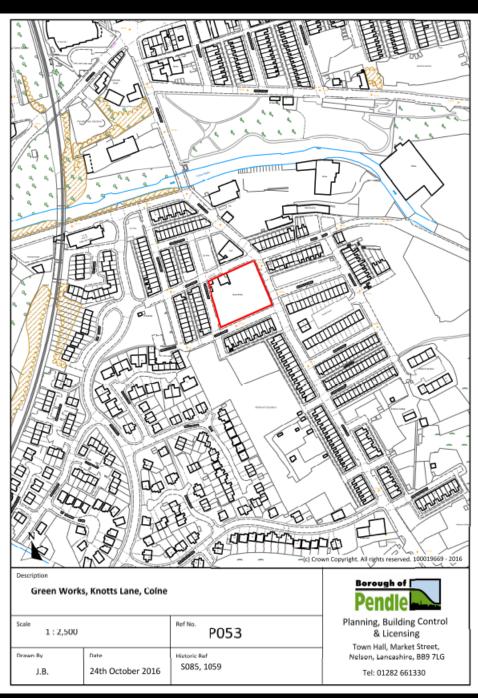
Secondary School	1.1km	Strategic Employment	2km			
		Site				
Open Space	0m	Convenience Store	130m			
Leisure Centre	2.19km	GP	260m			
2g. Benefits						
Will the proposal su	upport the delivery	of affordable housing?	No			
Will the proposal su	Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information						

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	No

P053, Green Works, Knotts Lane, Colne

Site Details			
Capacity:	26	Settlement:	Colne
Site Area (ha):	0.29	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	13/07/0748P (Lapsed)	Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within the settlement boundary of Colne. Has strong accessibility to existing services in the town. Principle of development at this site previously established, though permission has lapsed. The site is in an area with low viability, and extensive ground contamination issues at the site significantly increase costs to redevelop.

Available	ilable Suitable Achievable										
	Yes Yes								Uncertain		
Timescales (Anticipated Delivery)											
	r		0-5 years			6-10 y	ears	10-15 years	16 ye	ars +	
2022/23	2023/24	1	2024/25 2025/26 2026/27								
0	0		0		0	0	0		26	0	
1. Availab											
Is the lando					rts the pro	posals for t	he site?)	Yes		
Is the site in single landownership?											
Is there any developer interest in the site?											
If so, what i									Owner		
Is the site a covenants?	ffected by	y any	/ tenan	cies,	third party	rights, or r	estricte	d	No		
What are th	e timesca	ales 1	for the	avail	ability of th	e site?			0-5 years		
2. Suitabil											
2a. Designa											
Is the site a	ffected by	y any	of the	follo	wing desig	nations? (ti	ck all th	at ap	ply)		
Green Belt				SSS	I/SPA/SPAC	,		M	inerals Safegua	rding	
AONB				BHS	S/SLNI/LNR	/GHS		Pr	otected		
								Er	nployment Lan	d	
Open Count	tryside			Open Space				Pr	imary Shopping	3	
								Fr	ontage		
2b. Floodin	g										
What Flood	Zone is t	he si	te in?						Flood Zone 1		
What is the risk of Surface Water flooding? Very low											
What is the	risk of gr	ound	dwater	flood	ding?				Minor Constra	aint	
2c. Natural											
Is the propo	sal affect	ted b	y prior	ity h	abitats or s	pecies?			No		
Would the p	•		result	in ac	dverse effec	cts for an ed	cologica	ıl	No		
corridor or											
Would the									No		
Would the	•								No, urban		
What is the							Little or none				
What is the			aused [•]	tor La	andscape V	isibility?			Not visible		
2d. Built En											
Is the propo		to a		No. or to	toric enviro				No		
Listed Build		ш	Grade		•		servati			ier	Ш
Will the pro			e the c	oales	scence of se	eparate set	tiement	S?	No		
			offooto	d by	contomina	tion?			Voc		
Is the propo							ما مامامه	al	Yes		
Is the propo or culverted				u by	on-site stri	ictures, uns	รเสมเย ใช้	ariu	Uncertain		
				d con	straint dav	alonment n	otentia	12	None/Minima	<u> </u>	
Does the topography of the land constraint development potentills the proposal compatible with neighbouring land uses?						Julia		Yes	···		
2f. Accessib	·	alibi	IC WILII	rieigi	indutilig la	ווע עטכט:			163		
Bus Stop Pr	•	10r	m			Service Fr	edilenc	V	40-60mins in	nterval	
Primary Sch		640				Town or L	_	7	300m	icci vai	
1 milary scil	.501	"	~111			Shopping					
Secondary S	School	960)m			Strategic		ment	300m		
						Site	- 13.0 y				
		1							1		

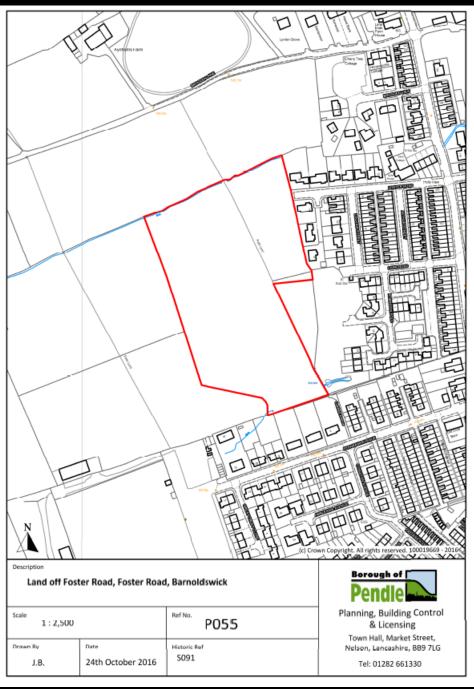
Open Space	20m	Convenience Store	60m			
Leisure Centre	340m	GP	1.2km			
2g. Benefits						
Will the proposal s	upport the delivery of affor	dable housing?	No			
Will the proposal s	upport the delivery of self-l	build/custom build homes?	No			
Will the proposal provide for any other benefit in additional to housing?						
No information						
3. Achievability						
Is the site accessible	e to the public highway?		Yes			
Is the site served or serviceable to utility infrastructure? Yes						
Is the site affected by any known easement or a ransom strip? No						
Is the proposal viable?						

Is there any prospect for third party funding to support site delivery?

P055, Land off Foster Road, Barnoldswick

Site Details			
Capacity:	67	Settlement:	Barnoldswick
Site Area (ha):	3.11	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	21/0564/FUL (Dismissed)	Date Added:	
	22/0544/FUL (Decline to		
	Determine)		

Site Plan



Summary Assessment

Summary: Edge of settlement greenfield site with reasonable level of accessibility to existing services and facilities. The site faces some constraint as a result of drainage and ecology

considerations. The principle effect of this proposal is the effect caused on the wider landscape. The recent Appeal was dismissed due to this issue. There has been no material changes made to proposals or the wider landscape which would justify a different conclusion to that reached through the appeal on site. Suitable Available Achievable Uncertain Yes Yes **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 10-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 0 0 0 0 0 0 67 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Yes Is the site in single landownership? Is there any developer interest in the site? Yes If so, what is the developer involvement? Option/Promotion Is the site affected by any tenancies, third party rights, or restricted No covenants? What are the timescales for the availability of the site? **Immediately** 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside \boxtimes **Open Space Primary Shopping** П Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) ☐ Grade: **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? 2f. Accessibility **Bus Stop Proximity** 200m Service Frequency 40-60mins interval

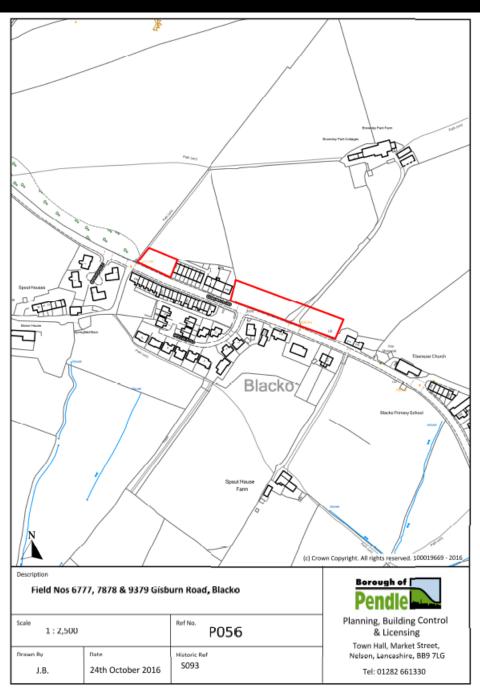
Primary School	950m Town or Local		1.1km				
		Shopping Centre					
Secondary School	1.85km	Strategic Employment	1.1km				
		Site					
Open Space	360m	Convenience Store	550m				
Leisure Centre	1.85km	GP	1.35km				
2g. Benefits							
Will the proposal su	pport the delivery of afford	able housing?	Yes				
Will the proposal support the delivery of self-build/custom build homes? No							
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?						
No information.							

Is the site accessible to the public highway? Is the site served or serviceable to utility infrastructure? Is the site affected by any known easement or a ransom strip? Is the proposal viable? Is there any prospect for third party funding to support site delivery?

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko

Site Details			
Capacity:	10	Settlement:	Blacko
Site Area (ha):	0.33	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	13/15/0624P (Dismissed)	Date Added:	

Site Plan



Summary Assessment

Summary: Linear greenfield site adjoining the settlement boundary of Blacko. The site is relatively isolated from most essential services. The proposal may affect the historic environment due its close proximity to Blacko Tower. Gisburn Road is also constrained due to parked vehicles creating vehicle conflict. A previous proposal was refused and dismissed due to its adverse effect on the

local landscape and character and appearance of the village. This context has not altered sine this														
decision was issued.														
Available Suitable					Achievable									
Yes Uncertain									U	ncerta	ain			
Timescales	(Anticipa	ted D	Deliver	y)										
		0-	-5 yea	rs				6-10 yea	ırs	10	-15 ye	ars	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		0			0		19)
1. Availability														
Is the lando	wner(s) a	ware	and s	uppo	orts the pro	posals f	for tl	he site?		Yes	;			
Is the site in single landownership?														
Is there any developer interest in the site? Unknown														
If so, what is														
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Un	certaiı	า		
covenants?														
What are th		ales fo	or the	avai	lability of th	ne site?				0-5	years	1		
2. Suitabil														
2a. Designa														
Is the site af	fected by	any	of the				? (ti		_ : :	<u> </u>				
Green Belt					I/SPA/SPAC				_		als Saf	egua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS					ted			
									nployment Land					
Open Count	Open Countryside 🛛 Open Space							ry Sho	pping	3				
	Frontage													
2b. Flooding														
What Flood Zone is the site in? Flood Zone 1														
	What is the risk of Surface Water flooding? Very low													
What is the			lwater	floo	ding?					Mii	nor Co	nstra	aint	
2c. Natural														
Is the propo										No				
Would the p	•	ikely	result	in ac	dverse effec	cts for a	in ec	cological		No				
corridor or i														
Would the p		•								No				
Would the p	<u> </u>										Yes, Grade 4			
What is the					•					Moderate Moderate Impact				
What is the			ausea	ror La	andscape v	ISIDIIITY	!			IVIC	aerat	e imp	pact	
2d. Built En				- l-:-			2			11		_		
Is the propo	T T					nment			Δ		certaiı			
Listed Building(s)								2a	Ш	Oth	er	Ш		
· · · · · · · · · · · · · · · · · · ·			e tne c	oaies	scence of se	eparate	sett	iements?						
2e. Other E			- tt+ -	، ، ما ام		·:2				NI-				
Is the proposal site likely affected by contamination?									No					
Is the proposal site likely affected by on-site structures, unstable land No														
or culverted watercourses? Does the tenegraphy of the land constraint development notential? None (Minimal														
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses? Yes														
2f. Accessib	•	aubie	e with	neig	inpouring la	nu uses	٥:			Yes)			
	•	۵0~	<u> </u>			Somio	o Er	oguonov.			60min	c int	arval	
Bus Stop Pro	•	90m 250						equency		+	60min .4km	5 11116	zı Vdl	
i illilai y Sull	001	230	,111	Town or Local Shopping Centre					4	- 				

