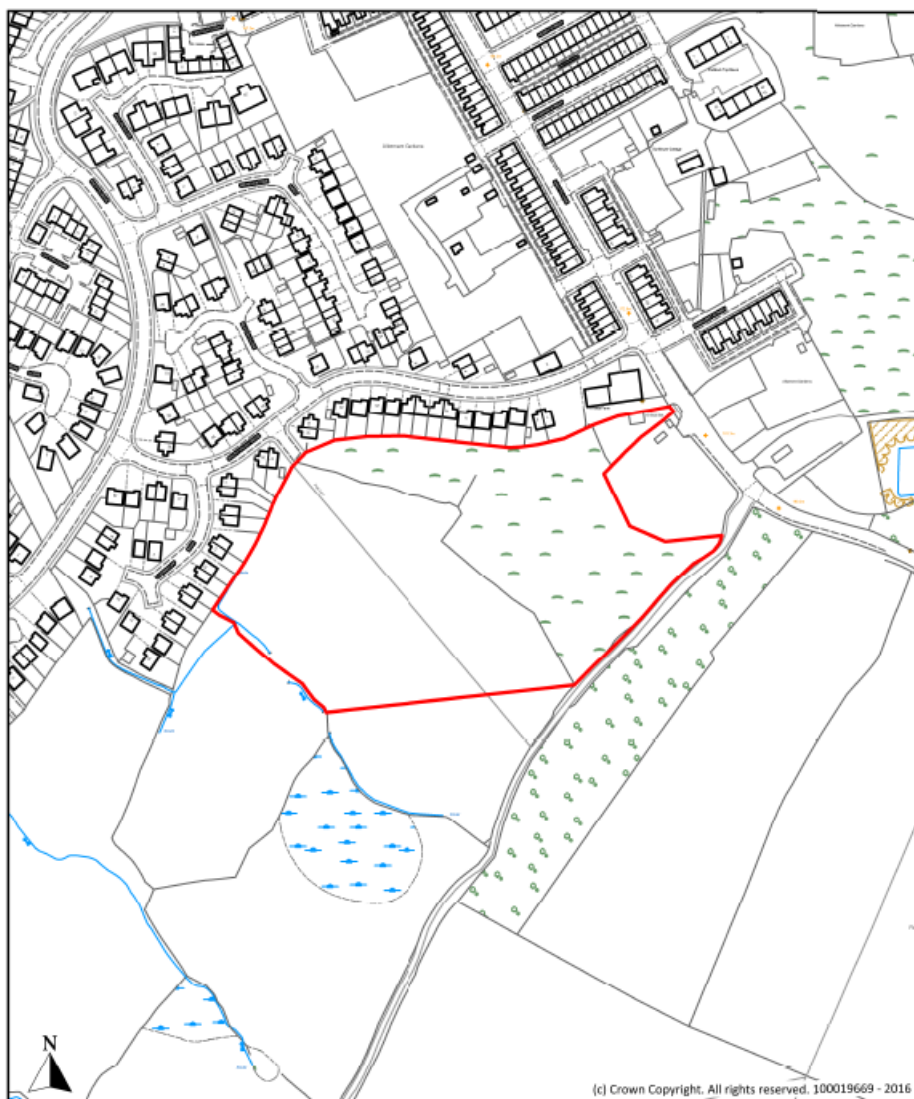


P001 Land off South Valley Drive, Colne

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



Description

Land off South Valley Drive, South Valley Drive, Colne

Scale

1 : 2,500

Ref No.

P001

Drawn By

J.B.

Date

24th October 2016

Historic Ref

5004



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

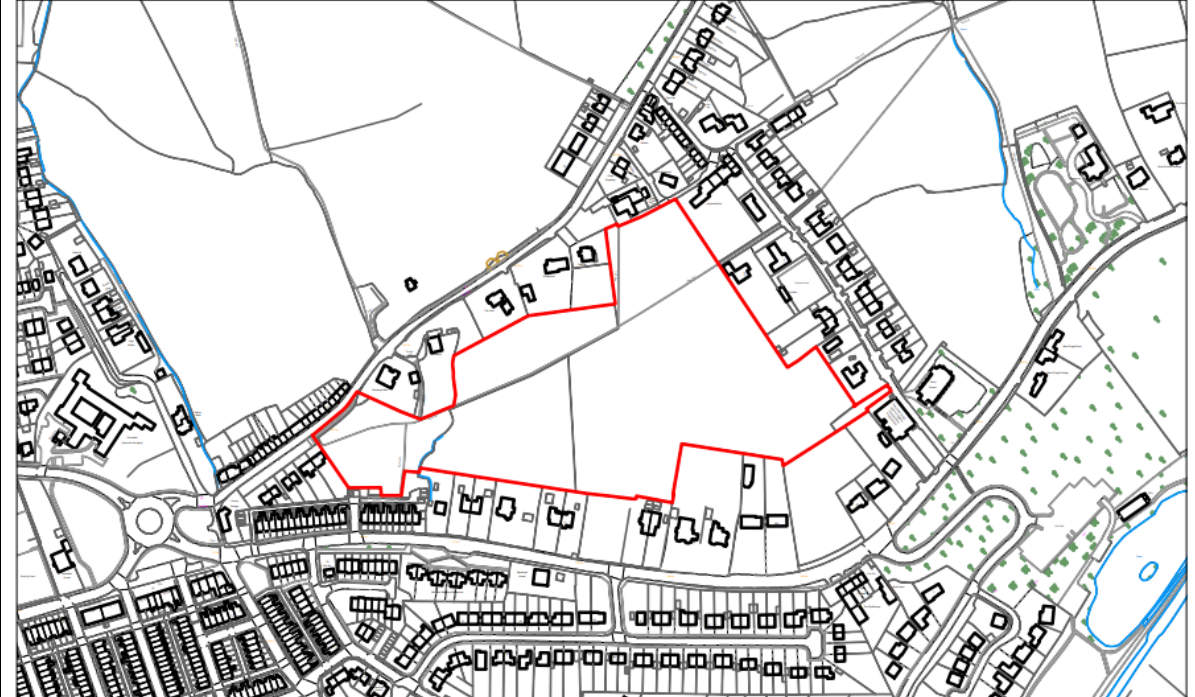
Summary Assessment

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		Suitable			Achievable		
Yes		Uncertain			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	0	0	0	60	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 covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					No		
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?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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?					Uncertain		
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	400m			Service Frequency	40-60mins interval		
Primary School	1.16km			Town or Local Shopping Centre	850m		
Secondary School	1.39km			Strategic Employment Site	850m		

Open Space	0.3m	Convenience Store	460m
Leisure Centre	850m	GP	1.6km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Uncertain
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?			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

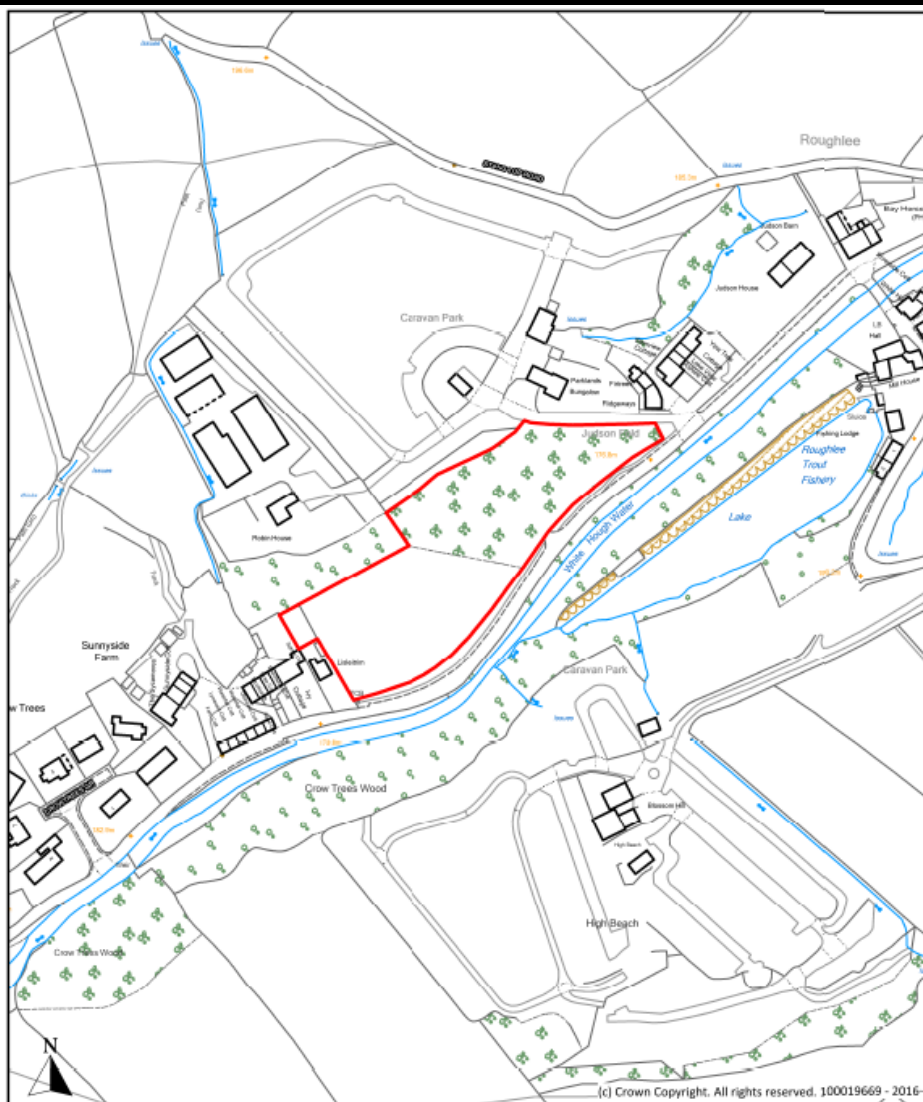
Site Details							
Capacity:	100			Settlement:	Colne		
Site Area (ha):	4.96			Ward:	Boulsworth and Foulridge		
Site Typology:	Greenfield			Spatial Area:	M65 Urban Area		
Planning History:	Click here to enter text.			Date Added:	Click here to enter text.		
Site Plan							
							
Summary Assessment							
<p>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.</p>							
Available		Suitable		Achievable			
Yes		No		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	0	0	0	0	0	100
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?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
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 corridor or network?			Yes, minimal impact		
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?			Minor		
What is the likely affect caused for Landscape Visibility?			Local Detrimental Impact		
2d. Built Environment					
Is the proposal likely to affect the historic environment?			Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade: Multiple	Conservation Area	<input checked="" type="checkbox"/>	Other <input type="checkbox"/>
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 or culverted watercourses?			Uncertain		
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	80m	Service Frequency	20-40mins interval		
Primary School	0m	Town or Local Shopping Centre	1.3km		
Secondary School	960m	Strategic Employment Site	1.3km		
Open Space	350m	Convenience Store	480m		
Leisure Centre	2.4km	GP	1.5km		
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?			Choose an item.		

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



Description Barnfield, Blacko Bar Road, Roughlee			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale	1 : 2,500	Ref No. P003	
Drawn By	J.B.	Date 24th October 2016	
		Historic Ref S008	

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 with the NPPF.							
Available		Suitable			Achievable		
Yes		No			Yes		
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	0	0	0	0	0	23
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input checked="" type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						25-50% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						Medium	
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 corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, significant	
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
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	>60mins interval		
Primary School	320m			Town or Local Shopping Centre	2.3km		

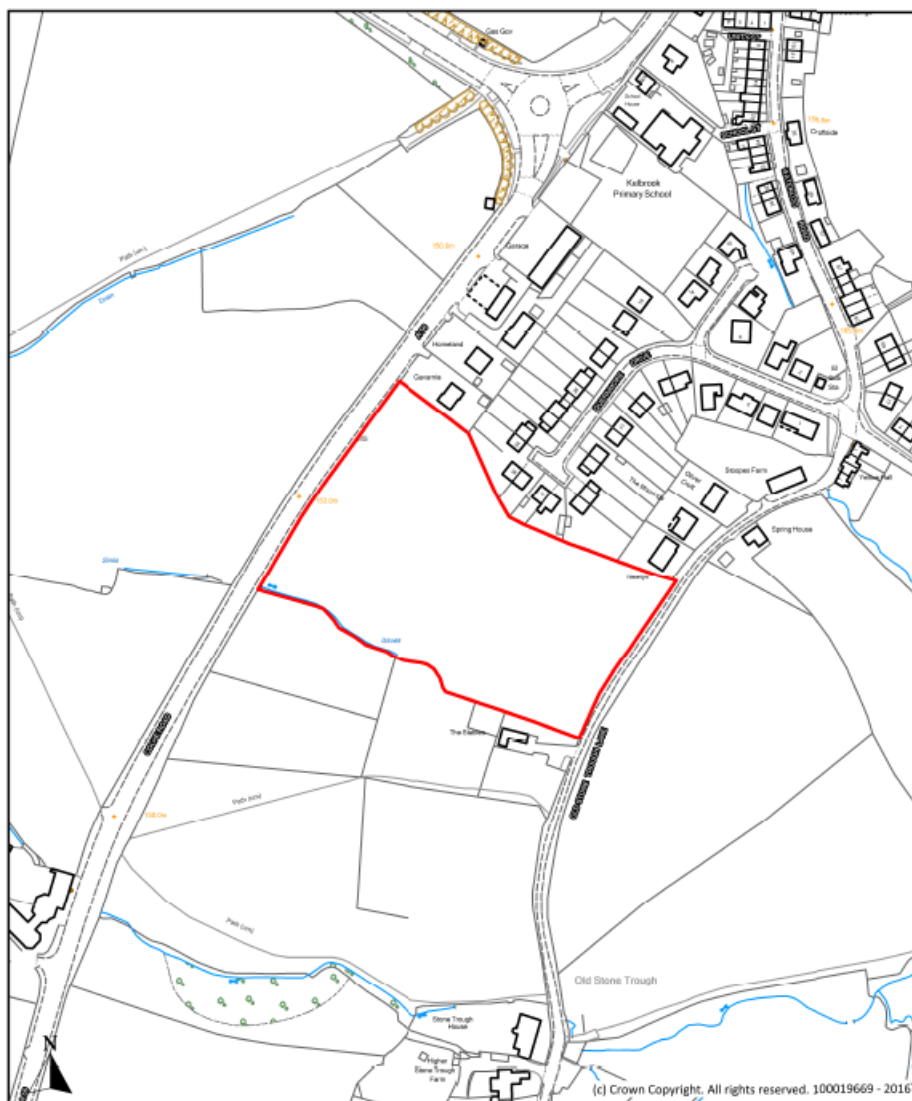
Secondary School	5.5km	Strategic Employment Site	4.2km
Open Space	0m	Convenience Store	2.4km
Leisure Centre	4.5km	GP	3.2km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the 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?			

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



Description

Land at Quernmore Drive, Old Stone Trough Lane, Kelbrook

Scale

1 : 2,500

Ref No.

P004

Drawn By

J.B.

Date

24th October 2016

Historic Ref

5009



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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.