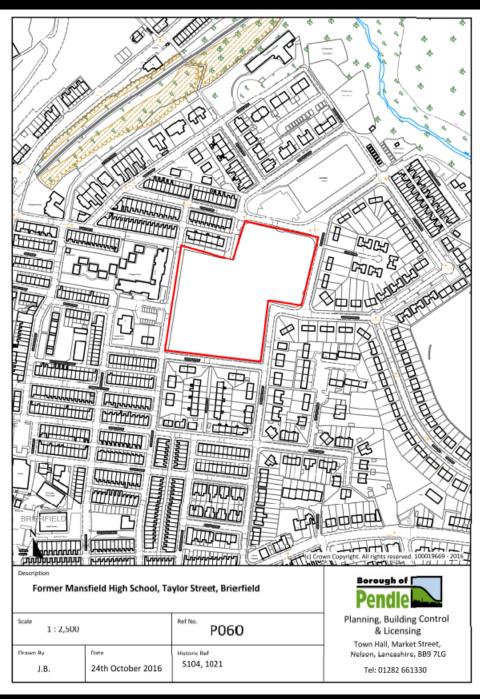
Secondary School	5.3km Strategic Employment		4.7km				
		Site					
Open Space	260m	Convenience Store	2.6km				
Leisure Centre	e 4.7km GP 3.3km						
2g. Benefits	2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	No				
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	No
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	May 1 May

P060 Former Mansfield High School, Brierfield

Site Details			
Capacity:	43	Settlement:	Brierfield
Site Area (ha):	1.54	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed (cleared) site within the settlement boundary of Brierifeld. The site is close to the town centre and is within a short walking distance of most essential services. The principle constraints affecting the site's development are flood risk and viability. The risk of

flooding is associated with a water course which runs through the site in a culvert. The site is														
located in an area with poor viability.														
Available				Suit	table			Achievable						
Yes Yes									U	ncert	ain			
Timescales (Anticipated Delivery)														
		0	-5 yeaı	rs				6-10 years		10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026,	/27							
0	0		0		0	0		43			0		0	
1. Availability														
Is the landowner(s) aware and supports the proposals for the site? Yes														
									Yes					
Is there any										Unl	know	n		
If so, what is														
Is the site af	fected by	<i>i</i> any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?										ba o ba				
What are th		ales f	or the	avail	ability of th	e site?)							
2. Suitabil														
2a. Designa														
Is the site af	fected by	<i>i</i> any					s? (ti			<u> </u>				
Green Belt					I/SPA/SPAC				+			tegua	rding	
AONB				BHS	S/SLNI/LNR	/GHS				otec				
								+	nployment Land imary Shopping					
Open Count	Open Countryside							•	pping	3				
	Frontage													
2b. Flooding														
What Flood Zone is the site in? 50-75% in Flood Zone 2							2/3							
What is the					_					Lov				
What is the			lwater	floor	ding?					Noi	ne			
2c. Natural			-						1					
Is the propo			<u> </u>							No				
Would the p	•	ikely	result	ın ad	dverse effec	cts for a	an ec	cological		No				
corridor or i						TDO3				NI.				
Would the p		•								No				
Would the p	•								No, urban					
					or Landscape Character? or Landscape Visibility?				Little or none Not visible					
2d. Built En			auseu	or La	andscape v	isibility	!			NOI	. VISID	ie		
			foot th	o bio	torio onviro		<u>- ۲</u>		I	No				
Is the propo	ľ				toric envirc	nmeni		sonuatio	2 A r	No		Oth	or	
Listed Building(s) Grade: Conservation Will the proposal promote the coalescence of separate settlements?								Ш	Oth	ei				
2e. Other E			e the c	oaies	scence of se	eparate	sett	lements		No				
			offooto	برط لم	contomina	tion?			1	Na				
Is the proposal site likely affected by contamination?							٨	No						
Is the proposal site likely affected by on-site structures, unstable land							Yes							
or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal							1							
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses? Yes														
2f. Accessib	-	auul	C WILLI	iieig	induding la	nu use) :			162				
Bus Stop Pro	•	230)m			Sarvi	ρ Fr	equency			20mir	s int	arval	
Primary Sch	•	570									50m	13 11110	_i vai	
. Thindiy Jell		370			Town or Local Shopping Centre					-	20111			

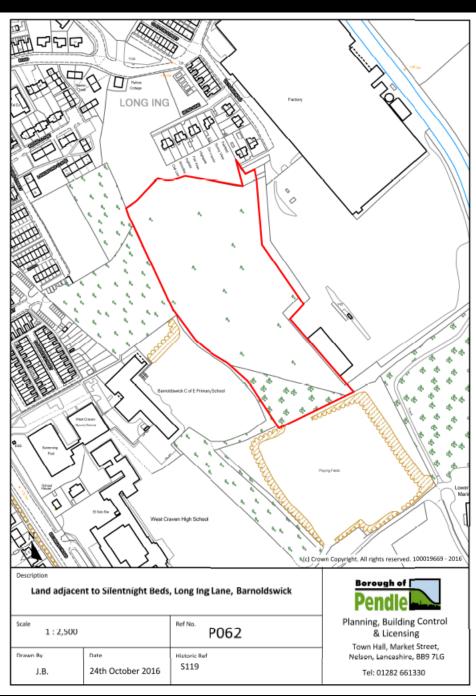
Secondary School	530m	Strategic Employment	1.8km					
		Site						
Open Space	20m	Convenience Store	170m					
Leisure Centre	2.3km	GP	160m					
2g. Benefits	2g. Benefits							
Will the proposal su	pport the delivery of afford	able housing?	No					
Will the proposal support the delivery of self-build/custom build homes? No								
Will the proposal provide for any other benefit in additional to housing?								
No information								

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	Uncertain

P062 Land adjacent to Silentnight Beds, Barnoldswick

Site Details			
Capacity:	90	Settlement:	Barnoldswick
Site Area (ha):	3.02	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site on the edge of the settlement. The site is relatively close to existing services and facilities available within the wider settlement. The site is relatively well contained and its development is unlikely to adversely affect landscape character or the setting of the settlement. Flood risk from groundwater flooding may form a major constraint to the site's

development. Noise and pollution associated with the operation of Silentnight may cause adverse effects to the health and wellbeing of future occupiers of the site. The site is not accessible to the highway at present and there is no apparent solution to address this. Available Suitable Achievable Uncertain Uncertain No **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 16 years + 10-15 years 2022/23 2023/24 2024/25 2025/26 | 2026/27 90 1. Availability Is the landowner(s) aware and supports the proposals for the site? Uncertain Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted Uncertain What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П Minerals Safeguarding \boxtimes AONB BHS/SLNI/LNR/GHS \boxtimes Protected **Employment Land** Open Countryside \boxtimes **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Minor What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? **Potential Issues** 2f. Accessibility **Bus Stop Proximity** 260m Service Frequency 20-40mins interval

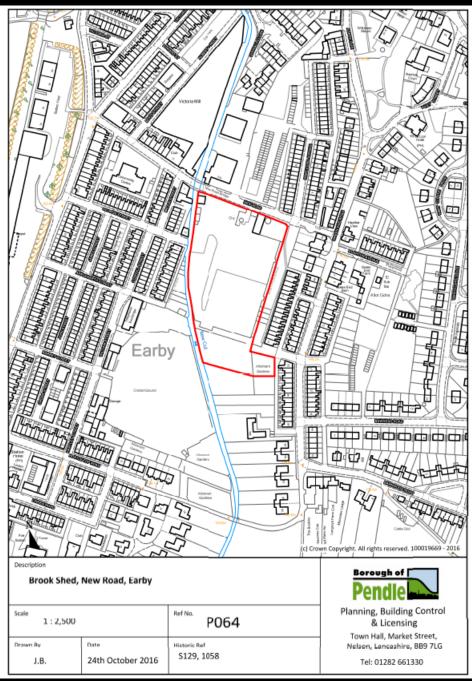
Primary School	930m	Town or Local	400m		
		Shopping Centre			
Secondary School	930m	Strategic Employment	250m		
		Site			
Open Space	0m	Convenience Store	220m		
Leisure Centre	930m	GP	600m		
2g. Benefits					
Will the proposal support the delivery of affordable housing? Yes					
Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal provide for any other benefit in additional to housing?					
No information					

Is the site accessible to the public highway? Is the site served or serviceable to utility infrastructure? Is the site affected by any known easement or a ransom strip? Is the proposal viable? Is there any prospect for third party funding to support site delivery?