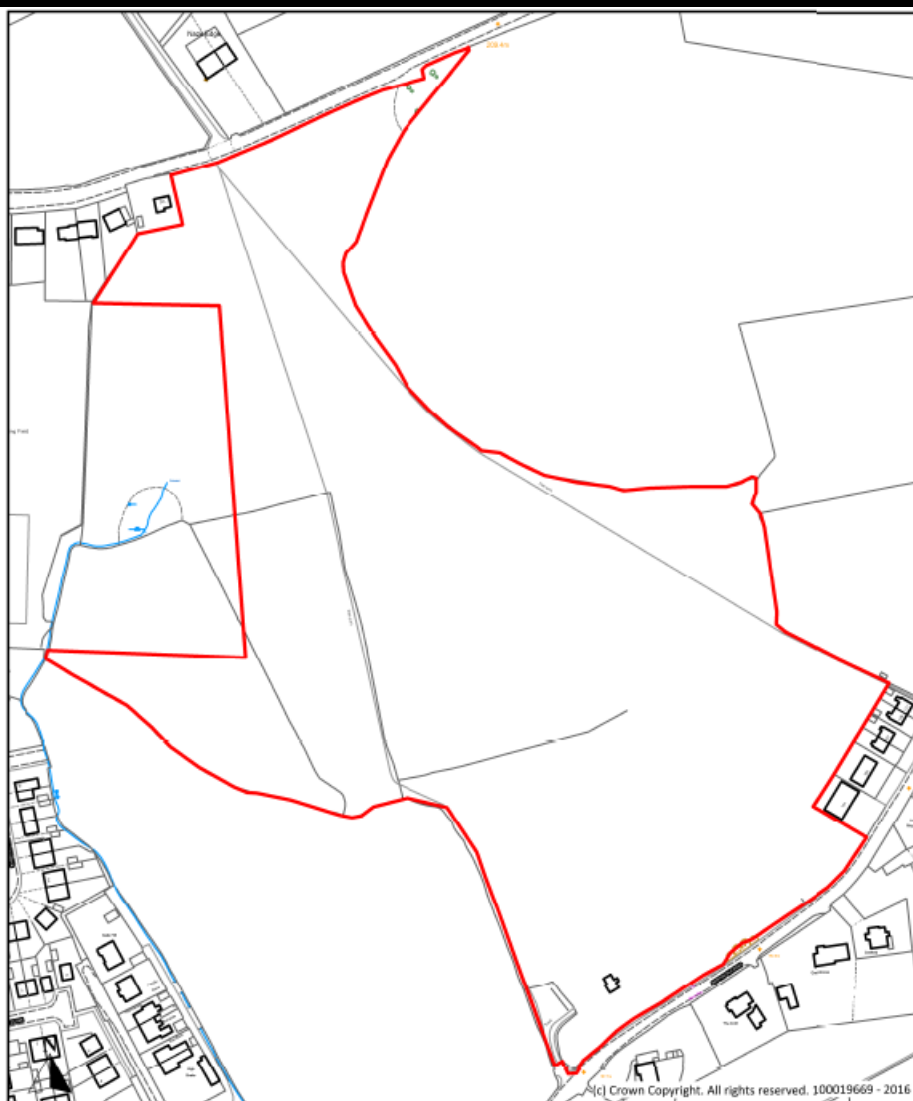
Available		Suitable			Achievable		
Yes		Yes			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	30	0	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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?						None	
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?						No	
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?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	280m			Service Frequency	20-40mins interval		
Primary School	410m			Town or Local Shopping Centre	2.4km		
Secondary School	2.8km			Strategic Employment Site	3.4km		


Open Space	260m	Convenience Store	180m
Leisure Centre	5.6km	GP	2.6km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support 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?			

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) 22/0790/OUT (Pending)	Date Added:	

Site Plan



Description		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Land between Skipton Old Road and Castle Road, Skipton Old Road, Colne		Ref No.	P005
Scale	1 : 2,500	Historic Ref	S010, S150, S188, S192
Drawn By	J.B.	Date	24th October 2016

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 Colne town centre.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
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	0	0	0	100	50	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?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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?					None		
2c. Natural Environment							
Is the proposal affected by priority habitats or species?					Yes, adjoins site		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
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?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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	330m			Service Frequency	40-60mins interval		
Primary School	550m			Town or Local Shopping Centre	1.5km		

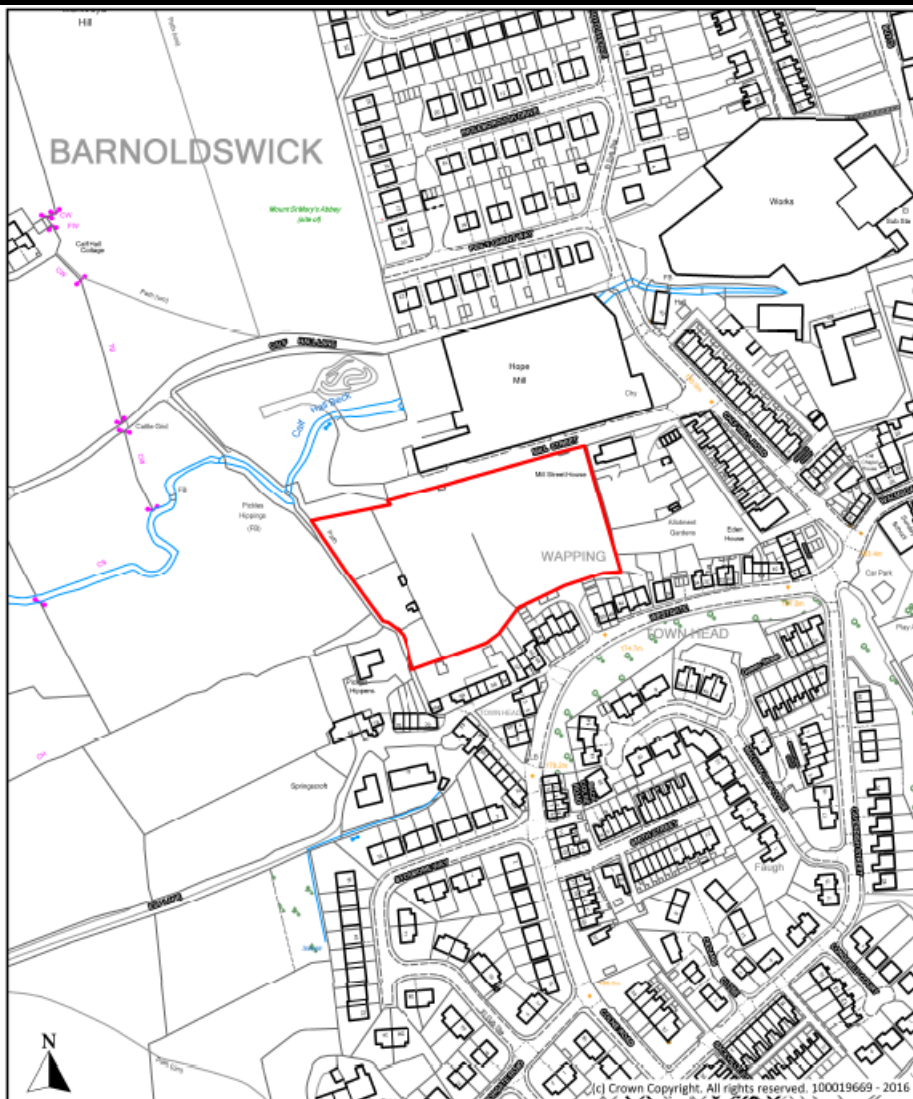
Secondary School	600m	Strategic Employment Site	1.4km
Open Space	620m	Convenience Store	410m
Leisure Centre	2.5km	GP	1.5km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal 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?			

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



Description

Land at Wapping, Westgate, Barnoldswick

Scale
1 : 2,500

Ref No.
P010

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S013, S148, 865



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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

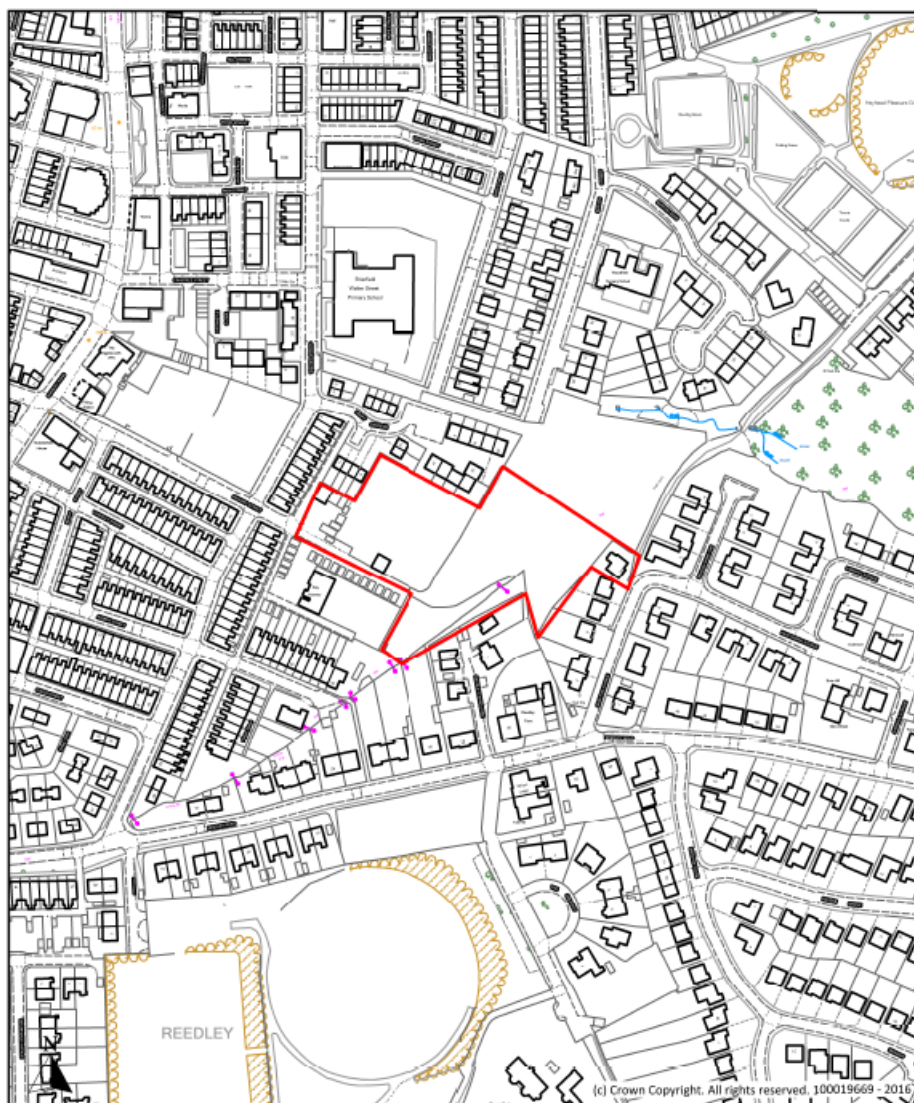
refused and dismissed on heritage grounds. It is unclear how this issue can be overcome in the context of the site. The site is affected by flood risk from surface water flooding and groundwater.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	38
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						No	
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	140m			Service Frequency	>60mins interval		
Primary School	470m			Town or Local Shopping Centre	210m		


Secondary School	940m	Strategic Employment Site	210m
Open Space	270m	Convenience Store	480m
Leisure Centre	750m	GP	440m
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?			

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



Description Former Richard Street Nurseries, Richard Street, Brierfield			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500		Ref No. P011	
Drawn By J.B.	Date 24th October 2016	Historic Ref S014, 1037	

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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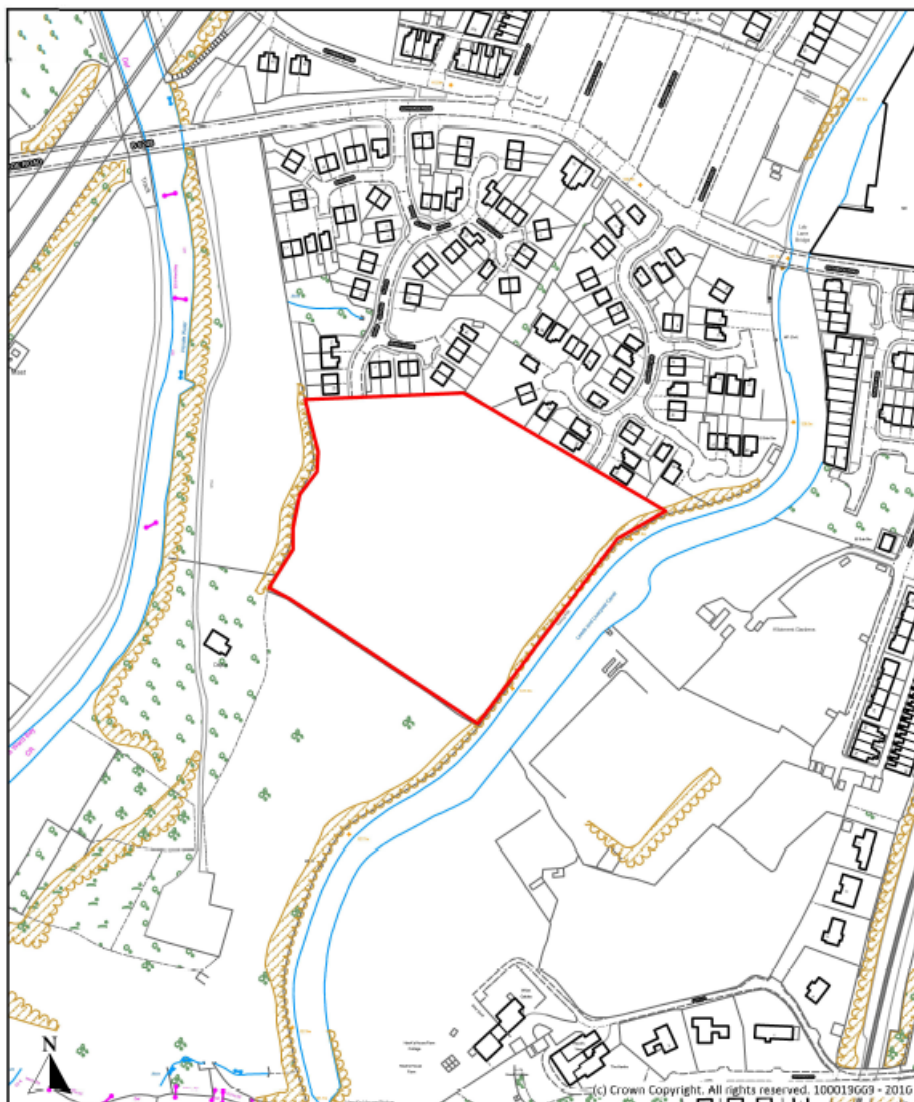
Uncertain		Yes			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	35	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single 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 covenants?						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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?							
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?						Uncertain	
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	240m			Service Frequency	<20mins interval		
Primary School	200m			Town or Local Shopping Centre	220m		
Secondary School	1.06km			Strategic Employment Site	2.2km		
Open Space	40m			Convenience Store	330m		


Leisure Centre	2.77km	GP	470m
2g. Benefits			
Will the proposal support the delivery of affordable 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?			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



Description		Land south of Woodclough Platts, Breirfield		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale	1 : 2,500	Ref No.	P014	
Drawn By	J.B.	Date	24th October 2016	
		Historic Ref	S018, S092, S101, S120, S122, S133, 0024, S212	

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	2023/24	2024/25	2025/26	2026/27			
0	0	0	15	15	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 covenants?					No		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					Yes, minimal impact		
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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		

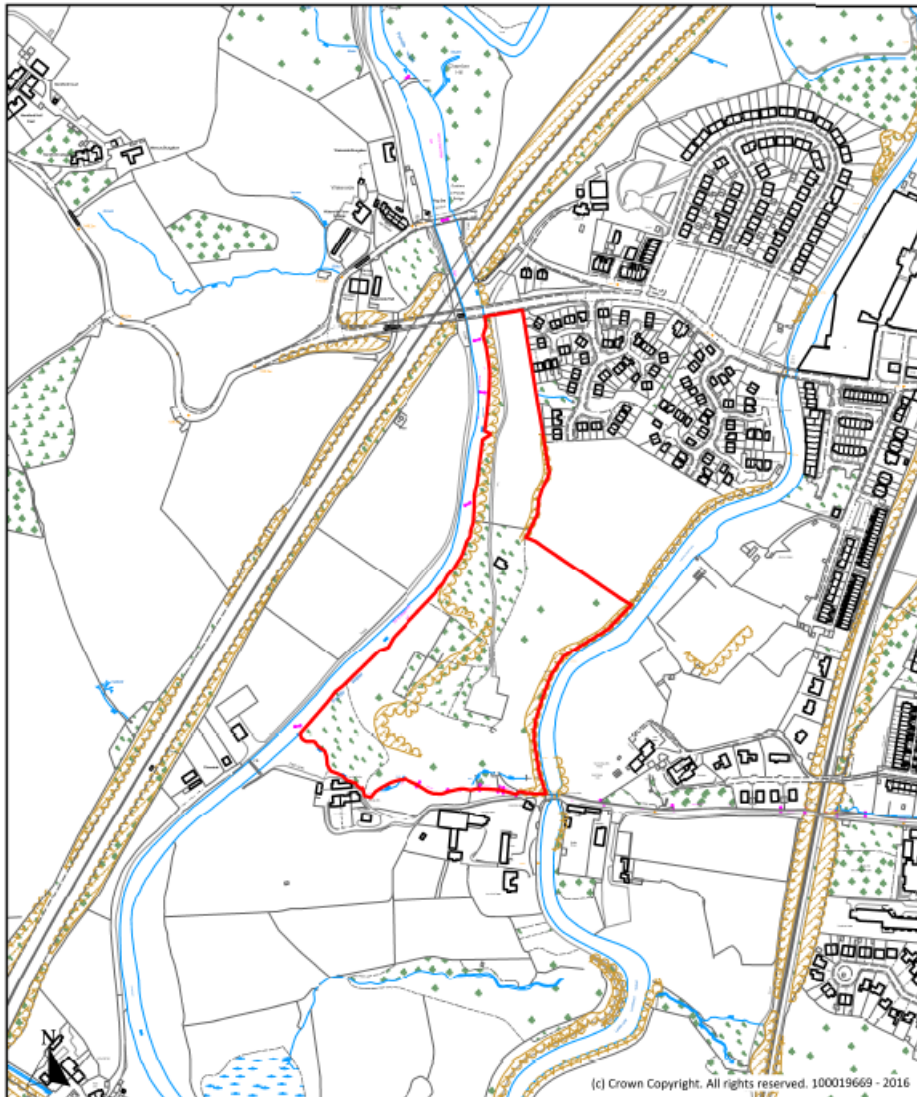
Primary School	760m	Town or Local Shopping Centre	370m
Secondary School	940m	Strategic Employment Site	2.4km
Open Space	0m	Convenience Store	520m
Leisure Centre	2.49km	GP	
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? 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



Description

Former Brierfield Wastewater Treatment Works, Clitheroe Road, Brierfield

Scale
1 : 5,000

Ref No.
PO15

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S126



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330


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.

Available		Suitable			Achievable		
Yes		Uncertain			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			
							100
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						Yes, minimal impact	
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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?						Uncertain	
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	730m		
Secondary School	1.54km			Strategic Employment Site	2.50km		

Open Space	0m	Convenience Store	650m
Leisure Centre	3.1km	GP	900m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Uncertain
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?			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			
Description			
Roughs Barn, Salterforth Lane, Salterforth		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P016
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S019, S021, S127, S143, S170, S171

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			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			
							9
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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?						None	
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?						No	
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?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	130m			Service Frequency	20-40mins interval		
Primary School	290m			Town or Local Shopping Centre	1.7km		
Secondary School	1.2km			Strategic Employment Site	1.7km		

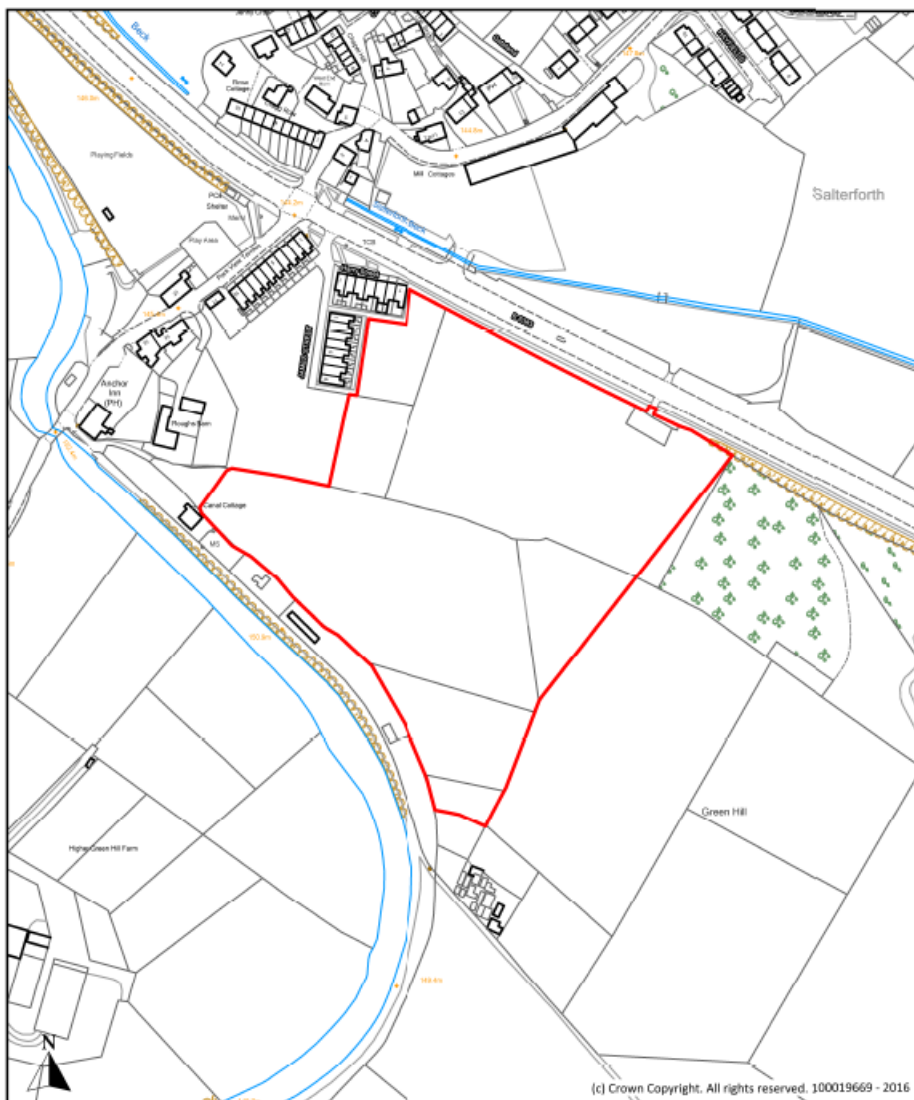
Open Space	60m	Convenience Store	1.33km
Leisure Centre	1.2km	GP	1.7km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to 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?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			

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



Description

Land off Kelbrook Road, Kelbrook Road, Salterforth

Scale

1 : 2,500

Ref No.

PO17

Drawn by

J.B.

Date

24th October 2016

Historic Ref

S019, S127, S170, S171, S263



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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
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Yes		Yes			Yes		
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	0	10	10	10	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?						Unknown	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						None	
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?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 3	
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	800m			Service Frequency	20-40mins interval		
Primary School	290m			Town or Local Shopping Centre	1.7km		
Secondary School	1.2km			Strategic Employment Site	1.7km		
Open Space	200m			Convenience Store	1.38km		

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			
Description			
Land West of Sheridan Road, Sheridan Road, Laneshawbridge		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P019
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S022, S023, S146, S155

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 experiences drainage issues which will need careful management through its design and development.							
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	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?						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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						Yes, minimal impact	
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?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	110m			Service Frequency	20-40mins interval		
Primary School	900m			Town or Local Shopping Centre	2.6km		

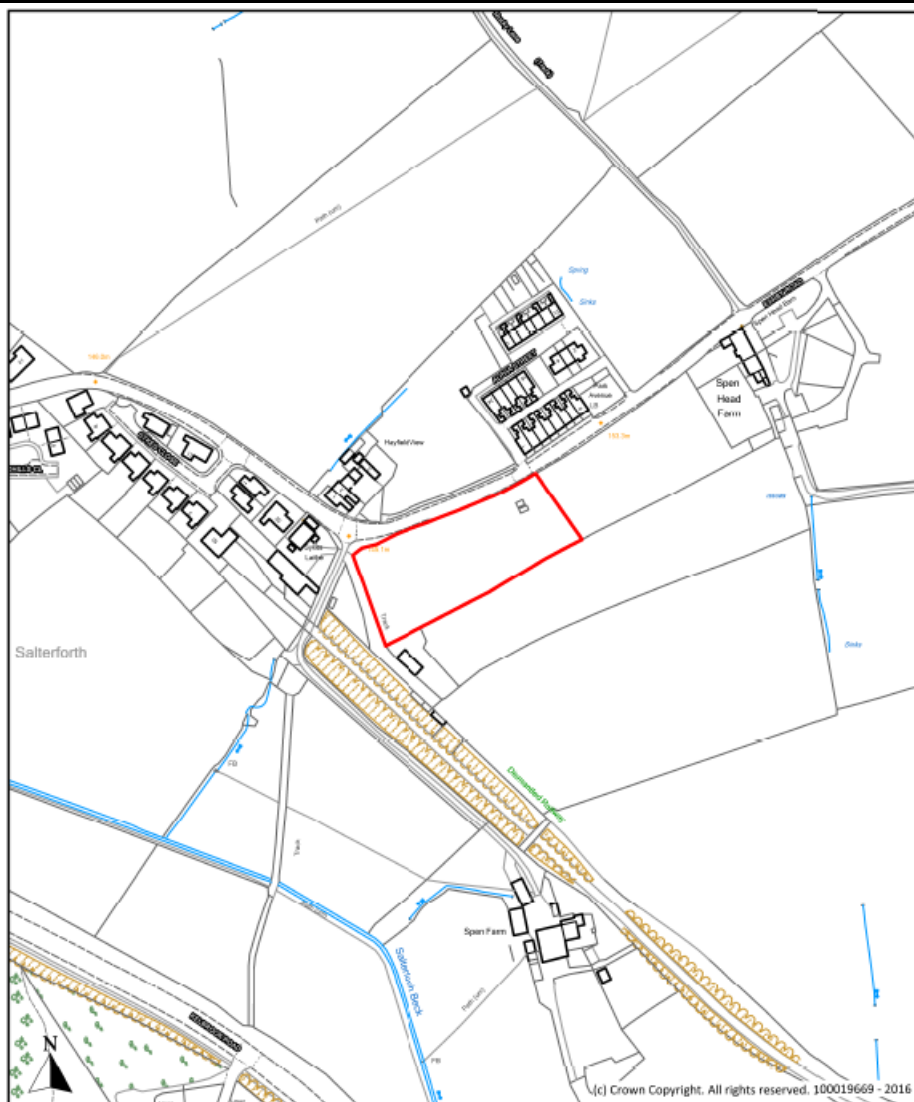
Secondary School	2.4km	Strategic Employment Site	2.6km
Open Space	400m	Convenience Store	1.7km
Leisure Centre	3.8km	GP	2.8km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the 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?			

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



Description

Land South West of Spen Head Farm, Earby Road, Salterforth

Scale
1 : 2,500

Ref No.
P020

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S024



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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		Uncertain			Yes		
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	0	0	0	0	0	16
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						None	
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?						No	
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?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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 interval		
Primary School	640m			Town or Local Shopping Centre	2.2km		
Secondary School	1.6km			Strategic Employment Site	2.2km		
Open Space	130m			Convenience Store	1.8km		

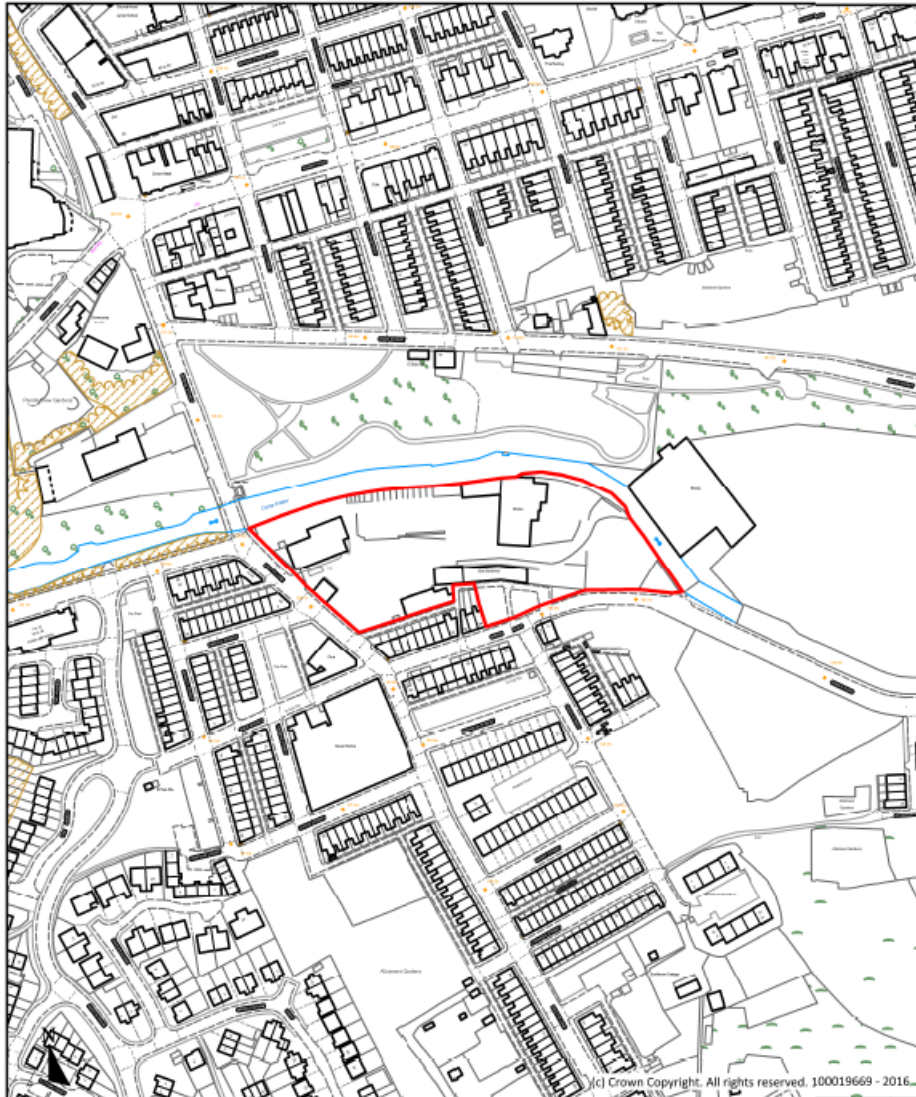
Leisure Centre	1.6km	GP	1.8km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
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?			

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



Description

Bridge Street Stoneyard, Knotts Lane, Colne

Scale

1 : 2,500

Ref No.

P021

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S026, S086



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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.