P064 Brook Shed, New Road, Earby

Site Details			
Capacity:	65	Settlement:	Earby
Site Area (ha):	1.32	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	13/04/043P (Refused)	Date Added:	
	22/0577/FUL (Pending)		

Site Plan



Summary Assessment

Summary: Site of a former mill close to the centre of Earby. The site benefits from strong accessibility to existing services and facilities available in Earby. The proposal will help to regenerate a derelict site and could benefit the quality of the wider urban environment. The site is

severely affected by flood risk. The suitability of the site for housing will be judged on detailed														
flood and drainage information and design responses made			,											
Available			Suitable			Achievable								
Yes			Uncertain						Yes					
Timescales	(Anticipa	ted [Deliver	у)										
		0	-5 yea	rs	1			6-10 yea	ırs	10-	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026	/27							
0	0		0		20	20)	25			0		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for tl	he site?		Yes				
Is the site in	single la	ndov	vnersh	ip?				Yes						
Is there any	develope	er int	erest i	n the	e site?			Yes						
If so, what is	s the deve	elope	er invo	lvem	ent?			Option/Promotion						
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		No				
covenants?														
What are th		ales f	or the	avail	lability of th	e site?)			lmn	nedia	tely		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ck all that		ply)				
Green Belt				SSS	I/SPA/SPAC	<u> </u>			Mi	nera	nerals Safeguarding			
AONB				BHS	S/SLNI/LNR,	/GHS			Pro	otec	ted			
									Em	mployment Land				
Open Count	ryside			Open Space						•	pping	3		
									Fro	ontage				
2b. Flooding									-					
What Flood										50-75% in Flood Zone 2/3				
What is the										Hig				
What is the			lwater	floo	ding?					Mir	or Co	onstra	aint	
2c. Natural														
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies	?			No				
Would the p	•	ikely	result	in ac	dverse effec	cts for a	an ec	ological		No				
corridor or i														
Would the p	•									No				
Would the p	•									No, urban				
What is the likely affect caused for Landscape Character?					Little or none									
What is the likely affect caused for Landscape Visibility?							Not visible							
2d. Built En									-					
Is the propo	ľ	to af			toric enviro	nmen				Yes		1		1
Listed Buildi	• • •		Grade					servation		ea	\boxtimes	Oth	er	
Will the proposal promote the coalescence of separate settlements?						No								
2e. Other E														
Is the proposal site likely affected by contamination?					Yes									
Is the proposal site likely affected by on-site structures, unstable land Uncertain														
or culverted watercourses?														
Does the topography of the land constraint development poten				otential?				inima						
Is the proposal compatible with neighbouring land uses? Potential Issues					es									
2f. Accessib	•					ı								
Bus Stop Pro		180)m	Service Frequer					+		nins ir	nterval		
Primary Sch	ool					Town				15	50m			
			Shopping Centi			Centre								

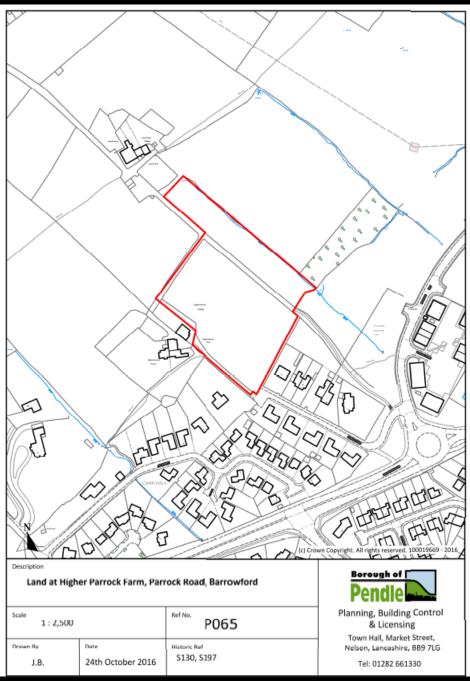
Secondary School		Strategic Employment	1.1km			
		Site				
Open Space		Convenience Store	200m			
Leisure Centre		GP	810m			
2g. Benefits						
Will the proposal support the delivery of affordable housing?						
Will the proposal support the delivery of self-build/custom build homes? No						
Will the proposal provide for any other benefit in additional to housing?						
Proposals include the reuse of the former boiler house for a community use/café.						
2 Achievahility						

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	No
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	Uncertain

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford

Site Details			
Capacity:	38	Settlement:	Barrowford
Site Area (ha):	1.88	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement greenfield site with some accessibility to some essential services and facilities. The proposal forms part of a wider conservation area, the development of which would significantly alter and irreversibly harm the character and value of this conservation area. The site is inaccessible to the highway with potential access removed by neighbouring developments.

			Suit	able		Achievable					
	Yes			No		No					
Timescales (Anticipat	ed Deliver	v)								
		0-5 year				6-10 years		10-15 years	16 yea	ars +	
2022/23	2023/24	2024/2		2025/26	2026/27	, , ,			,		
									38	3	
1. Availabi	lity										
Is the landov	wner(s) av	vare and s	uppo	rts the pro	posals for t	he site?		Yes			
Is the site in	single lan	downersh	ip?					Yes			
Is there any developer interest in the site? Unknown											
If so, what is	the deve	loper invo	lvem	ent?				Name and Name			
Is the site af	fected by	any tenan	cies,	third party	rights, or r	estricted		Uncertain			
covenants?											
What are the		es for the	avail	ability of th	ne site?			0-5 years			
2. Suitabili	•										
2a. Designat											
Is the site af	fected by	any of the				ick all tha	_ ·			ı	
Green Belt				/SPA/SPAC			_	inerals Safegua	rding	\boxtimes	
AONB			BHS	/SLNI/LNR	/GHS			otected			
 								nployment Lan			
Open Count	ryside		Ope	n Space				imary Shopping	g		
							Fr	ontage			
2b. Flooding											
What Flood								Flood Zone 1			
What is the risk of Surface Water flooding?								Very low			
What is the			flood	ling?				Minor Constraint			
2c. Natural I											
Is the propos								No			
Would the p	-	kely result	in ad	lverse effe	cts for an e	cological		No			
corridor or n		.1 11	* 1.		TD03			No			
Would the p	-	-						No Vos Crado 4			
The second secon			t in a loss of agricultural land? aused for Landscape Character?					Yes, Grade 4			
								Minor			
What is the 2d. Built Env			IOI La	indscape v	isibility?			Minor Impact			
Is the propos			no hio	toric on de	nmont?			Yes			
Listed Buildi		Grade		rade II		nservatio	n Ar		or	Тп	
Will the prop	0. /							Yes, significan		ΙШ	
2e. Other En			Jaies	cence or se	sparate set	i e i i e i i i s	:	res, significal	11.		
Is the propos		-	d by	contamina	tion?			No			
Is the propos						stahla lar	nd	No			
or culverted			u by	OII-SILE SUI	actures, un	stable lai	iu	NO			
Does the top			d cons	straint devi	elopment r	otential?)	None/Minima	<u> </u>		
Is the propos						- Storidari		Yes			
2f. Accessibi		C.D.C WICH			4303;			1			
Bus Stop Pro		190m			Service Fr	eguency		>60mins into	erval		
Primary Scho	,	1.07km			Town or I			1.4km			
					Shopping						
Secondary S	chool	2.75km					ent	t 250m			
, .	-				Strategic Employmer Site			. 230111			

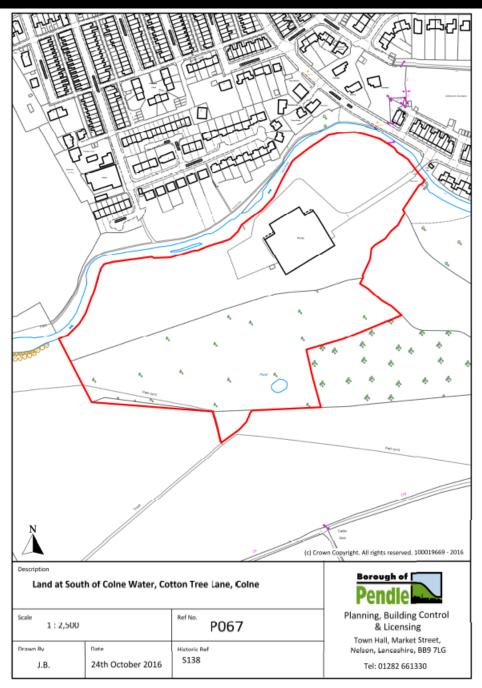
Open Space	600m	Convenience Store	1.2km				
Leisure Centre	1.8km	GP	1.3km				
2g. Benefits							
Will the proposal support the delivery of affordable housing? Yes							
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability			
Is the site accessible to the public highway?	No		
Is the site served or serviceable to utility infrastructure?	New Infrastructure		
	Required		
Is the site affected by any known easement or a ransom strip?	Yes		
Is the proposal viable?	Yes		
Is there any prospect for third party funding to support site delivery?			

P067 Land south of Colne Water, Cotton Tree Lane, Colne

Site Details			
Capacity:	50	Settlement:	Colne
Site Area (ha):	6.37	Ward:	Waterside and Horsfield
Site Typology:	Mixed	Spatial Area:	M65 Urban Area
Planning History:	22/0453/FUL (Pending)	Date Added:	

Site Plan



Summary Assessment

Summary: Partially greenfield partially brownfield site currently in employment use soon to be available (relocation) on the edge of Colne. The site benefits from good accessibility to existing services and facilities. The site is largely contained by existing natural features. There is moderate visibility of the site from the valley sides to the south. The principle constraint affecting the site is

flood risk associated with Colne Water. The suitability of the site for housing is likely to be determined by detailed information provided in regards to flood risk extent and severity and the potential for design responses. Available Suitable Achievable Yes Yes Uncertain **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 10-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 | 2026/27 0 0 20 28 0 0 20 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Yes If so, what is the developer involvement? Option/Promotion Is the site affected by any tenancies, third party rights, or restricted No What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П Minerals Safeguarding \boxtimes AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside \boxtimes **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: **Conservation Area** □ Other Will the proposal promote the coalescence of separate settlements? Yes, significant 2e. Other Environment Is the proposal site likely affected by contamination? Uncertain Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 250m Service Frequency 20-40mins interval

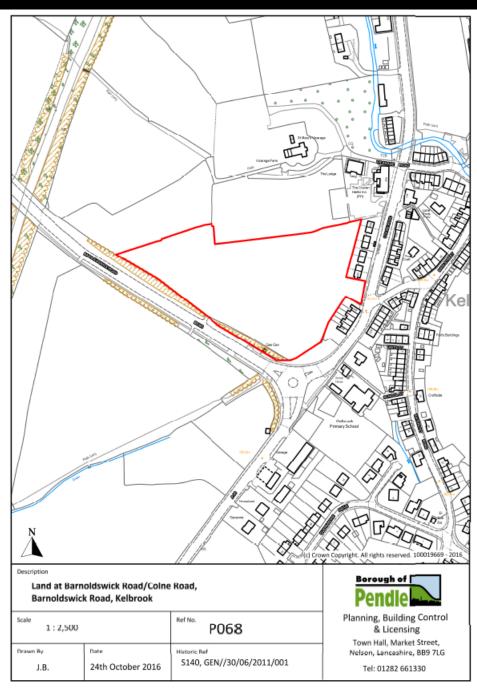
Primary School	1km	Town or Local	1.37km			
		Shopping Centre				
Secondary School	1.21km	Strategic Employment	1.37km			
		Site				
Open Space	610m	Convenience Store	520m			
Leisure Centre	2.5km	GP	1.44km			
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	Yes			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No			
Will the proposal pro	vide for any other benefit i	n additional to housing?				
No information.						
3. Achievability						
Is the site accessible	to the public highway?		Yes			
Is the site served or s	serviceable to utility infrast	ructure?	Yes			
Is the site affected by	Is the site affected by any known easement or a ransom strip? No					
Is the proposal viable? Yes						
-						

Is there any prospect for third party funding to support site delivery?

P068 Land at Barnoldswick Road/Colne Road, Kelbrook

Site Details			
Capacity:	64	Settlement:	Kelbrook
Site Area (ha):	2.13	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement site at a rural service village. The site is located to avoid the parts of the village which are highly sensitive for reasons of landscape character or heritage. The site is however highly open and does not relate particularly well to the settlement in terms of scale and

settlement	oattern. T	he si	ite is re	elativ	ely uncons	trainec	hov	vever the	re ar	e po	otent	ial hig	hway	
constraints.														
Available Suitable						Achievable								
Yes Yes							Uncertain							
Timescales (Anticipated Delivery)														
		0-	-5 yeaı	rs				6-10 yea	ars	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026	/27							
0	0		0		0	0		64			0		0	
1. Availab	ility													
Is the landowner(s) aware and supports the proposals for the site?														
Is the site in single landownership?										Yes				
Is there any	develope	er inte	erest i	n the	e site?					No				
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	/ any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th	e timesca	ales fo	or the	avai	lability of th	e site?)			0-5	years	6		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ck all that						
Green Belt				SSS	I/SPA/SPAC				Mi	nera	als Sa	fegua	rding	\boxtimes
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										nployment Land				
Open Count	ryside		\boxtimes	Ope	en Space					imary Shopping				
									Fro	onta	ge			
2b. Flooding														
What Flood											od Zo			
What is the										Very low				
What is the			water	floo	ding?					Nor	ne			
2c. Natural														
Is the propo										No				
Would the p	•	•	result	in ad	dverse effe	cts for a	an ec	cological		No				
corridor or i														
Would the p										No				
Would the p										Yes, Grade 4				
What is the	-									Substantial				
What is the	-		aused 1	for La	andscape V	isibility	'?			Мо	derat	e Imp	oact	
2d. Built En														
Is the propo				No.	toric enviro	nmen				No		T		
Listed Build	• • •		Grade					servation		ea		Oth	er	
Will the pro			e the c	oale	scence of se	eparate	sett	lements?		No				
2e. Other E														
Is the proposal site likely affected by contamination?										No				
Is the propo				d by	on-site stru	uctures	, uns	stable land	d	No				
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Mir								inima	l					
Is the propo	· ·	atible	e with	neig	hbouring la	nd use	s?			Yes				
2f. Accessib	•	_								-				
Bus Stop Pro	•	0m						equency				nins ir	nterval	
Primary Sch	001	320	m			Town				2.	2km			
						Snop	ping	Centre		1				

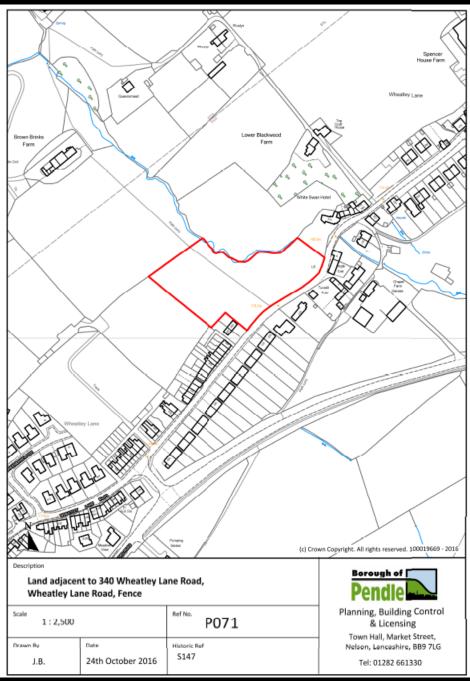
Secondary School	2.5km	Strategic Employment	3.1km						
		Site							
Open Space	110m	Convenience Store	200m						
Leisure Centre	5.8km	GP	2.4km						
2g. Benefits	2g. Benefits								
Will the proposal su	pport the delivery of afford	able housing?	Yes						
Will the proposal su	Will the proposal support the delivery of self-build/custom build homes? Uncertain								
Will the proposal pr	Will the proposal provide for any other benefit in additional to housing?								
No information.									

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P071 Land adjacent to 340 Wheatley Lane Road, Fence

Site Details			
Capacity:	30	Settlement:	Fence
Site Area (ha):	1	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement greenfield site at a rural service centre. The site benefits from some access to local services and facilities available in the village but these extent and capacity of these are limited. The physical constraints affecting the site are relatively limited. There are capacity issues in the local highway network due to parked cars and narrowing in the highway. The site is

Green Belt and found to fulfil a major contribution to the Green Belt. At present there are no														
exceptional circumstances to justify the release of this site for							or development now.							
Available Suitable						Achievable								
Yes No								Yes						
Timescales (Anticipated Delivery)														
0-5 years 6-10 y							6-10 yea	ırs	10	-15 ye	ars	16 yea	ars +	
2022/23	2023/24	1 :	2024/2	25	2025/26	2026/	/27							
0	0		0		0	0		0			0		30)
1. Availab	1. Availability													
Is the landowner(s) aware and supports the proposals for the site?														
Is the site in single landownership?									;					
Is there any	develope	er int	erest i	n the	e site?					Yes	i			
If so, what is	s the deve	elope	er invo	lvem	ent?					End	quiry			
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Un	certaiı	า		
covenants?														
What are th		ales f	for the	avail	lability of th	ne site?				0-5	years	;		
2. Suitabil														
2a. Designa														
Is the site af	fected by	<i>i</i> any					? (ti							
Green Belt			\boxtimes		I/SPA/SPAC						als Saf	egua	rding	\boxtimes
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										nployment Land				
Open Count	ryside		\boxtimes	Ope	en Space						ry Sho	pping	3	
<u> </u>									Fro	onta	ige			
2b. Flooding		• •								- 1.				
What Flood				£l -	1: 2						Flood Zone 1			
What is the										Lov			• . •	
What is the			water	TIOO	aing?					IVIII	nor Co	nstra	aint	
2c. Natural				ما بىدا	a b :+ a + a + a + a	:	1			NI a				
Is the propo			<u> </u>					امد:مدا		No				
Would the p	•	ікеіу	resuit	ın ac	averse effec	is for a	ın ec	cological		No				
Would the p		ikoly	rocult	in th	o loss of a	TDO2				No				
Would the p							<u> </u>							
What is the										Yes, Grade 4 Moderate				
What is the	-				•				+		derat		nact	
2d. Built En			auscu	OI L	andscape vi	isibility	•			IVIO	uciat	C 11114	Jact	
Is the propo			ffect th	e his	toric enviro	nment	. 7			Hn	certaiı	<u> </u>		
Listed Buildi	T T		Grade		Grade II			servation	Δre			Oth	er	П
Will the pro	0. /					narate				No		O til		
2e. Other E			c the c	oaic.	secrice or se	-parate	3011	.iciiiciits:		110				
Is the propo			affecte	d by	contamina	tion?				No				
Is the propo							uns	table land	h	No				
or culverted		•		,	on site still	actar es,	,	rable land						
Does the topography of the land constraint development potential? None/Minimal														
Is the propo						-				Yes				
2f. Accessib	•				<u> </u>				1					
Bus Stop Pro	•	130)m			Servic	e Fr	equency		20	0-40m	ins ir	nterval	
Primary Sch	•	660				Town				_	.3km			
,				Shopping Centre										

Secondary School	4.15km	Strategic Employment	1.9km						
		Site							
Open Space	0m	Convenience Store	400m						
Leisure Centre	3.4km	GP	3.5km						
2g. Benefits	2g. Benefits								
Will the proposal sup	pport the delivery of afforda	able housing?	Yes						
Will the proposal support the delivery of self-build/custom build homes? Uncertain									
Will the proposal provide for any other benefit in additional to housing?									
No information.									

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P075 Land between Moorlands and The Homelands, Manchester Road, Barnoldswick

Site Details				
Capacity:	12	Settlement:	Bai	rnoldswick
Site Area (ha):	0.9	Ward:	Bai	rnoldswick
Site Typology:	Greenfield	Spatial Area:	W	est Craven
Planning History:		Date Added:		
Site Plan				
Description	District Large Californ Large To Concords Larve Bottom	To Book and To Boo	Letciffe Country Park Letciff Hill Letciffe Country Park Letciff Hill Roan To Borough of	
	een Moorlands and The Homelands, er Road, Barnoldswick		Pendle	
Scale 1:2,500	PO7	75	Planning, Building Control & Licensing	
Drawn By	Date Historic Ref		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG	
J.B.	24th October 2016 S165		Tel: 01282 661330	

Summary Assessment

Summary: Small scale largely greenfield site located on the edge of Barnoldswick. There is potential for adverse effects caused by the proposal to the historic environment and landscape quality noting the site's elevated location. There are constraints in the local highway network.

Whilst the proposal is unlikely to result in highway capacity problems it may contribute to															
highway safety problems.															
Available				Suit	table			Achieval	ole						
Yes					Yes					U	ncerta	ain			
Timescales	(Anticipa	ted D	Deliver	y)											
		0-	-5 yeaı	rs				6-10 yea	rs	10	-15 ye	ears	16 yea	ars +	
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	/27								
0	0		0		0	0		12			0		0		
1. Availab	ility														
Is the lando	wner(s) a	ware	and s	uppc	orts the pro	posals ⁻	for t	he site?		Yes	ı				
Is the site in										Yes					
Is there any										Unknown					
If so, what is															
Is the site af	fected by	/ any	tenan	cies,	third party	rights,	or re	estricted		Uncertain					
covenants?															
What are th		ales fo	or the	avail	lability of th	e site?				0-5	years	1			
2. Suitabil															
2a. Designa			. (.)	C - 11 -			2 /1:	.1 .11.11							
Is the site at	тестеа ву	/ any					i) !			<u> </u>	- l - C - 4				
Green Belt					I/SPA/SPAC						als Sat	egua	raing		
AONB			Ш	BH	S/SLNI/LNR,	/GHS				tec			.1	Ш	
0				0	C					nployment Land					
Open Count	rysiae		\boxtimes	Ope	en Space					imary Shopping				Ш	
2b. Flooding									FIC	ıııa	ge				
What Flood		he sit	te in?							Flood Zone 1					
What is the	risk of Su	rface	Wate	r flo	oding?					Ver	y low				
What is the										None					
2c. Natural															
Is the propo	sal affect	ed by	y prior	ity h	abitats or s	pecies?)			No					
Would the p	roposal I	ikely	result	in ac	dverse effec	ts for a	an ec	ological		No					
corridor or i	network?														
Would the p	roposal I	ikely	result	in th	ne loss of a	ГРО?				No					
Would the p	roposal r	esult	t in a lo	oss o	f agricultur	al land?	?			Yes	, Grad	le 4			
What is the	likely affe	ect ca	aused f	or La	andscape C	haracte	er?			Moderate					
What is the	likely affe	ect ca	aused f	or La	andscape V	isibility	?			Мо	derat	e Imp	act		
2d. Built En	vironmen	nt													
Is the propo	sal likely	to aff	fect th	e his	toric enviro	nment	?			Und	certai	า			
Listed Buildi	ng(s)		Grade	::			Con	servation	Are	а	\boxtimes	Oth	er		
Will the pro	posal pro	mote	e the c	oales	scence of se	eparate	sett	lements?		No					
2e. Other E	nvironme	nt													
Is the propo	sal site lil	kely a	affecte	d by	contamina	tion?				No					
Is the proposal site likely affected by on-site structures, unstable land No															
or culverted watercourses?															
Does the topography of the land constraint development potential? None/Minimal															
Is the propo	•	atible	e with	neig	hbouring la	nd use:	s?			Yes					
2f. Accessib	•					ı				1					
Bus Stop Pro	•	830						equency		_		ins ir	nterval		
Primary Sch	ool	1.1k	km			Town				85	50m				
	Shopping Centre														