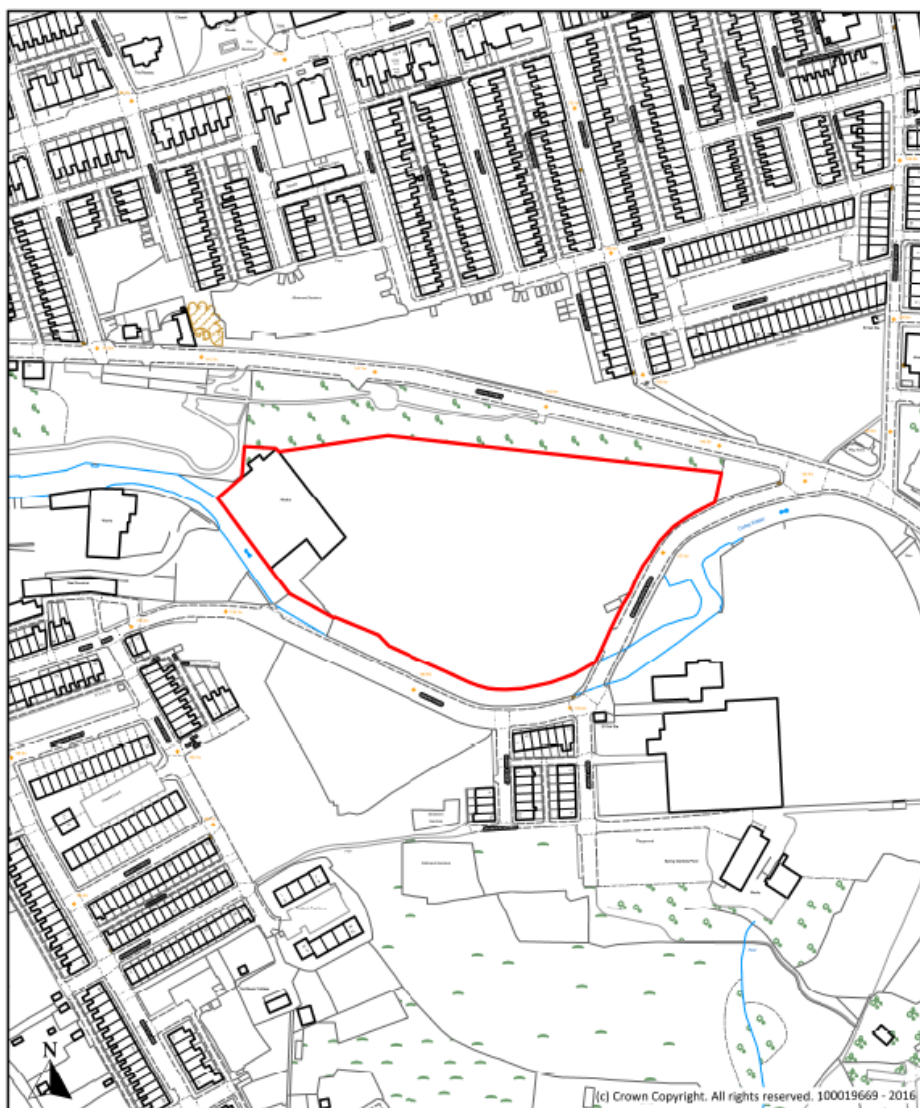
Available		Suitable			Achievable		
No		Yes			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	37
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Uncertain		
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 covenants?					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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					No		
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?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
2e. Other Environment							
Is the proposal site likely affected by contamination?					Yes		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
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	110m			Service Frequency	20-40mins interval		
Primary School	570m			Town or Local Shopping Centre	240m		
Secondary School	880m			Strategic Employment Site	240m		


Open Space	10m	Convenience Store	80m
Leisure Centre	280m	GP	1.1km
2g. Benefits			
Will the proposal support the delivery of affordable 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?			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



Description Walk Mill, Green Road, Colne			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P022		
Drawn By J.B.	Date 24th October 2016	Historic Ref S026, S089, 1052, E120	

Summary Assessment

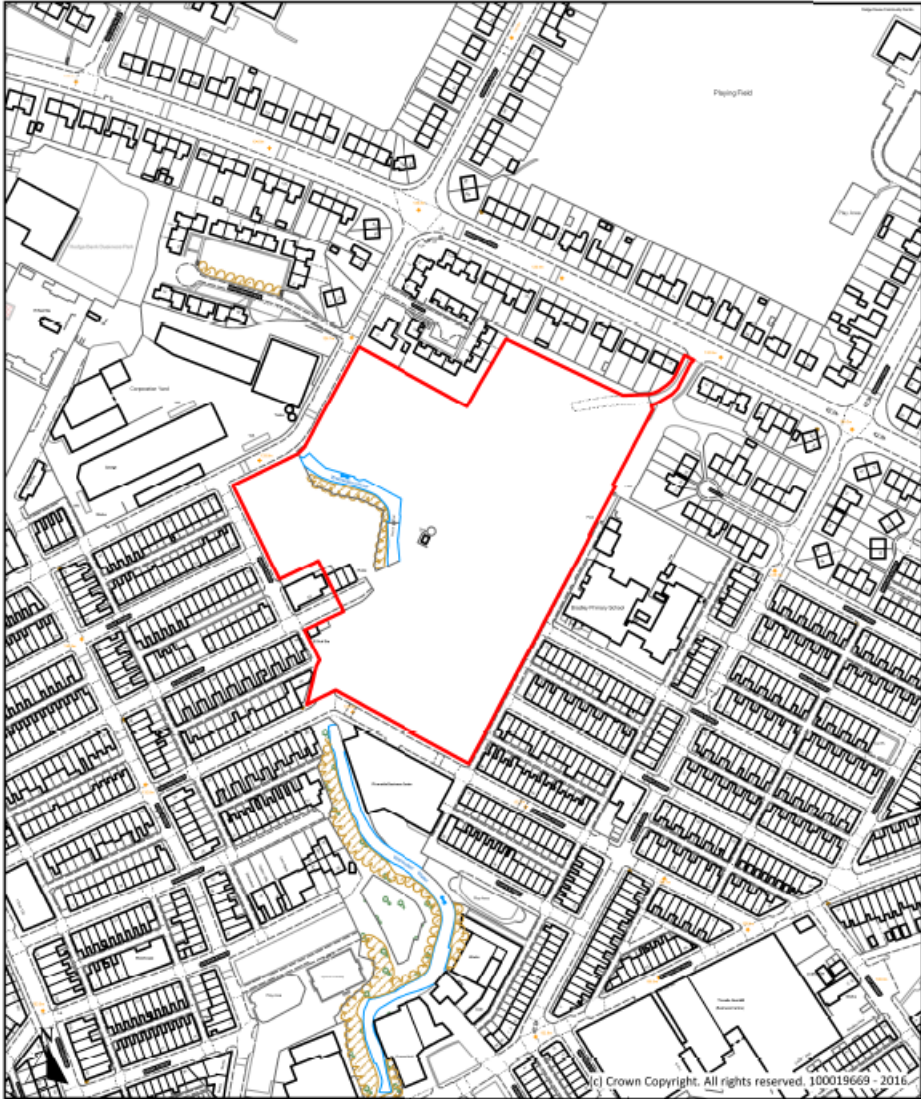

Summary: Brownfield site within the settlement boundary. The site is highly accessible to existing services. The site is subject to significant flood risk constraints. It is likely that the site is affected by contamination. The site is an area which experiences low viability.

Available	Suitable	Achievable
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Uncertain		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	0	0	0	101	0	0
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 covenants?						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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						>75% in Flood Zone 2/3	
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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?							
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
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	100m			Service Frequency	20-40mins interval		
Primary School	460m			Town or Local Shopping Centre	200m		
Secondary School	1.3km			Strategic Employment Site	200m		
Open Space	0m			Convenience Store	450m		

Leisure Centre	450m	GP	800m
2g. Benefits			
Will the proposal support the delivery of affordable 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?			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			
			
Description			
Riverside Mill, Charles Street, Nelson		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P026
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S033, S037, S084, S107, S112, 1003

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.							
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	0	20	20	100	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?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						25-50% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						High	
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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
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	150m			Service Frequency	20-40mins interval		
Primary School	270m			Town or Local Shopping Centre	340m		

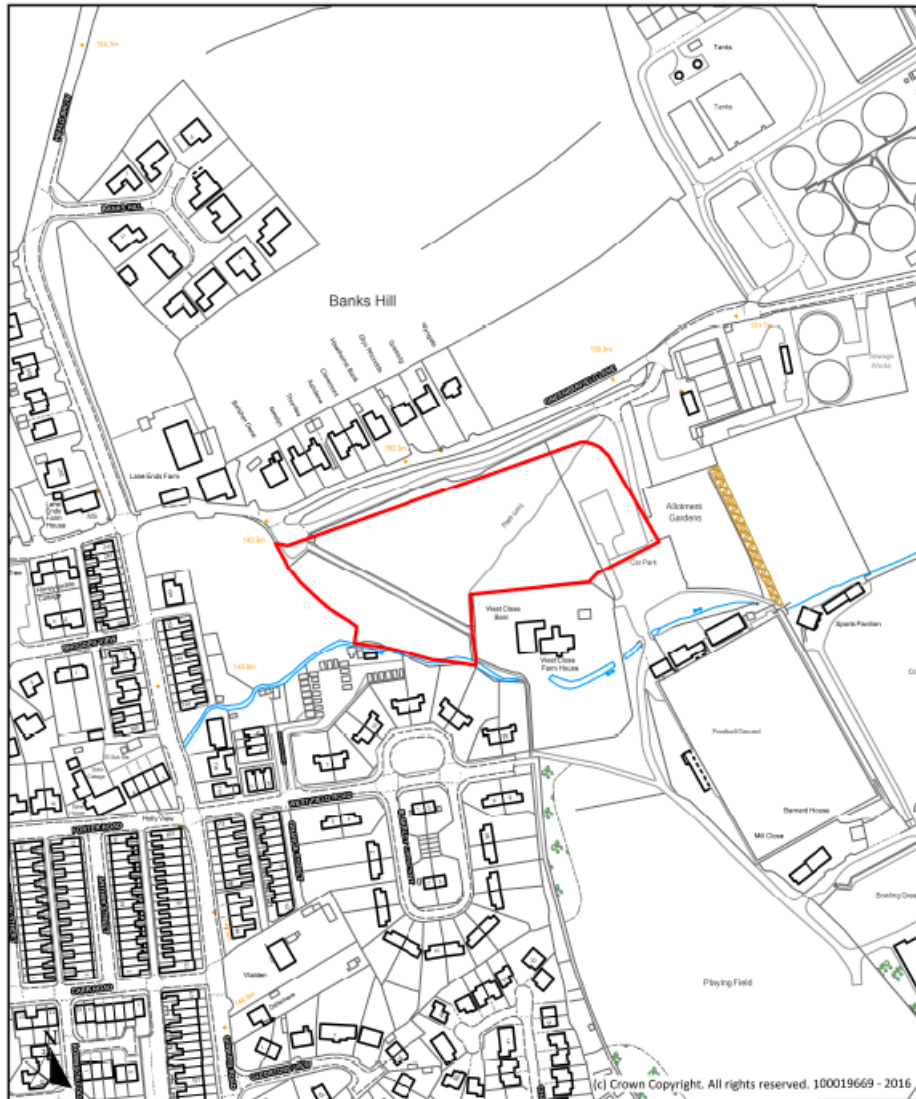
Secondary School	1.35km	Strategic Employment Site	340m
Open Space	460m	Convenience Store	220m
Leisure Centre	700m	GP	490m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal 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



Description Land off Greenberfield Lane, Greenberfield Lane, Barnoldswick		 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P042	
Drawn By J.B.	Date 24th October 2016	

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

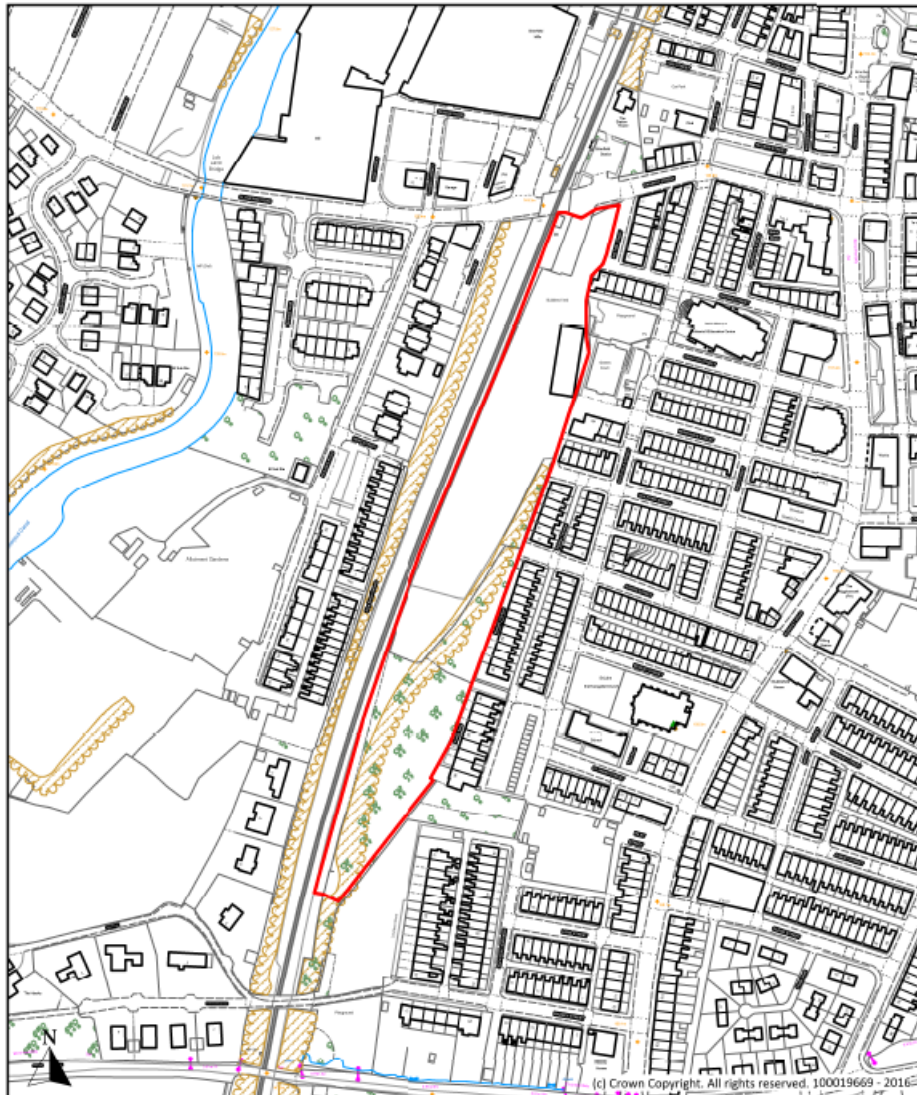
assessment of the effects of this constraints on the potential delivery of housing at the site are necessary to confirm the site's suitability for housing.							
Available		Suitable			Achievable		
Uncertain		Uncertain			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	36	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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Medium	
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 corridor or network?						No	
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?						Uncertain	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	0m			Service Frequency	40-60mins interval		
Primary School	900m			Town or Local Shopping Centre	1.1km		


Secondary School	1.8km	Strategic Employment Site	900m
Open Space	400m	Convenience Store	600m
Leisure Centre	1.6km	GP	1.4km
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?			