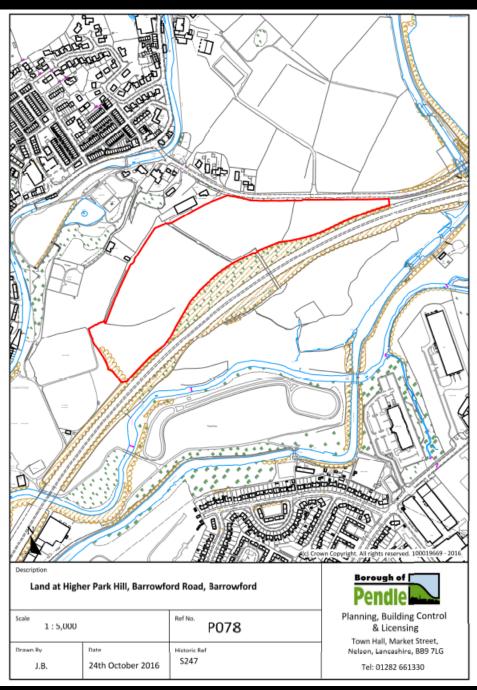
Secondary School	1.15km	Strategic Employment	850m					
		Site						
Open Space	380m	Convenience Store	850m					
Leisure Centre	Centre 1.1km GP 900m							
2g. Benefits								
Will the proposal sup	oport the delivery of afford	able housing?	No					
Will the proposal support the delivery of self-build/custom build homes? Uncertain								
Will the proposal provide for any other benefit in additional to housing?								
No information								

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P078 Higher Park Hill Farm, Barrowford

Site Details			
Capacity:	165	Settlement:	Barrowford
Site Area (ha):	8.02	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site on the edge of Barrowford. The site has reasonable accessibility to services in Barrowford reducing the need to travel by car. The site is relatively well contained reducing effects on landscape. The site is close the M65 and there may be adverse effects to health and wellbeing. There is potential for harm to the historic environment. The Site is

designated Green Belt and is assessed to have a critical role. There is currently no exceptional														
circumstances to justify the release of the site for the developm						opment								
Available Suitable							Achieva	ble						
	Yes				No						Yes			
Timescales	(Anticipa	ted C	Deliver	y)										
		0-	-5 yea	rs				6-10 ye	ars	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026,	/27							
0	0		0		0	0		0			0		16	5
1. Availab	ility													
Is the lando	wner(s) a	ware	and s	uppc	orts the pro	posals	for tl	he site?		Yes	6			
Is the site in	single la	ndow	vnersh	ip?						Yes	6			
Is there any	develope	er int	erest i	n the	e site?					Yes	5			
If so, what is	s the deve	elope	er invo	lvem	ent?					Op	tion/P	romo	otion	
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Un	certai	n		
covenants?														
What are th	e timesca	ales f	or the	avail	lability of th	e site?	1			0-5	years	;		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any					s? (ti	ck all tha						
Green Belt			\boxtimes		I/SPA/SPAC				Mi	iner	als Sat	fegua	rding	\boxtimes
AONB				BHS	S/SLNI/LNR,	/GHS					cted			
									+		ymen			
Open Count	ryside		\boxtimes	Ope	en Space						mary Shopping \Box			
									Fro	onta	age			
2b. Flooding									ı					
What Flood											od Zo			
What is the											ry low			
What is the			lwater	floo	ding?					Mi	Minor Constraint			
2c. Natural														
Is the propo										No				
Would the p	•	ikely	result	in ac	dverse effec	cts for a	an ec	cological		Yes	Yes, minimal impact			
corridor or i														
Would the p	•									Yes				
Would the p	<u> </u>									Yes, Grade 4				
What is the	-										derat			
What is the	-		ausea	or La	andscape v	ISIDIIITY	!			IVIC	derat	e imp	pact	
2d. Built En			.rl.	- 1-:-			-		I	11		_		
Is the propo	T T					nment					certai			
Listed Buildi	• • •		Grade		/lultiple			servatio				Oth		Ш
Will the pro			e tne c	oaies	scence of se	eparate	sett	iements		Yes	s, signi	rican	τ	
2e. Other E			- tt+ -	ا اما		.:			ı	NI-				
Is the proposal site likely affected by contamination? No														
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?														
				م م م	straint day	مرمما	nt n	otontial?		No	no/N/1	nima		
Does the to								otential?			ne/Mi			
Is the propo	· ·	auDle	e with	neig	inpouring la	nu use	١٥:			PUI	tential	15506	2 3	
Bus Stop Pro		180	lm			Sand	o Er	equency			60min	c into	arval	
Primary Sch	•	930				Town				_		3 11116	zı val	
. Thinai y Jell		230	,,,,					Centre		500m				

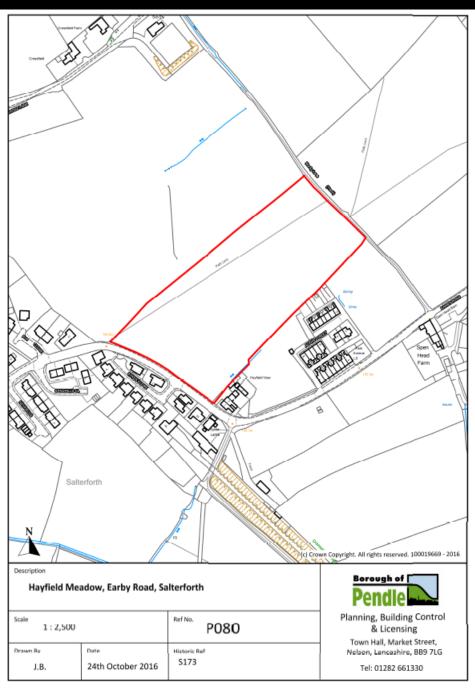
Secondary School	3.6km	Strategic Employment Site	2.6km					
Open Space	0m	Convenience Store	700m					
Leisure Centre 2.5km GP 1.2km								
2g. Benefits								
Will the proposal sup	port the delivery of afford	able housing?	Yes					
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? No							
Will the proposal provide for any other benefit in additional to housing?								
Extensive open space and recreational facilities and infrastructure proposed								

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No. 5 Mar.

P080 Hayfield Meadow, Earby Road, Salterforth

Site Details			
Capacity:	75	Settlement:	Salterforth
Site Area (ha):	2.74	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement greenfield site with reasonable accessibility to the limited services available in the village. The proposal is likely to have landscape effects owing to the relationship of the site to the settlement and the quality/sensitivity of the local landscape. The development is

likely to adversely affect the setting and appearance of the settlement. The proposal is likely to be								o be						
disproportionate in terms of scale and character of the wider														
Available Su				Suit	table			Achieval	ole					
	Yes				Uncerta	ain					Yes			
Timescales	(Anticipa	ted D	eliver	y)										
		0-	-5 yeaı	ſS				6-10 yea	rs	10-	·15 y	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/2	27							
0	0		0		20	20		35			0		0	
1. Availab	•													
Is the lando					orts the pro	posals f	or tl	he site?		Yes				
Is the site in				•						Yes				
Is there any										Unk	now	n		
If so, what is														
Is the site af	fected by	any	tenan	cies,	third party	rights,	or re	estricted		Uncertain				
covenants?						2				<u> </u>				
What are the 2. Suitabil		ales to	or tne	avaıı	ability of tr	ie site?				0-5	year	S		
2a. Designa														
Is the site af		, anv	of the	follo	wing desig	nations	? (ti	ck all that	ann	lv)				
Green Belt	rected by	, u.i.,			I/SPA/SPAC		. (ıls Sa	fegua	rding	П
AONB					S/SLNI/LNR			\boxtimes	Pro			- 6	8	
7.0112				D113		, 3113						t Lan	d	
Open Count	rvside		\boxtimes	Ope	en Space					mary Shopping				П
- pa	, , 5.0.0			O p	op 400				Fro		•	, , , , , ,	•	_
2b. Flooding	3		l											
What Flood	Zone is tl	he sit	e in?							Flood Zone 1				
What is the	risk of Su	rface	Wate	r flo	oding?					High	า			
What is the	risk of gro	ound	water	floo	ding?					None				
2c. Natural	Environm	nent							•					
Is the propo	sal affect	ed by	y prior	ity h	abitats or s	pecies?				No				
Would the p	roposal I	ikely	result	in ac	dverse effec	cts for a	n ec	ological		No				
corridor or i	network?													
Would the p	roposal I	ikely	result	in th	ie loss of a	TPO?			,	Yes				
Would the p	roposal r	esult	in a lo	oss o	f agricultura	al land?			,	Yes, Grade 4				
What is the	likely affe	ect ca	iused f	for La	andscape Cl	haracte	r?			Moderate				
What is the	likely affe	ect ca	used f	or La	andscape V	isibility?				Mo	derat	e Imp	oact	
2d. Built En	vironmen	nt												
Is the propo	sal likely	to aff	fect th	e his	toric enviro	onment i	?			No				
Listed Buildi			Grade					servation		a		Oth	er	
Will the pro	posal pro	mote	the c	oales	scence of se	eparate	sett	lements?		No				
2e. Other E														
Is the proposal site likely affected by contamination?														
Is the proposal site likely affected by on-site structures, unstable land No														
or culverted watercourses?														
Does the to								otential?		Nor	ie/M	inima	l	
Is the propo		atible	e with	neig	hbouring la	nd uses	?			Yes				
2f. Accessib	•									l				
Bus Stop Pro		210						equency				nins ir	nterval	
Primary Sch	001	540	m			Town				2k	m			
	Shonning Centre								1					

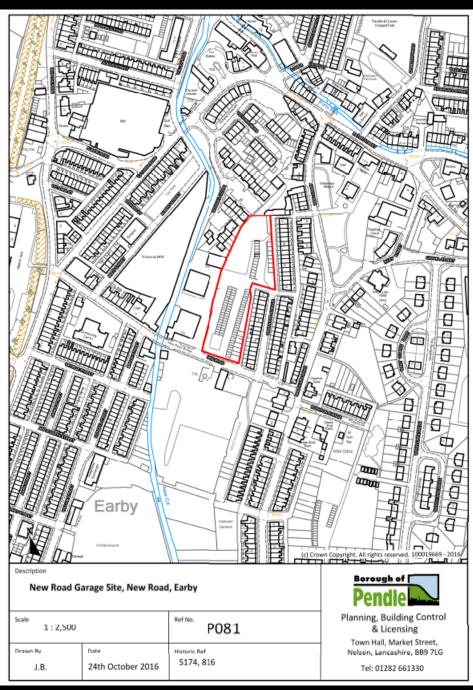
Secondary School	1.5km	Strategic Employment	2.4km				
		Site					
Open Space	200m	Convenience Store	1.7km				
Leisure Centre	1.5km	n GP 2km					
2g. Benefits							
Will the proposal su	upport the delivery	of affordable housing?	Yes				
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal provide for any other benefit in additional to housing?							
No information.							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	

P081 New Road Garage Site, New Road, Earby

Site Details			
Capacity:	35	Settlement:	Earby
Site Area (ha):	0.63	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Existing Garage site located in close proximity to Earby town centre. The site is in a highly accessible location and faces limited constraints for its redevelopment. The site is located within the Earby Conservation Area its redevelopment could affect this historic environment

though it should be noted that the proposal has the potential to benefit this designation and														
enhance the	e quality o	of the	e wide	r urb	an environi	ment.								
Available				Suit	table			Achieva	ble					
	Yes				Yes						Yes			
Timescales	(Anticipa	ted [Deliver	y)										
		0	-5 yeaı	rs				6-10 yea	ars	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026	/27							
0	0		0		0	0		35			0		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for t	he site?		Yes				
Is the site in	single la	ndov	vnersh	ip?				Yes						
Is there any	develope	er int	erest i	n the	e site?					Unk	now	n		
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?										beer on him				
What are th		ales f	or the	avail	lability of th	ne site?								
2. Suitabil														
2a. Designa														
Is the site af	fected by	any any	of the				s? (ti		- · ·	ply)				
Green Belt		☐ SSSI/SPA/SPAC						Mi	nera	als Sa	fegua	rding		
AONB				BHS/SLNI/LNR/GHS						otec				
								Employment Land						
Open Count	ryside			Ope	en Space						•	pping	3	
								Fro	onta	ge				
2b. Flooding														
What Flood				CI						Flood Zone 1				
What is the										Low Minor Constraint				
What is the			lwater	floor	ding?					Mir	or Co	onstra	aint	
2c. Natural					1									
Is the propo			<u> </u>							No				
Would the p	•	ikely	result	ın ad	dverse effec	cts for a	an ec	cological		No				
		:1 1		: Als		TDO2								
Would the p	•						<u> </u>			No No, urban				
Would the p														
What is the	-										le or visib			
What is the 2d. Built En	-		auseu	IOI L	anuscape v	isibility	' !			NOI	. VISID	ie		
			foot th	o bio	torio onviro		₊ ⊃			Voc				
Is the propo			Grade		storic envirc	mmen	1	servation	. A r	Yes		Oth	or	
Listed Buildi	0. /	mat			seenee of se	norote					\boxtimes	Oth	ei	Ш
Will the pro			e the c	oaies	scence of se	eparate	sett	lements		No				
			affacto	d by	contamina	tion?				Llna	ertai	n		
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land							4							
or culverted				u by	on-site strt	actures	o, uns	itable lall	u	UIIC	certai	11		
				l con	straint dave	alonme	ant n	otential?		Nor	10/NA	inima	1	
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses?										l Issue				
2f. Accessib	•	acibl	C WILLI	iicig	induting id	iiu use	J :			1 01	Cillia	13300		
Bus Stop Pro	•	180)m			Servi	ce Fr	equency		20)-40m	nins ir	nterval	
Primary Sch	•	440				Town				+)m	13 11	.cci vai	
		0						g Centre						

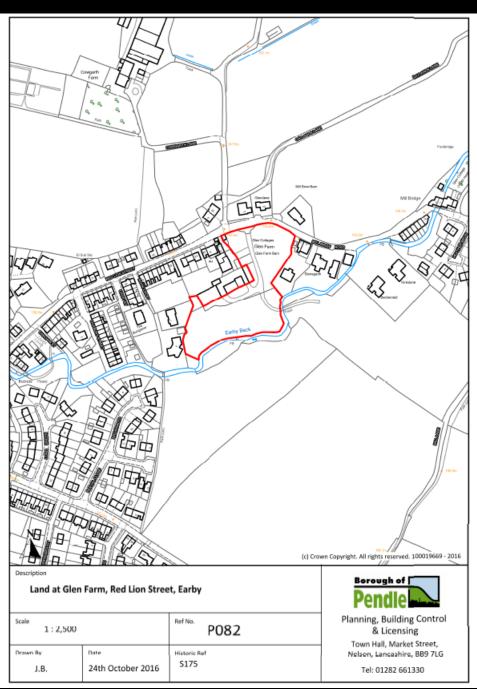
Secondary School	2.48km	Strategic Employment	1km				
		Site					
Open Space	60m	Convenience Store	220m				
Leisure Centre	2.51km	GP	100m				
2g. Benefits							
Will the proposal sup	Uncertain						
Will the proposal sup	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	Uncertain

P082 Land at Glen Farm, Earby

Site Details			
Capacity:	25	Settlement:	Earby
Site Area (ha):	0.83	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Site of limited scale located outside but adjacent to the settlement boundary of Earby. There site is relatively well related to the settlement pattern, and is contained from views to the south and east by changes in topography. The settlement edge location of the site means that the site is located some distance from existing services and facilities available within Earby. This could

encourage trips by car instead of sustainable modes of transport. The site is located within the Earby Conservation Area and located close to the historic heart of the settlement. The site sits in a transitional part of the conservation area and is currently open in character. The development of the site for housing may impact the character and appearance of the area affecting the historic environment. There is some flood risk associated with the site noting its proximity to Earby Beck which has flooded in the past. Noting the physical constraints affecting the site, the site is assessed as potentially suitable in the longer term. Available Achievable Suitable Yes Uncertain Yes **Timescales (Anticipated Delivery)** 6-10 years 11-15 years 0-5 years 16 years + 2022/23 2023/24 2024/25 2025/26 | 2026/27 0 0 0 0 0 25 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted No covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \boxtimes AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside \boxtimes **Primary Shopping Open Space** Frontage 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? High **Minor Constraint** What is the risk of groundwater flooding? 2c. Natural Environment Is the proposal affected by priority habitats or species? Would the proposal likely result in adverse effects for an ecological Yes, moderate impact corridor or network? Would the proposal likely result in the loss of a TPO? No Yes, Grade 4 Would the proposal result in a loss of agricultural land? What is the likely affect caused for Landscape Character? Minor What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes Listed Building(s) **Conservation Area** \boxtimes Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses?

None/Minimal

Does the topography of the land constraint development potential?

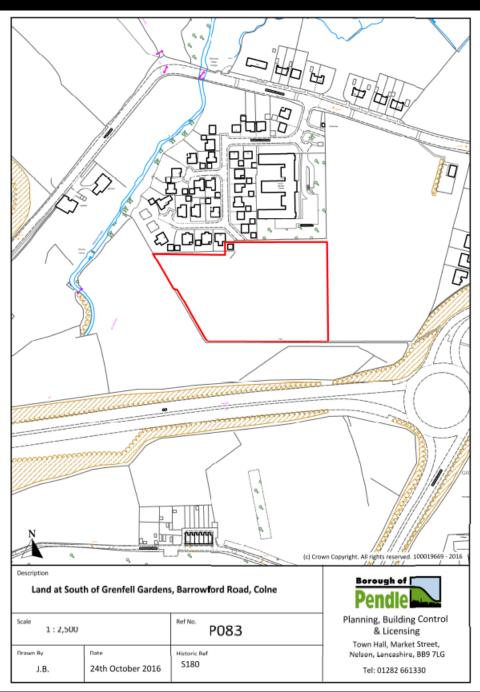
Is the proposal comp	oatible with neighbour	ing land uses?	Yes
2f. Accessibility			
Bus Stop Proximity	780m	Service Frequency	20-40mins interval
Primary School	730m	Town or Local Shopping Centre	580km
Secondary School	4.3km	Strategic Employment Site	1.4km
Open Space	0m	Convenience Store	280m
Leisure Centre	4.3km	GP	930m
2g. Benefits			
Will the proposal sup	Yes		
Will the proposal sup	Uncertain		
	ovide for any other be	nefit in additional to housing?	
No information.			

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No

P083 Land south of Grenfell Gardens, Colne

Site Details			
Capacity:	17	Settlement:	Colne
Site Area (ha):	0.58	Ward:	Vivary Bridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site on the edge of Colne. The site is relatively isolated from existing services and facilities encouraging travel by car. The site is relatively well contained by surrounding features and land uses helping to reduce the likely impact caused by the development of the proposal on landscape character/visibility and setting of the settlement. The

building of the former Colne Grammar school is likely to be a non-designated heritage asset and it is likely that the development of the sports field will cause harm to the significance of the asset. Further evidence and design responses will be required in order to demonstrate the suitability of developing the site for housing. The site is designated open space and, although in private ownership, is regularly used for sports matches. Under the terms of the NPPF and the Local Plan evidence/alternative provision is required to justify and enable the development of the site for housing. Available Suitable Achievable Yes Uncertain Yes **Timescales (Anticipated Delivery)** 6-10 years 10-15 years 0-5 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 0 17 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) SSSI/SPA/SPAC Green Belt Minerals Safeguarding AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside \boxtimes **Primary Shopping Open Space Frontage** 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) Grade: **Conservation Area** Other \boxtimes П Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses?

None/Minimal

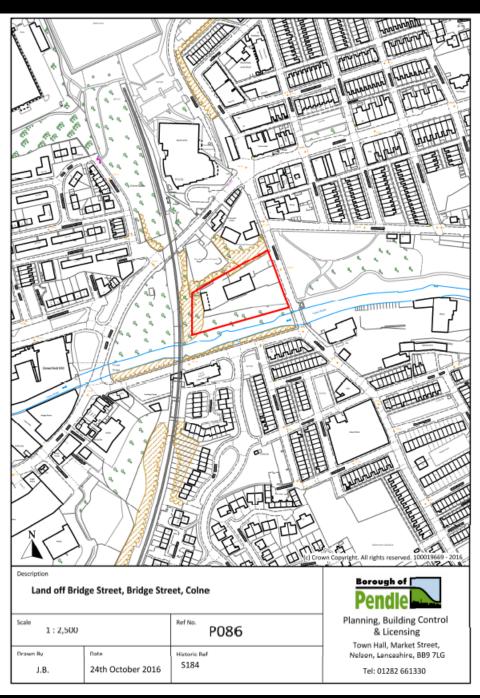
Does the topography of the land constraint development potential?

Is the proposal comp	Yes		
2f. Accessibility			
Bus Stop Proximity	280m	Service Frequency	>60mins interval
Primary School	1.38km	Town or Local	1.3km
		Shopping Centre	
Secondary School	econdary School 2.3km Strategic Employment		1.3km
		Site	
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
2g. Benefits			
Will the proposal sup	port the delivery of afforda	able housing?	Yes
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	? Uncertain
Will the proposal pro	ovide for any other benefit i	in additional to housing?	
No information			
3. Achievability			
Is the site accessible	New infrastructure		
			required.
In the a standard and	Name to for a torrest or a		

P086 Land off Bridge Street, Colne

Site Details			
Capacity:	16	Settlement:	Colne
Site Area (ha):	0.53	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within the settlement boundary of Colne and close to the Town Centre. The site is highly accessibility to existing services and facilities. There is very little physical constraints which would prevent the redevelopment of this site for housing. The site is however in active employment use. The site is located in an area of poor viability.