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



Description		Former Railway Sidings, Railway Street, Brierfield		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale		Ref No.		
1 : 2,500		P052		
Drawn By	Date	Historic Ref		
J.B.	24th October 2016	S077, E092, 38		

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		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	0	0	0	0	40	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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						25-50% 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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
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	160m			Service Frequency	<20mins interval		
Primary School	360m			Town or Local Shopping Centre	80m		

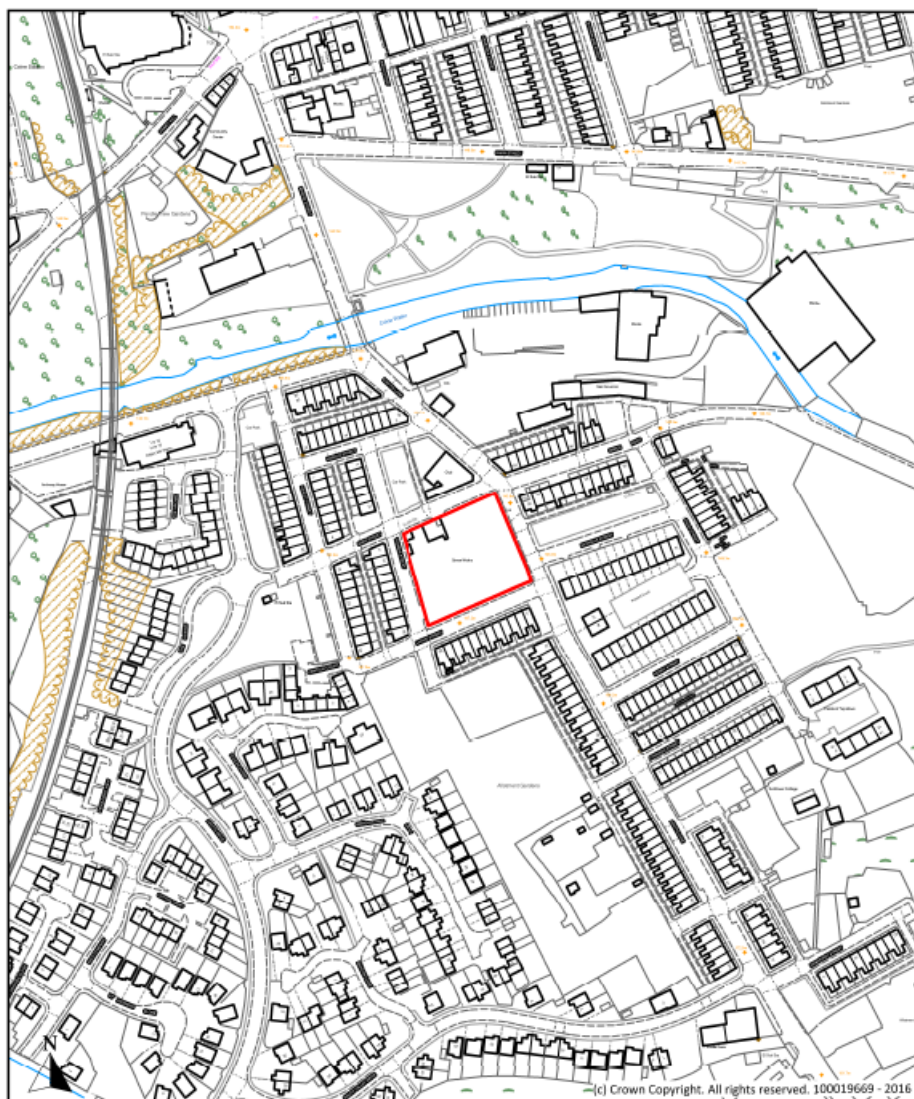
Secondary School	1.1km	Strategic Employment Site	2km
Open Space	0m	Convenience Store	130m
Leisure Centre	2.19km	GP	260m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal 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?			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



Description		 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Green Works, Knotts Lane, Colne		
Scale	Ref No.	
1 : 2,500	P053	
Drawn By	Date	Historic Ref
J.B.	24th October 2016	S085, 1059

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.

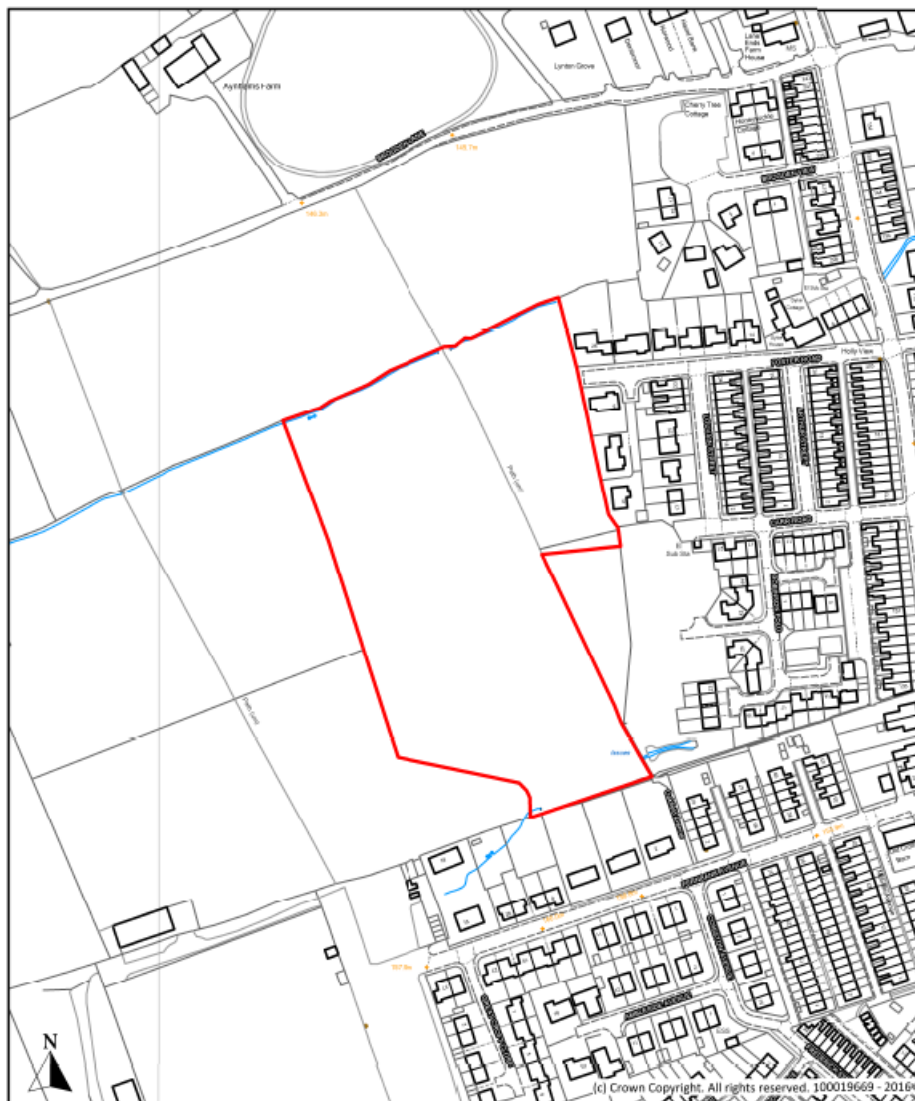
Available		Suitable			Achievable		
Yes		Yes			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	26	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						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 covenants?						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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
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	10m			Service Frequency	40-60mins interval		
Primary School	640m			Town or Local Shopping Centre	300m		
Secondary School	960m			Strategic Employment Site	300m		

Open Space	20m	Convenience Store	60m
Leisure Centre	340m	GP	1.2km
2g. Benefits			
Will the proposal support the delivery of affordable 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

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) 22/0544/FUL (Decline to Determine)	Date Added:	

Site Plan



Description

Land off Foster Road, Foster Road, Barnoldswick

Scale
1 : 2,500

Ref No.
P055

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S091



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
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	0	0	0	0	0	67
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 covenants?					No		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					No		
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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	200m			Service Frequency	40-60mins interval		

Primary School	950m	Town or Local Shopping Centre	1.1km
Secondary School	1.85km	Strategic Employment Site	1.1km
Open Space	360m	Convenience Store	550m
Leisure Centre	1.85km	GP	1.35km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
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?			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?			

local landscape and character and appearance of the village. This context has not altered since this decision was issued.							
Available		Suitable			Achievable		
Yes		Uncertain			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	0	0	0	0	0	19
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						No	
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?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?							
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
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	90m			Service Frequency	>60mins interval		
Primary School	250m			Town or Local Shopping Centre	2.4km		

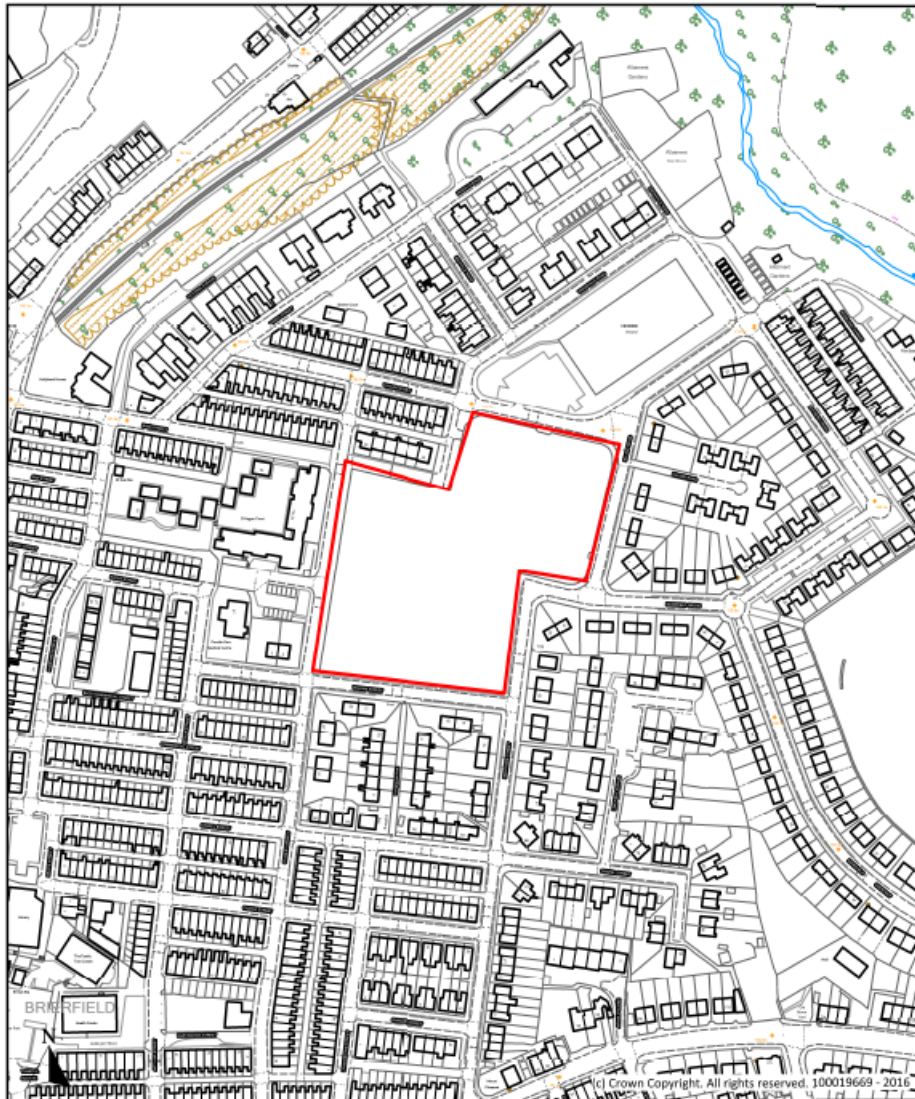
Secondary School	5.3km	Strategic Employment Site	4.7km
Open Space	260m	Convenience Store	2.6km
Leisure Centre	4.7km	GP	3.3km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the 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?			


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



Description Former Mansfield High School, Taylor Street, Brierfield		 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P060	
Drawn By J.B.	Date 24th October 2016	

Summary Assessment

Summary: Previously developed (cleared) site within the settlement boundary of Brierfield. 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		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	0	0	0	43	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?						Unknown	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						50-75% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						None	
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?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						Yes	
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	230m			Service Frequency	<20mins interval		
Primary School	570m			Town or Local Shopping Centre	250m		

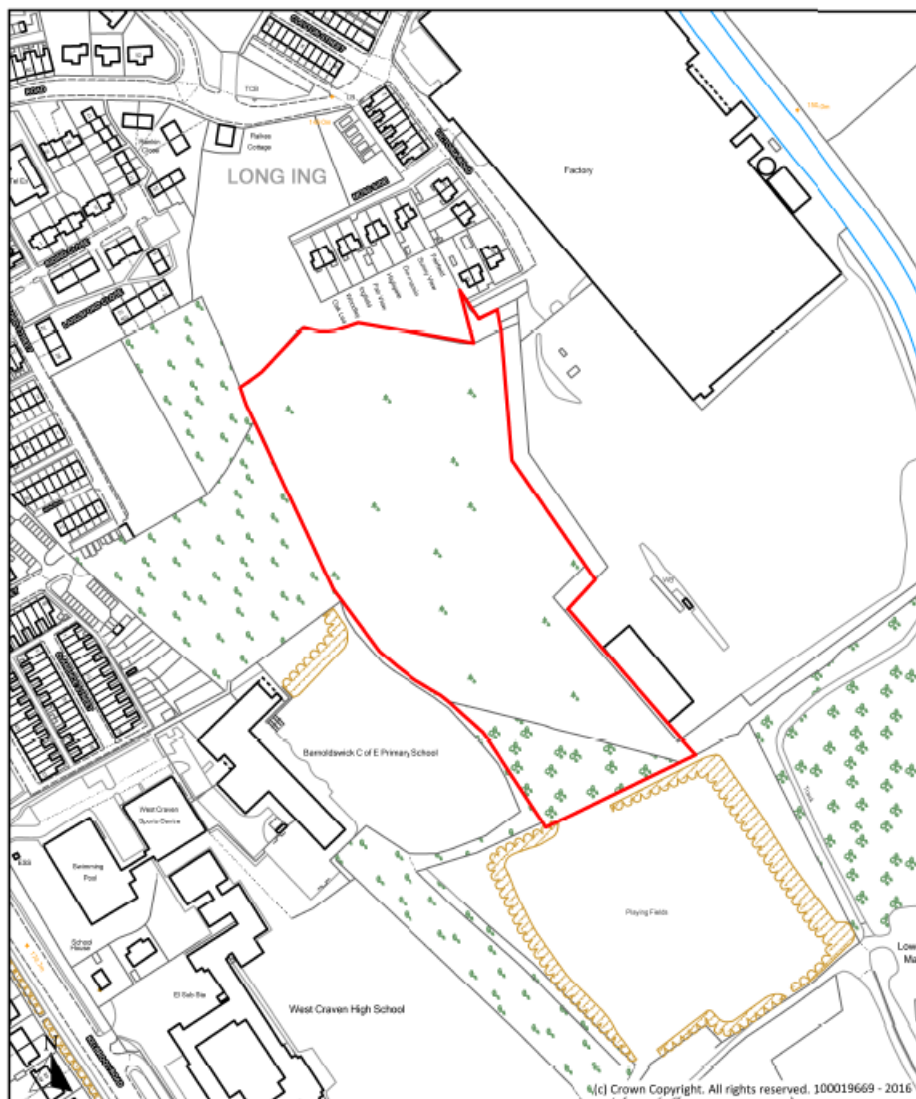
Secondary School	530m	Strategic Employment Site	1.8km
Open Space	20m	Convenience Store	170m
Leisure Centre	2.3km	GP	160m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide 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



Description

Land adjacent to Silentnight Beds, Long Ing Lane, Barnoldswick

Scale

1 : 2,500

Ref No.

P062

Drawn by

J.B.