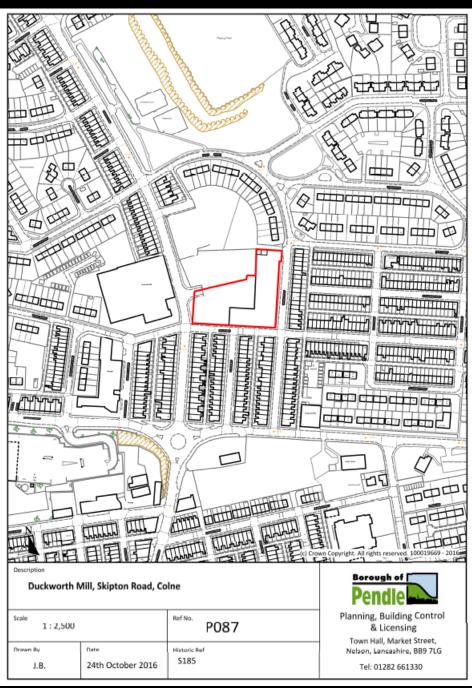
Available	Available Suitable					Achievable						
	No			Yes			Uncertain					
Timescales (A	Anticipat	ed Delive	ry)									
		0-5 yea	rs				6-10 yea	rs	10-15 years 16 ye		ars +	
2022/23	2023/24	2024/	25	2025/26	2026/27							
0	0	0		0	0		0		0	1	6	
1. Availabili												
Is the landow	ner(s) av	vare and s	uppo	rts the pro	posals for t	th	e site?		Uncertain			
Is the site in s									No			
Is there any d									Unknown			
If so, what is												
Is the site affected by any tenancies, third party rights, or restricted covenants?												
What are the timescales for the availability of the site?									Unknown			
2. Suitabilit		es for the	avai	ability of th	ie site!				Ulkilowii			
2a. Designati												
Is the site affe		any of the	follo	wing design	nations? /+	·ic	k all that	anı	alv)			
Green Belt	ceted by			I/SPA/SPAC		T			inerals Safegua	rding		
AONB		$\dashv \exists$	1	S/SLNI/LNR		+			otected	Tamb		
AONB			DI I	D/ SCIVI/ CIVIV	0113				nployment Lan	Н		
Open Country	vside	\Box	One	en Space		\dagger			rimary Shopping			
open country	ysiac		0	Орен эрасс				Frontage				
2b. Flooding		l	1						2446			
What Flood Z	one is th	e site in?							<25% in Flood Zone 2/3			
What is the ri			er flo	oding?					Low			
What is the ri									Minor Constraint			
2c. Natural E												
Is the propos	al affecte	d by prio	rity h	abitats or s	pecies?				No			
Would the pr						cc	ological		No			
corridor or ne	•	•					J					
Would the pr	oposal lil	kely result	in th	e loss of a	ГРО?				No			
Would the pr	oposal re	esult in a l	oss o	f agricultur	al land?				No, urban			
What is the li	kely affe	ct caused	for La	andscape Cl	haracter?		Little or none					
What is the li	kely affe	ct caused	for La	andscape V	isibility?		Not visible					
2d. Built Envi	ironment	;										
Is the propos	al likely t	o affect tl	ne his	toric enviro	nment?				No			
Listed Buildin	g(s)	Grad	e:		Co	ns	servation	Are	ea 🗌 Oth	er		
Will the prop	osal pror	note the o	oale	scence of se	eparate set	ttl	ements?		No			
2e. Other Env	vironmer	nt										
Is the proposi	al site lik	ely affecte	ed by	contamina	tion?				Uncertain			
Is the proposi	al site lik	ely affecte	ed by	on-site stru	ıctures, un	ıst	able land	ł	Uncertain			
or culverted v												
Does the topography of the land constraint development potential?							None/Minima					
Is the proposal compatible with neighbouring land uses?								Yes				
2f. Accessibil												
Bus Stop Prox		140m		Service Frequency					<20mins inte	erval		
Primary Scho	ol	460m			Town or I				150m			
					Shopping							
Secondary Sc	hool	910m			Strategic	E	mployme	nt	150m			
					Site							

Open Space	20m	Convenience Store	170m							
Leisure Centre	180m	GP	1km							
2g. Benefits										
Will the proposal sup	Will the proposal support the delivery of affordable housing? No									
Will the proposal sup	port the delivery of self	f-build/custom build homes	? Uncertain							
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?									
No information										
3. Achievability										
Is the site accessible	to the public highway?		Yes							
Is the site served or s	serviceable to utility infr	astructure?	Yes							
Is the site affected by	y any known easement o	or a ransom strip?	No							
Is the proposal viable?										
Is there any prospect	for third party funding	to support site delivery?	No							

P087 Duckworth Mill, Skipton Road, Colne

Site Details			
Capacity:	14	Settlement:	Colne
Site Area (ha):	0.36	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site located within the settlement boundary of Colne close to the town centre. The site is highly accessible to existing services and facilities. There are limited physical constraints to the redevelopment of the site for housing. The site is however in active employment use and there is no indication that the site is available for housing. The site is also

located in a relatively weak housing market area. The proposal may not therefore be viable														
without third party funding.														
Available Suitable						Achievable								
No Yes						Uncertain								
Timescales (Anticipated Delivery)														
	0-5 years							6-10 yea	ars	10	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026	/27							
0	0		0		0	0		0			0		14	1
1. Availability														
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for tl	he site?		Und	certai	n		
Is the site in	single la	ndow	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Unl	know	n		
If so, what is														
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th		ales f	or the	avail	lability of th	ne site?				Unl	know	n		
2. Suitabil														
2a. Designa			6.1	6 11			2 /							
Is the site at	fected by	/ any					s? (ti							
Green Belt					I/SPA/SPAC							tegua	rding	Ш
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										nployment Land imary Shopping				
Open Count	Open Countryside								•	pping	3			
2h Slaadius														
	2b. Flooding What Flood Zone is the site in? Flood Zone 1													
What is the				r floo	nding?					Lov		110 1		
What is the											nor Co	nstra	aint	
2c. Natural			water	1100	ub.				l.		101 00	7115616	c	
Is the propo			v prior	itv h	abitats or si	pecies?)			No				
Would the p			· ·			•		cological		No				
corridor or i	•	,												
Would the p		ikelv	result	in th	ne loss of a	TPO?				No				
Would the p							?			No.	No, urban			
What is the										Little or none				
What is the	-									Not	t visib	le		
2d. Built En	-													
Is the propo	sal likely	to af	fect th	e his	toric enviro	nment	:?			No				
Listed Buildi	ng(s)		Grade	2:			Cor	servation	Are	ea		Oth	er	
Will the proposal promote the coalescence of separate settlements?								No		1		ı		
2e. Other E	· · · · · ·													
Is the propo	sal site lil	kely a	affecte	d by	contamina	tion?				Und	certai	n		
Is the proposal site likely affected by on-site structures, unstable land								d	Und	certai	n			
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Minimal						ıl								
Is the propo	•	atible	e with	neig	hbouring la	nd use	s?			Yes				
2f. Accessib	ility					1								
Bus Stop Pro	•	40n						equency			20mir	s inte	erval	
Primary Sch	ool	550)m			Town				50	00m			
			Shopping Ce							1				

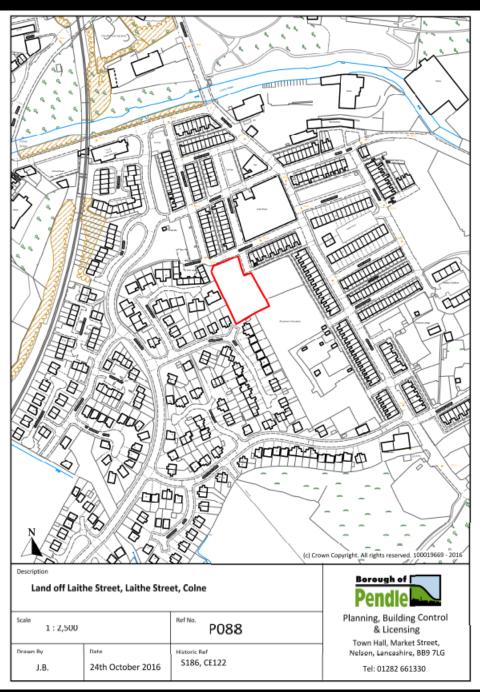
Secondary School	670m	Strategic Employment	470m					
		Site						
Open Space	240m	Convenience Store	290m					
Leisure Centre	1.7km	GP	770m					
2g. Benefits								
Will the proposal su	pport the delivery of a	ffordable housing?	Uncertain					
Will the proposal su	Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal provide for any other benefit in additional to housing?								
No information								

3. Achievability							
Is the site accessible to the public highway? Yes							
Is the site served or serviceable to utility infrastructure?							
Is the site affected by any known easement or a ransom strip?	Uncertain						
Is the proposal viable?	No						
Is there any prospect for third party funding to support site delivery?	No						

P088 Land off Laithe Street, Colne

Site Details			
Capacity:	15	Settlement:	Colne
Site Area (ha):	0.36	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	16/0803/OUT (Lapsed)	Date Added:	

Site Plan



Summary Assessment

Summary: Greenfield site within the settlement boundary. The principle of redeveloping the site for housing has already been established however the previous approval lapsed due to poor viability. The site is located in an area of the borough which suffers from a weak housing market. It is questionable whether the proposal is viable.