Date

24th October 2016

Historic Ref

S119



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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

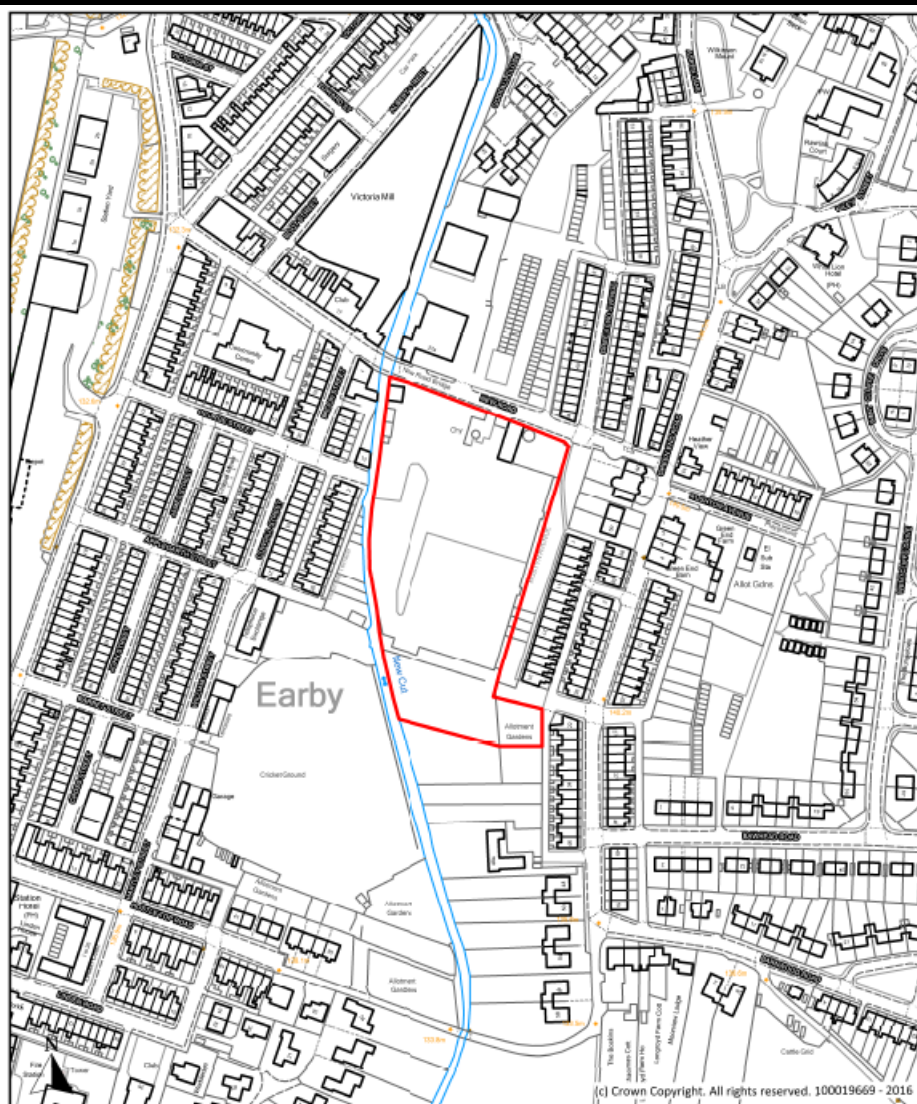
development. Noise and pollution associated with the operation of Silentnight may cause adverse effects to the health and wellbeing of future occupiers of the site. The site is not accessible to the highway at present and there is no apparent solution to address this.										
Available			Suitable			Achievable				
Uncertain			Uncertain			No				
Timescales (Anticipated Delivery)										
0-5 years					6-10 years	10-15 years		16 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 covenants?						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		<input type="checkbox"/>	SSSI/SPA/SPAC		<input type="checkbox"/>	Minerals Safeguarding		<input checked="" type="checkbox"/>		
AONB		<input type="checkbox"/>	BHS/SLNI/LNR/GHS		<input checked="" type="checkbox"/>	Protected Employment Land		<input type="checkbox"/>		
Open Countryside		<input checked="" type="checkbox"/>	Open Space		<input type="checkbox"/>	Primary Shopping Frontage		<input type="checkbox"/>		
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 corridor or network?						No				
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)		<input type="checkbox"/>	Grade:			Conservation Area		<input type="checkbox"/>	Other <input type="checkbox"/>	
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 or culverted watercourses?						Uncertain				
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 Shopping Centre	400m
Secondary School	930m	Strategic Employment Site	250m
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			
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?			Yes
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) 22/0577/FUL (Pending)	Date Added:	

Site Plan



Description			 <p>Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330</p>
Brook Shed, New Road, Earby			
Scale	1 : 2,500	Ref No.	
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S129, 1058

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 by the proposal.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
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	0	20	20	25	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?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						50-75% 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 corridor or network?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
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	180m			Service Frequency	20-40mins interval		
Primary School				Town or Local Shopping Centre	150m		

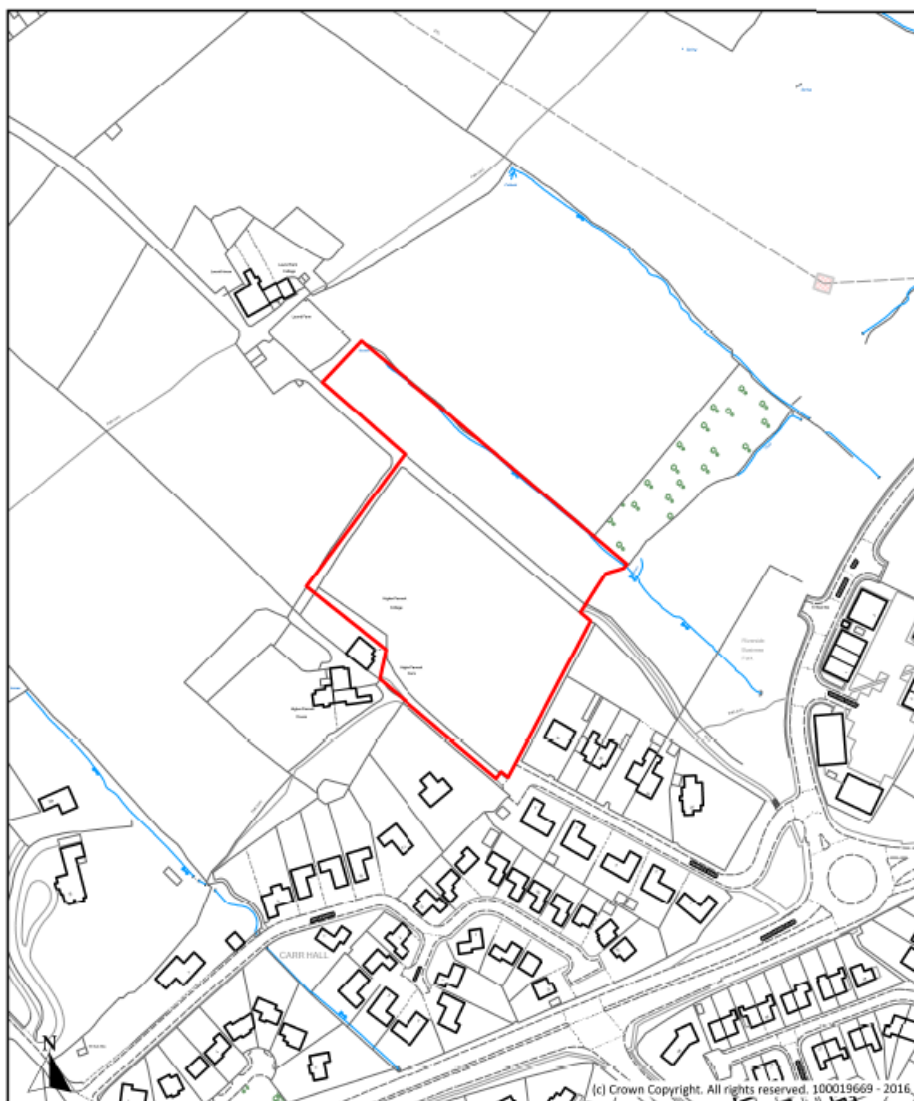
Secondary School		Strategic Employment Site	1.1km
Open Space		Convenience Store	200m
Leisure Centre		GP	810m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any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



Description		Land at Higher Parrock Farm, Parrock Road, Barrowford		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale		Ref No.		
1 : 2,500		P065		
Drawn By	Date	Historic Ref		
J.B.	24th October 2016	S130, S197		

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.

Available		Suitable			Achievable		
Yes		No			No		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
							38
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						No	
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?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Grade II	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, significant	
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
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	190m			Service Frequency	>60mins interval		
Primary School	1.07km			Town or Local Shopping Centre	1.4km		
Secondary School	2.75km			Strategic Employment Site	250m		

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



Description

Land at South of Colne Water, Cotton Tree Lane, Colne

Scale

1 : 2,500

Ref No.

P067

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S138



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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		Uncertain			Yes		
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	0	20	20	28	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?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					Yes, minimal impact		
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					Uncertain		
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		

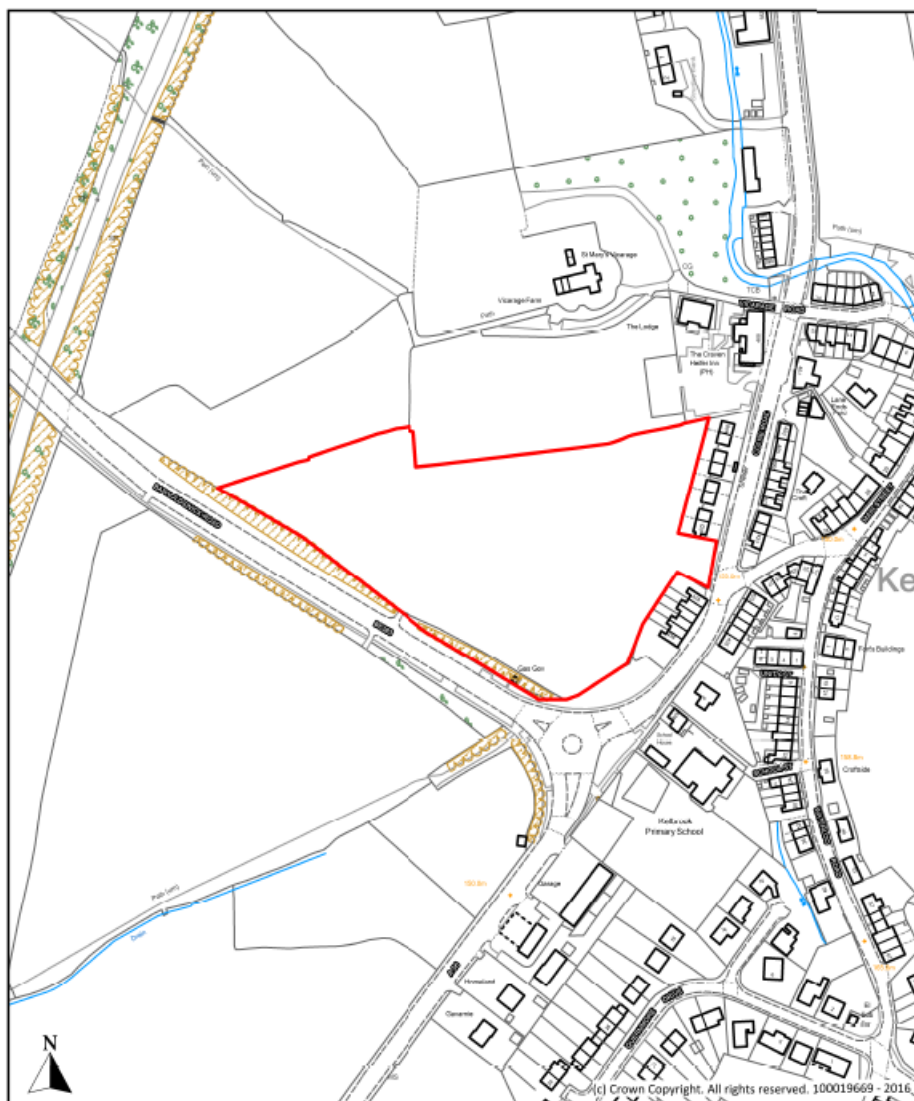
Primary School	1km	Town or Local Shopping Centre	1.37km
Secondary School	1.21km	Strategic Employment Site	1.37km
Open Space	610m	Convenience Store	520m
Leisure Centre	2.5km	GP	1.44km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery 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?			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



Description

Land at Barnoldswick Road/Colne Road,
Barnoldswick Road, Kelbrook

Scale

1 : 2,500

Ref No.

P068

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S140, GEN//30/06/2011/001



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330


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 pattern. The site is relatively unconstrained however there are potential highway constraints.							
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	0	0	0	64	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?					No		
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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?					None		
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?					No		
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?					Substantial		
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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	0m			Service Frequency	20-40mins interval		
Primary School	320m			Town or Local Shopping Centre	2.2km		

Secondary School	2.5km	Strategic Employment Site	3.1km
Open Space	110m	Convenience Store	200m
Leisure Centre	5.8km	GP	2.4km
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?			

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			
Description			
Land adjacent to 340 Wheatley Lane Road, Wheatley Lane Road, Fence		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P071
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S147

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 development now.							
Available		Suitable			Achievable		
Yes		No			Yes		
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	0	0	0	0	0	30
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?					Enquiry		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
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	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the 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 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?					No		
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?					Moderate Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Uncertain		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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	130m			Service Frequency	20-40mins interval		
Primary School	660m			Town or Local Shopping Centre	3.3km		

Secondary School	4.15km	Strategic Employment Site	1.9km
Open Space	0m	Convenience Store	400m
Leisure Centre	3.4km	GP	3.5km
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?			

Whilst the proposal is unlikely to result in highway capacity problems it may contribute to highway safety problems.							
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	0	0	0	12	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?					Unknown		
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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?					None		
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?					No		
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?					Moderate Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Uncertain		
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?					No		
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	830m			Service Frequency	20-40mins interval		
Primary School	1.1km			Town or Local Shopping Centre	850m		

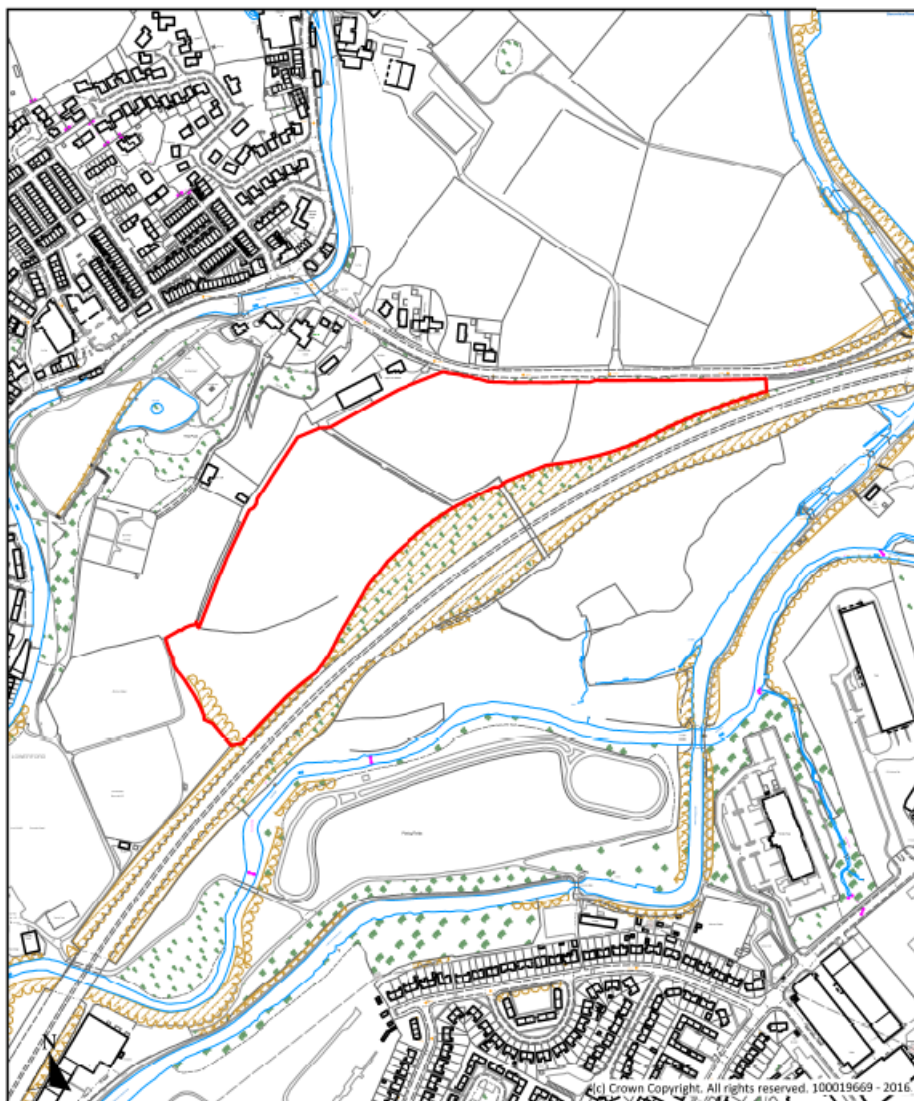
Secondary School	1.15km	Strategic Employment Site	850m
Open Space	380m	Convenience Store	850m
Leisure Centre	1.1km	GP	900m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal 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



Description

Land at Higher Park Hill, Barrowford Road, Barrowford

Scale

1 : 5,000

Ref No.