Yes					Available Suitable Achievable								
	Yes Yes						Uncertain						
Timescales (Anticipat													
	0-5 yea					10-15 years	16 ye	ars +					
2022/23 2023/24	2024/	25	2025/26	2026/27									
0 0	0		0	0	0		9	0					
1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes													
			orts the pro	posals for t	he site?		Yes						
Is the site in single lan	Yes												
Is there any developer		Yes Owner											
	If so, what is the developer involvement?												
Is the site affected by covenants?	Is the site affected by any tenancies, third party rights, or restricted Covenants? Uncertain												
What are the timescal	es for the	avail	lahility of th	e site?			0-5 years						
2. Suitability	es for the	avan	ability of th	ic site:			o 3 years						
2a. Designations													
Is the site affected by	any of the	follo	owing desig	nations? (ti	ck all tha	t ap	ply)						
Green Belt	T \square		I/SPA/SPAC				inerals Safegua	rding					
AONB		BHS	S/SLNI/LNR,	/GHS	П	-	otected		П				
					_	Er	nployment Lan	d					
Open Countryside		Оре	Open Space				imary Shopping						
2b. Flooding Frontage													
What Flood Zone is th	e site in?						Flood Zone 1						
What is the risk of Surface Water flooding?							Low						
	What is the risk of groundwater flooding? Minor Constraint												
2c. Natural Environme													
Is the proposal affecte	ed by prio	rity h	abitats or s _l	pecies?			No						
Would the proposal lil	kely result	in ac	dverse effec	ts for an ed	cological		No						
corridor or network?													
Would the proposal lil	-						No						
Would the proposal re							No, urban						
What is the likely affe			•				Little or none						
What is the likely affe		tor La	andscape V	sibility?			Not visible						
2d. Built Environment		1					NI -						
Is the proposal likely t		hea.e.s	toric enviro				No Otto						
Listed Building(s)	Grade				nservatio			er	Ш				
Will the proposal pror 2e. Other Environmer		coales	scence of se	parate set	tiements	?	No						
Is the proposal site lik		nd by	contamina	tion?			Uncortain						
Is the proposal site lik	-				tabla lan	ما	Uncertain						
	•	eu by	on-site strt	ictures, uni	stable lai	iu	Uncertain						
	or culverted watercourses?							l					
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses?						None/Minima Yes	•						
2f. Accessibility	SINIC WICH	8					. 00						
•	340m			Service Fr	eauencv		<20mins inte	erval					
	800m			Town or L			80m						
				Shopping									
Secondary School	1km			Strategic		ent	340m						
·				Site	. ,								

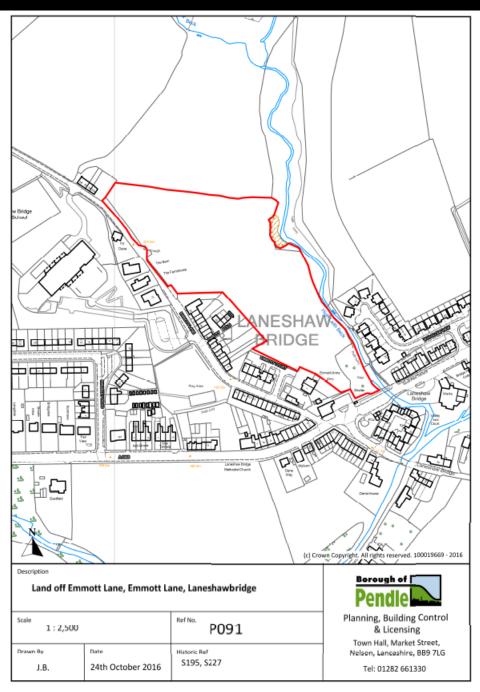
Open Space	210m	Convenience Store	160m						
Leisure Centre	380m	GP	1.45km						
2g. Benefits									
Will the proposal sup	No								
Will the proposal sup	pport the delivery of self-bu	ild/custom build homes?	No						
Will the proposal provide for any other benefit in additional to housing?									
No information									

No information	
3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	No
Is there any prospect for third party funding to support site delivery?	No

P091 Land off Emmott Lane, Laneshaw Bridge

Site Details			
Capacity:	50	Settlement:	Laneshaw Bridge
Site Area (ha):	2.64	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:		Date Added:	

Site Plan



Summary Assessment

Summary: Edge of settlement location with limited accessibility owing to the range of services available within the village. The site sits on sloping land located to the north of the village, and would provide for a large-scale extension of the settlement which fails to reflect the settlement pattern and role of the village, providing for disproportionate growth. The rising and open

character of the site also means that its development is likely to adversely affect the setting,														
character and appearance of the village and wider landscape.						e.								
Available Suitable						Achievable								
Yes Uncertain						Yes								
Timescales (Anticipated Delivery)														
		0-	-5 yea	rs				6-10 yea	ırs	10-	-15 y	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026,	/27							
0	0		0		0	0		0			50		0	
1. Availability														
Is the lando	wner(s) a	ware	and s	uppc	orts the pro	posals	for tl	he site?		Yes				
Is the site in single landownership?														
Is there any	develope	er inte	erest i	n the	e site?					Unk	now	n		
If so, what is	s the deve	elope	er invo	lvem	ent?									
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th		ales f	or the	avail	lability of th	e site?	1			0-5	year	S		
2. Suitabil	•													
2a. Designa														
Is the site af	fected by	/ any	of the				s? (ti	ck all that						
Green Belt					I/SPA/SPAC				Mi	nera	als Sa	fegua	rding	\boxtimes
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										nployment Land				
Open Count	pen Countryside 🛛 🖂 Open Space 🖂							rimary Shopping \Box						
									Fro	onta	ge			
	2b. Flooding													
What Flood Zone is the site in?											Zone 2	./3		
What is the										Very low				
What is the			lwater	floo	ding?					Mir	or Co	onstra	aint	
2c. Natural														
Is the propo			•							No				
Would the p	•	ikely	result	in ac	dverse effe	cts for a	an ec	ological		No				
corridor or r														
Would the p										No		_		
Would the p										Yes, Grade 4				
What is the	-										derat			
What is the			aused 1	for La	andscape V	isibility	?			Мо	derat	e Imp	pact	
2d. Built En									- 1					
Is the propo				No. or o	toric enviro	nment				No		T		
Listed Buildi	• • •		Grade					servation		ea		Oth	er	
Will the proposal promote the coalescence of separate settlements?								No						
2e. Other E														
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land								No						
		•		d by	on-site stru	uctures	, uns	table land	b	No				
or culverted watercourses?														
Does the topography of the land constraint development potential? Minor Is the proposal compatible with neighbouring land uses? Yes														
	•	atible	e with	neig	hbouring la	nd use	s?			Yes				
2f. Accessib	•													
Bus Stop Pro	•	400						equency		20-40mins interval				
Primary Sch	001	500	ım			Town				3.2km				
			Shopping Centre											

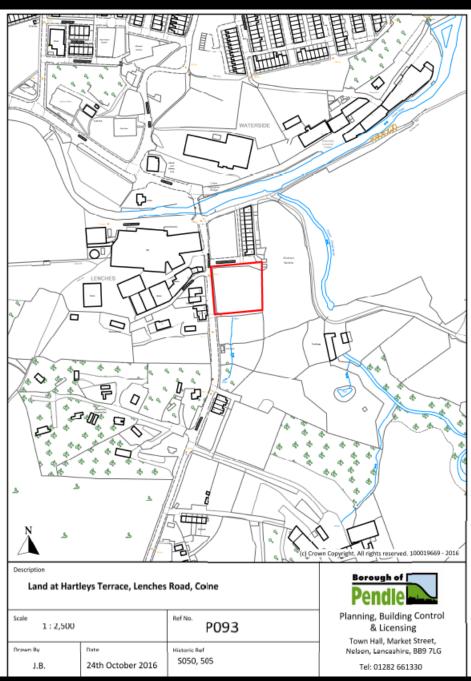
Secondary School	3.2km	Strategic Employment Site	3.2km							
		Site								
Open Space	100m	Convenience Store	2.5km							
Leisure Centre	4.3km	GP	3.4km							
2g. Benefits	2g. Benefits									
Will the proposal sup	port the delivery of afforda	able housing?	Yes							
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain							
Will the proposal provide for any other benefit in additional to housing?										
Proposals include spa	Proposals include space for education uses (unknown if this in an up-to-date position).									

3. Achievability		
Is the site accessible to the public highway?	New infrastructure	
	required.	
Is the site served or serviceable to utility infrastructure?	New Infrastructure	
	Required	
Is the site affected by any known easement or a ransom strip?	Uncertain	
Is the proposal viable?	Yes	
Is there any prospect for third party funding to support site delivery?	No. 513.	

P093 Land off Hartleys Terrace, Colne

Site Details			
Capacity:	9	Settlement:	Colne
Site Area (ha):	0.27	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	16/0738/OUT (Lapsed)	Date Added:	

Site Plan



Summary Assessment

Summary: Previously developed site within the settlement boundary of Colne. Accessibility by foot is challenging for a section of the population due to significant changes in topography between the site and the town centre. The principle of developing housing on site is established, however the site is affected by ground stability issues rendering the site undevelopable especially in the context of poor viability and low market value.

Available				Suitable			Achievable				
Yes				Yes			No				
Timescales	Timescales (Anticipated Delivery)										
		0)-5 yea	rs			6-10 years		10-15 years	ars 16 years +	
2022/23	2023/24	ļ	2024/2	25	2025/26	2026/27					
0	0		0		0	0	0		0	9	
1. Availab											
Is the lando					rts the pro	posals for t	he site?		Yes		
Is the site in single landownership?							Yes				
Is there any developer interest in the site?							No				
If so, what is the developer involvement?											
Is the site at covenants?	ffected by	any	tenan	cies,	third party	rights, or re	estricted		Uncertain		
What are th	e timesca	ales f	for the	avail	ability of th	ne site?			0-5 years		
2. Suitabil		100 1	or the	avan	ability of th	ie site.			o o years		
2a. Designa											
Is the site at		, anv	of the	follo	wing desig	nations? (ti	ck all that	ap	ply)		
Green Belt		,			I/SPA/SPAC				inerals Safegua	arding	\boxtimes
AONB					S/SLNI/LNR			1	otected	- 0	
7.0.12					,, = ,				nployment Lan	d	
Open Count	tryside			Open Space				rimary Shopping			
	•							ontage			
2b. Flooding	g										,
What Flood	Zone is t	ne si	te in?						Flood Zone 1		
What is the risk of Surface Water flooding?						Low					
What is the risk of groundwater flooding? Major Constraint											
2c. Natural	Environn	nent									
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies?			No		
Would the p	Would the proposal likely result in adverse effects for an ecological No										
corridor or i	network?										
Would the p	oroposal l	ikely	result	in th	e loss of a	TPO?			No		
Would the p	oroposal r	esul	t in a lo	oss o	f agricultur	al land?			Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Little or none					
What is the likely affect caused for Landscape Visibility?							Minor Impact				
2d. Built En	2d. Built Environment										
	Is the proposal likely to affect the historic environment?										
	Listed Building(s) Grade: Conservation Area Other										
Will the pro			e the c	oales	scence of se	eparate sett	lements?)	No		
	2e. Other Environment										
Is the proposal site likely affected by contamination?					No						
Is the proposal site likely affected by on-site structures, unstable land					Yes						
or culverted watercourses?											
Does the topography of the land constraint development potential?					None/Minimal						
Is the proposal compatible with neighbouring land uses? Yes						Yes					
2f. Accessibility											
Bus Stop Pro		750		Service Frequency				<20mins interval			
Primary Sch	1001	450	Jm			Town or L			380m		
Casarrila	Sala a a I	4.2	71			Shopping			200		
Secondary S	condary School 1.37km Strategic Employmen			ent	380m						
						Site			1		

Open Space	20m	Convenience Store	700m			
Leisure Centre	930m	GP	570m			
2g. Benefits						
Will the proposal sup	No					
Will the proposal sup	No					
Will the proposal provide for any other benefit in additional to housing?						
No Information.						
3. Achievability						
Is the site accessible	Yes					
Is the site served or s	Yes					
Is the site affected by	No					
Is the proposal viable?			No			

No

Is there any prospect for third party funding to support site delivery?