P078

Drawn By

J.B.

Date

24th October 2016

Historic Ref

5247



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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 development of housing.							
Available		Suitable			Achievable		
Yes		No			Yes		
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	0	0	0	0	0	165
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 covenants?					Uncertain		
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	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					Yes		
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?					Uncertain		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, significant		
2e. Other Environment							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
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	180m			Service Frequency	>60mins interval		
Primary School	930m			Town or Local Shopping Centre	500m		

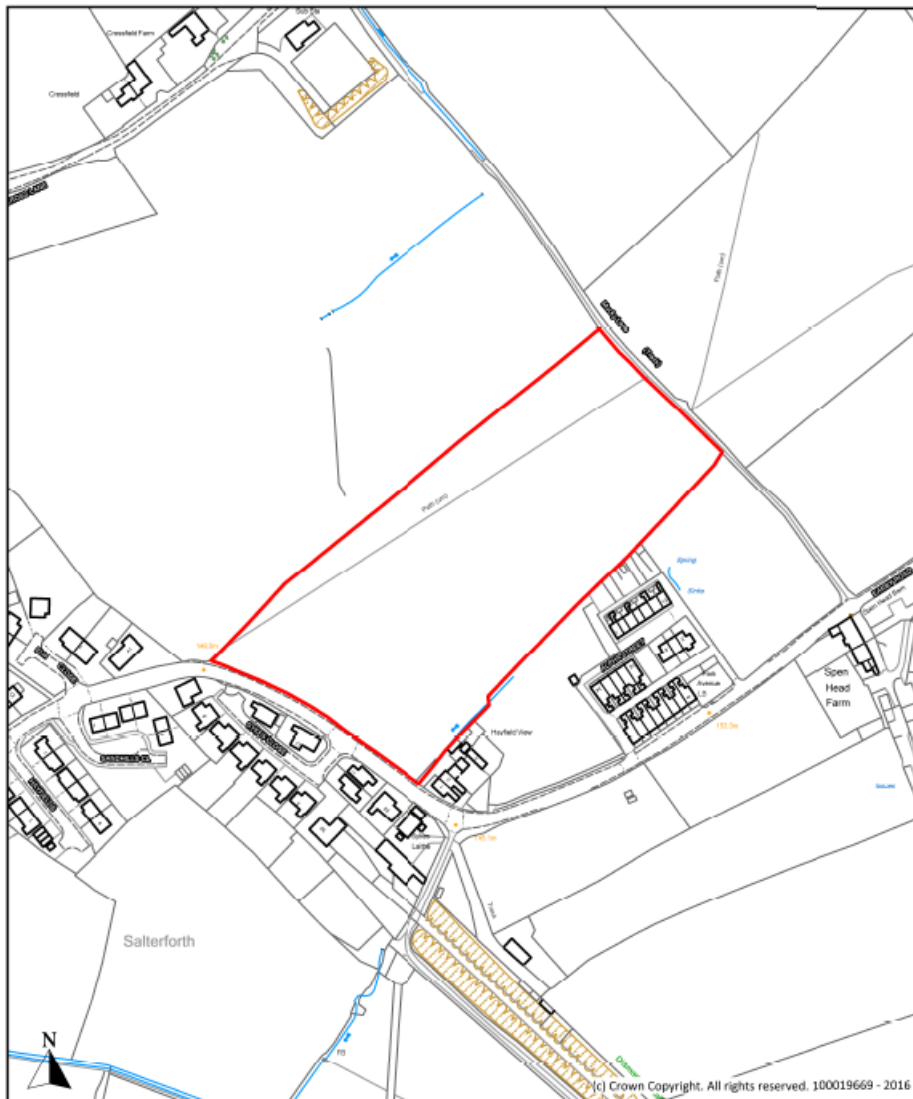
Secondary School	3.6km	Strategic Employment Site	2.6km
Open Space	0m	Convenience Store	700m
Leisure Centre	2.5km	GP	1.2km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in addition 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?			


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



Description Hayfield Meadow, Earby Road, Salterforth			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500		Ref No. P080	
Drawn By J.B.	Date 24th October 2016	Historic Ref S173	

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 disproportionate in terms of scale and character of the wider settlement.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
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	0	20	20	35	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?						Unknown	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						None	
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?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	210m			Service Frequency	20-40mins interval		
Primary School	540m			Town or Local Shopping Centre	2km		

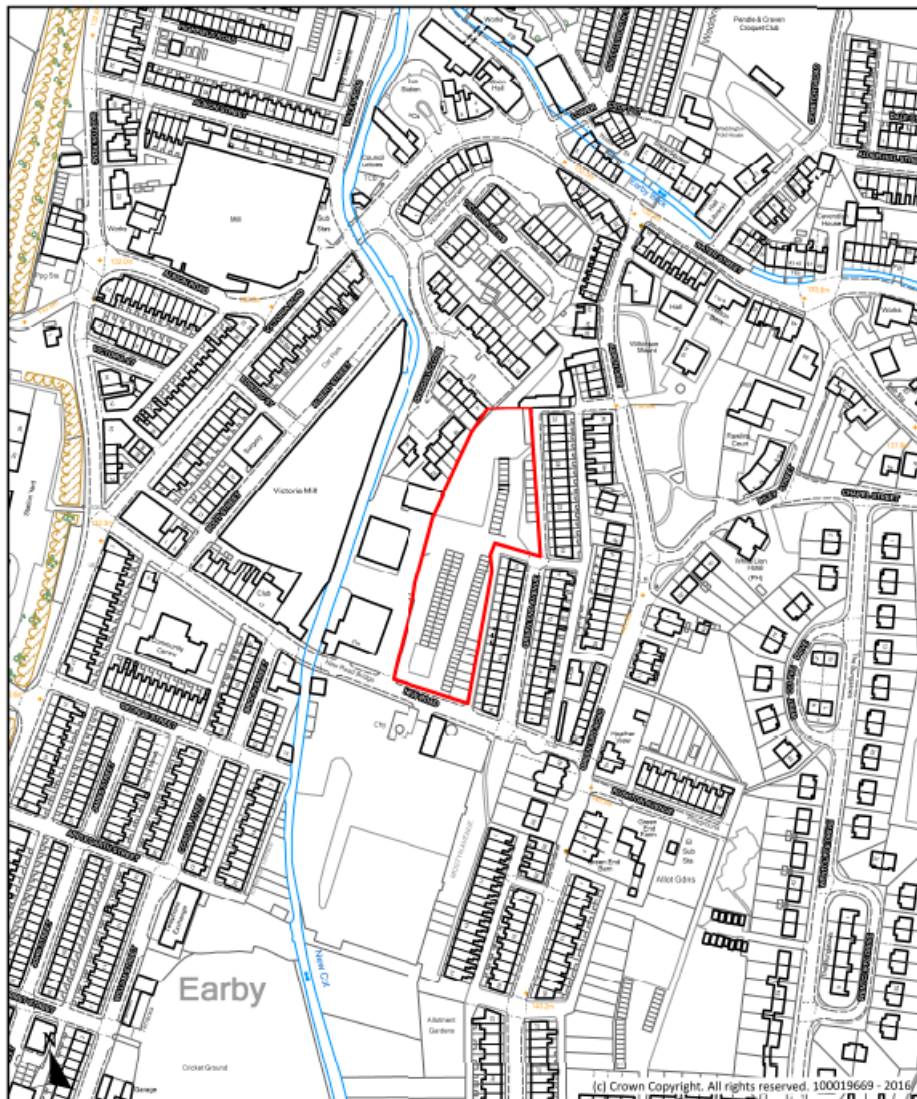
Secondary School	1.5km	Strategic Employment Site	2.4km
Open Space	200m	Convenience Store	1.7km
Leisure Centre	1.5km	GP	2km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the 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?			


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



Description New Road Garage Site, New Road, Earby			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P081		
Drawn By J.B.	Date 24th October 2016	Historic Ref S174, 816	

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

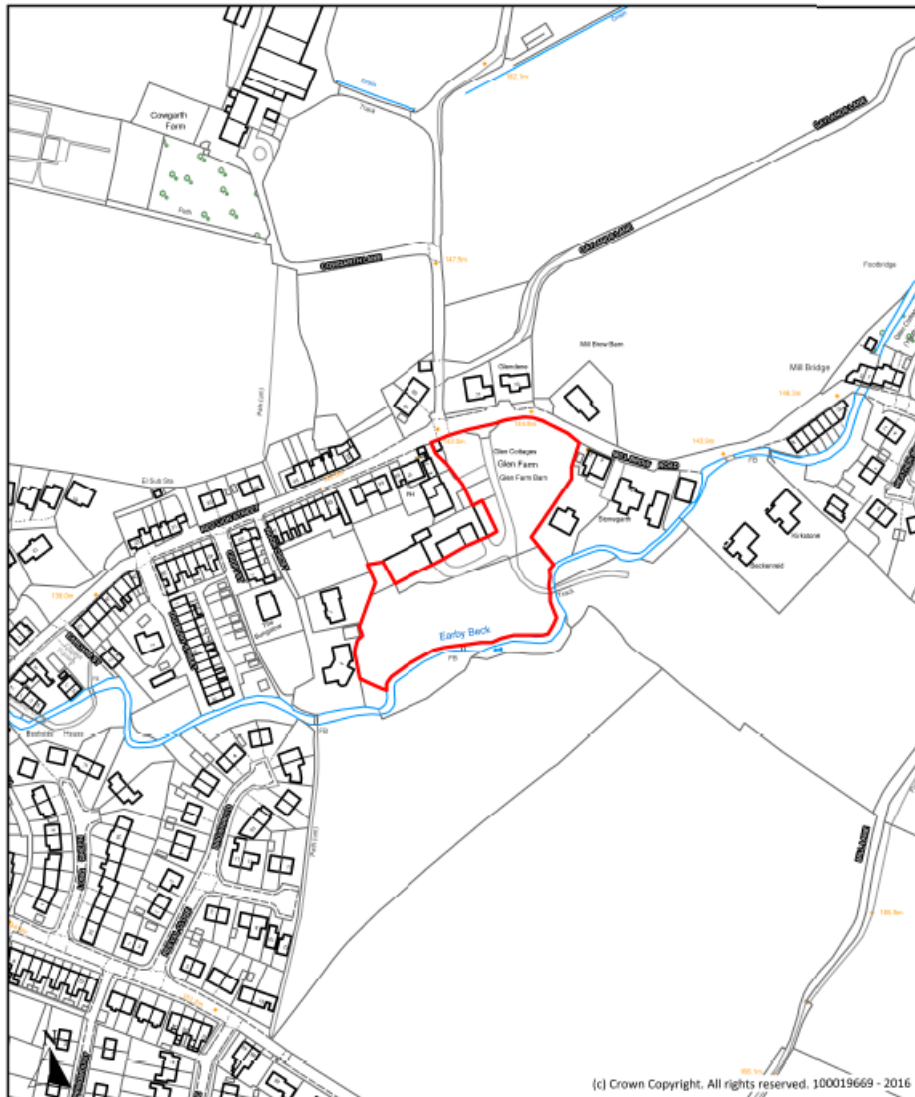
though it should be noted that the proposal has the potential to benefit this designation and enhance the quality of the wider urban environment.							
Available		Suitable			Achievable		
Yes		Yes			Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	35	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?						Unknown	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the 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 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?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
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?						Uncertain	
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	180m			Service Frequency	20-40mins interval		
Primary School	440m			Town or Local Shopping Centre	30m		

Secondary School	2.48km	Strategic Employment Site	1km
Open Space	60m	Convenience Store	220m
Leisure Centre	2.51km	GP	100m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Uncertain
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?			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



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Description Land at Glen Farm, Red Lion Street, Earby			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P082		
Drawn By J.B.	Date 24th October 2016	Historic Ref S175	

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

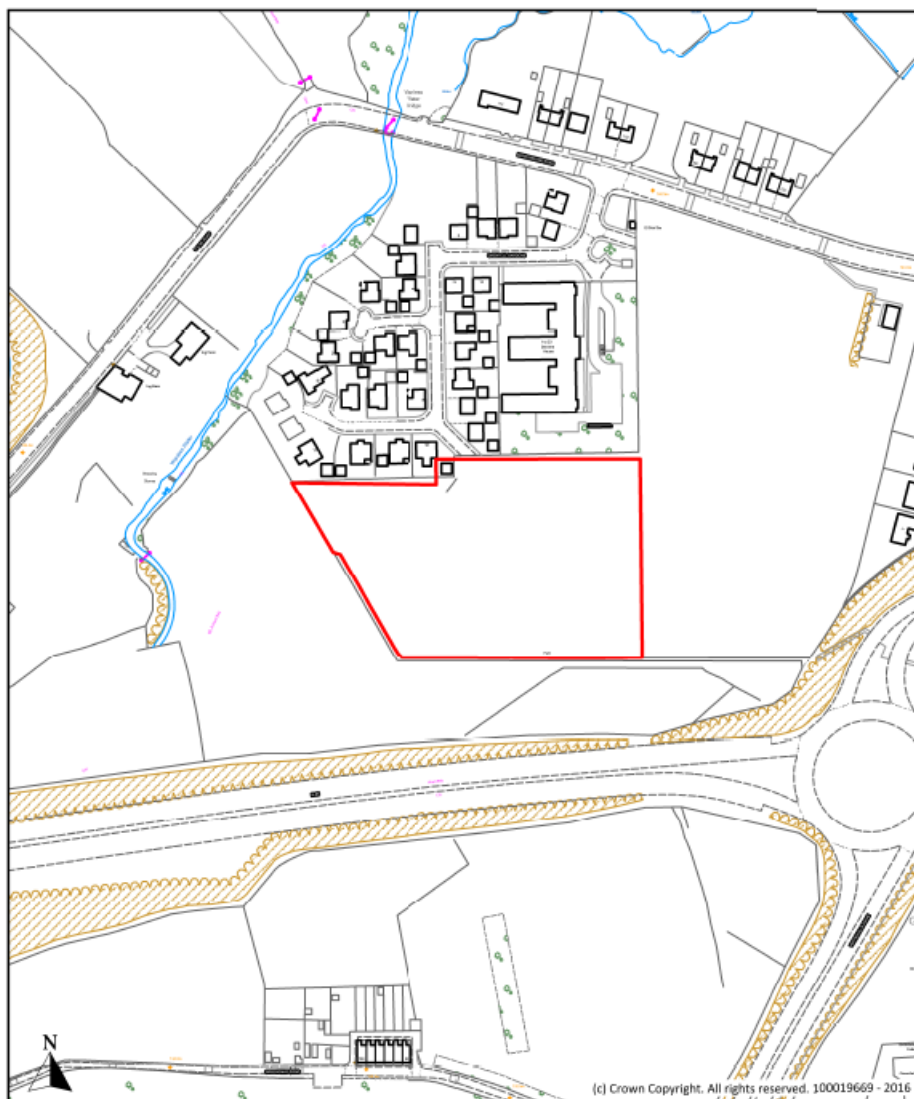
encourage trips by car instead of sustainable modes of transport. The site is located within the Earby Conservation Area and located close to the historic heart of the settlement. The site sits in a transitional part of the conservation area and is currently open in character. The development of the 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		Suitable			Achievable		
Yes		Uncertain			Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	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 covenants?						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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						Yes, moderate impact	
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?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II*	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
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	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 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?		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



Description Land at South of Grenfell Gardens, Barrowford Road, Colne			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale	1 : 2,500	Ref No. P083	
Drawn By	J.B.	Date 24th October 2016	
		Historic Ref S180	

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)							
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	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 covenants?	Uncertain
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)					
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>

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 corridor or network?	No
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
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 or culverted watercourses?	No
Does the topography of the land constraint development potential?	None/Minimal

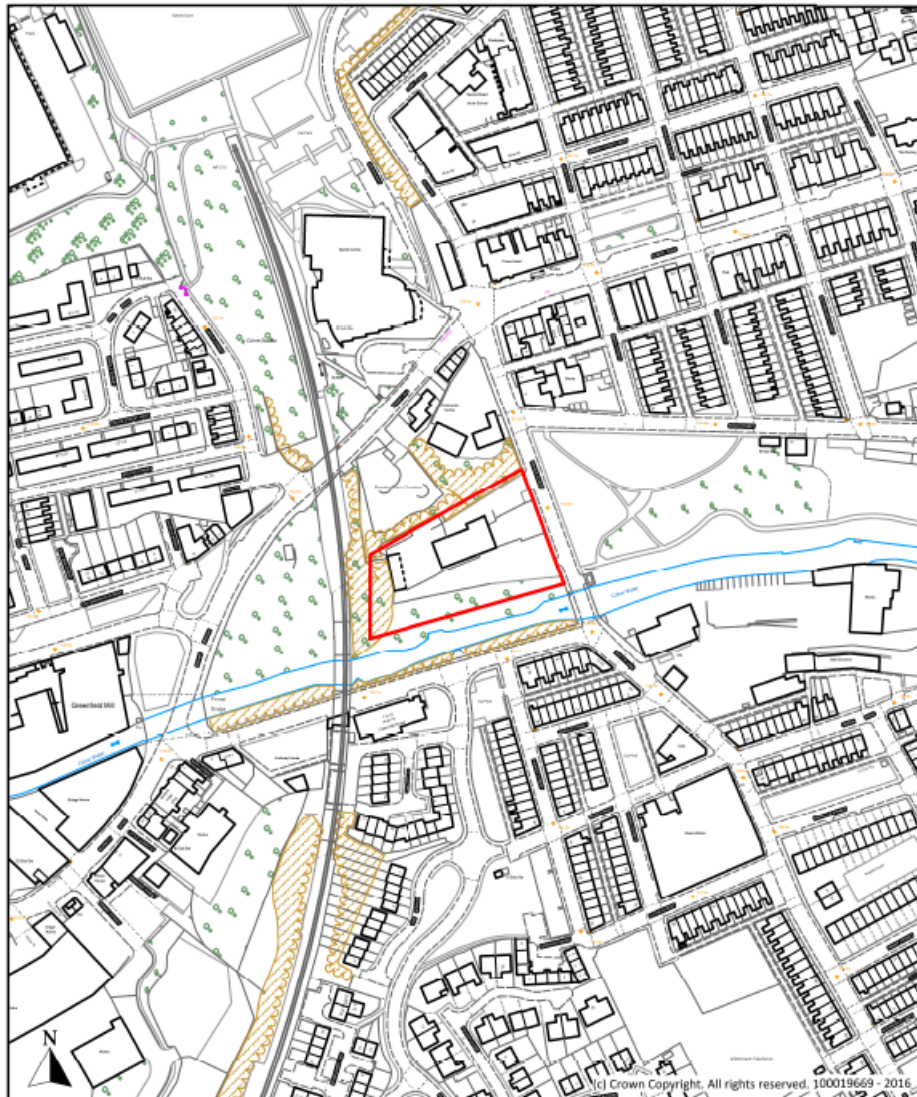
Is the proposal compatible with neighbouring land uses?		Yes	
2f. Accessibility			
Bus Stop Proximity	280m	Service Frequency	>60mins interval
Primary School	1.38km	Town or Local Shopping Centre	1.3km
Secondary School	2.3km	Strategic Employment Site	1.3km
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
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?			

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



Description

Land off Bridge Street, Bridge Street, Colne

Scale

1 : 2,500

Ref No.

P086

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S184



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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		Suitable			Achievable		
No		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	0	0	0	0	0	16
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Uncertain		
Is the site in single landownership?					No		
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 covenants?					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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					<25% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					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 corridor or network?					No		
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?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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?					Uncertain		
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	140m			Service Frequency	<20mins interval		
Primary School	460m			Town or Local Shopping Centre	150m		
Secondary School	910m			Strategic Employment Site	150m		

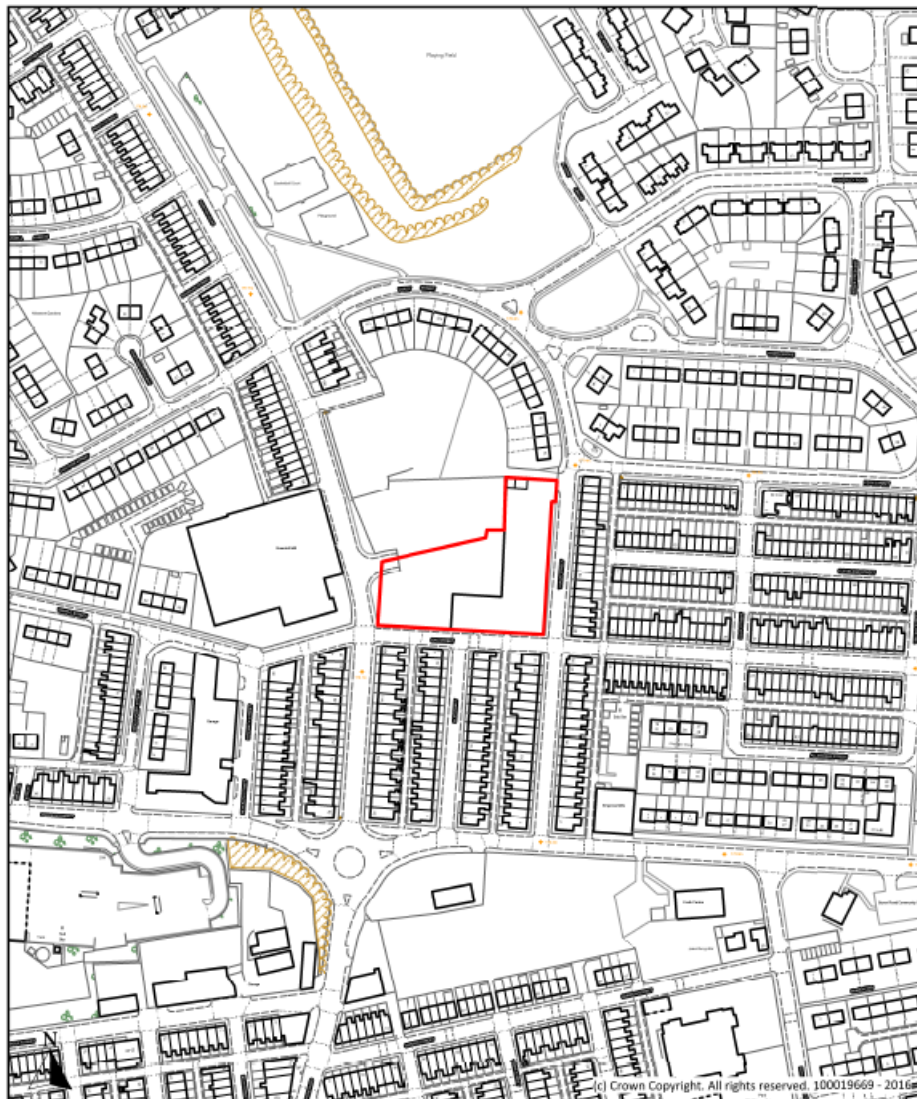
Open Space	20m	Convenience Store	170m
Leisure Centre	180m	GP	1km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? 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?			No
Is the proposal viable?			No
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



Description

Duckworth Mill, Skipton Road, Colne

Scale

1 : 2,500

Ref No.

P087

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S185



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	14
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 covenants?						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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the 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 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?						No	
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?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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?						Uncertain	
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	40m			Service Frequency	<20mins interval		
Primary School	550m			Town or Local Shopping Centre	500m		

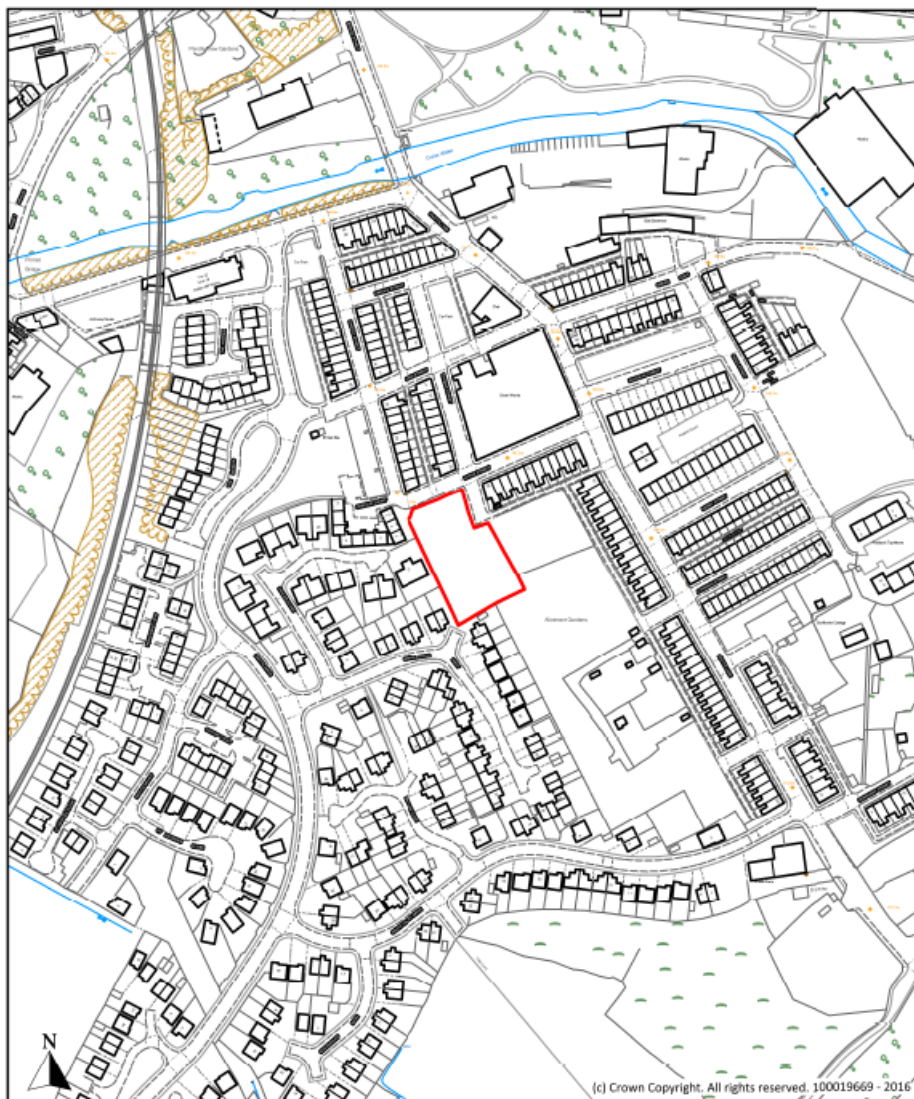
Secondary School	670m	Strategic Employment Site	470m
Open Space	240m	Convenience Store	290m
Leisure Centre	1.7km	GP	770m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Uncertain
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will 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

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



Description

Land off Laithe Street, Laithe Street, Colne

Scale

1 : 2,500

Ref No.

P088

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S186, CE122



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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.

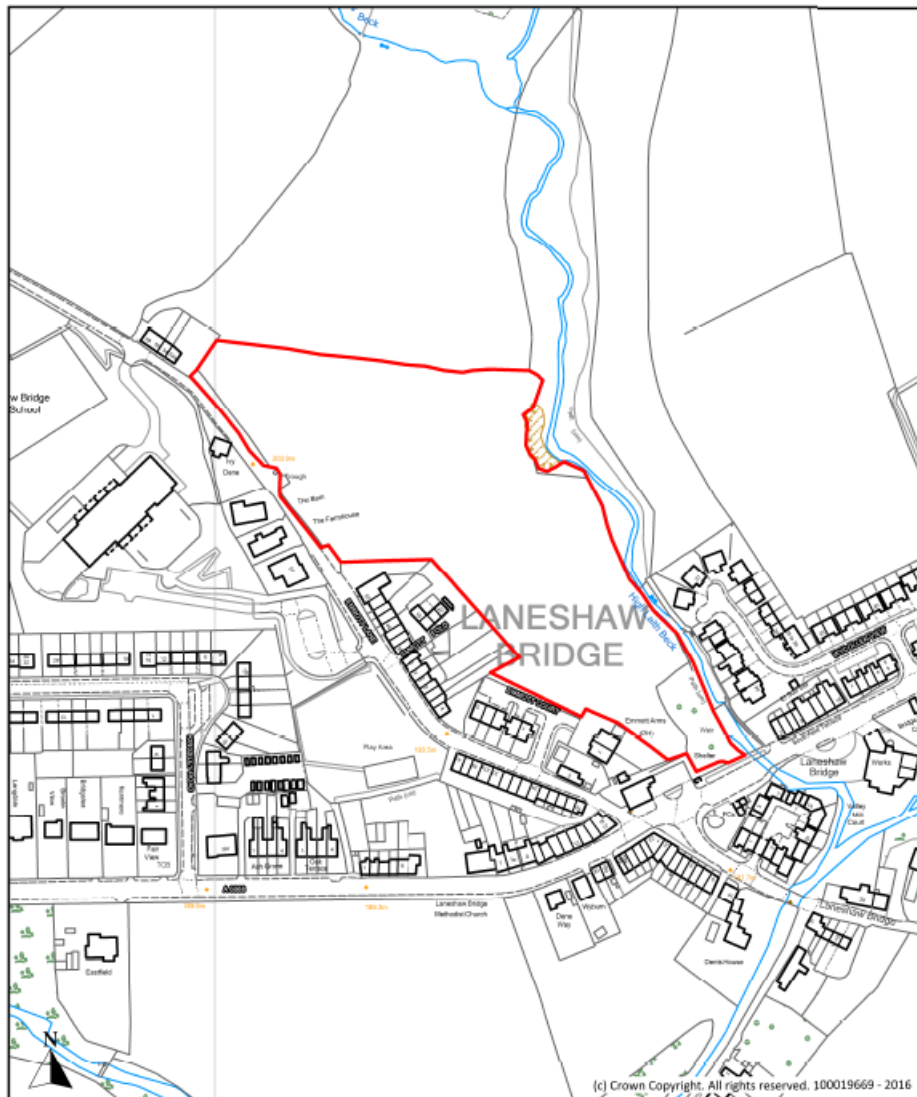
Available		Suitable			Achievable		
Yes		Yes			Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	9	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
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 covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the 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 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?					No		
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?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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?					Uncertain		
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	340m			Service Frequency	<20mins interval		
Primary School	800m			Town or Local Shopping Centre	80m		
Secondary School	1km			Strategic Employment Site	340m		

Open Space	210m	Convenience Store	160m
Leisure Centre	380m	GP	1.45km
2g. Benefits			
Will the proposal support the delivery of affordable 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?			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



Description

Land off Emmott Lane, Emmott Lane, Laneshawbridge

Scale

1 : 2,500

Ref No.

P091

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S195, S227



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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

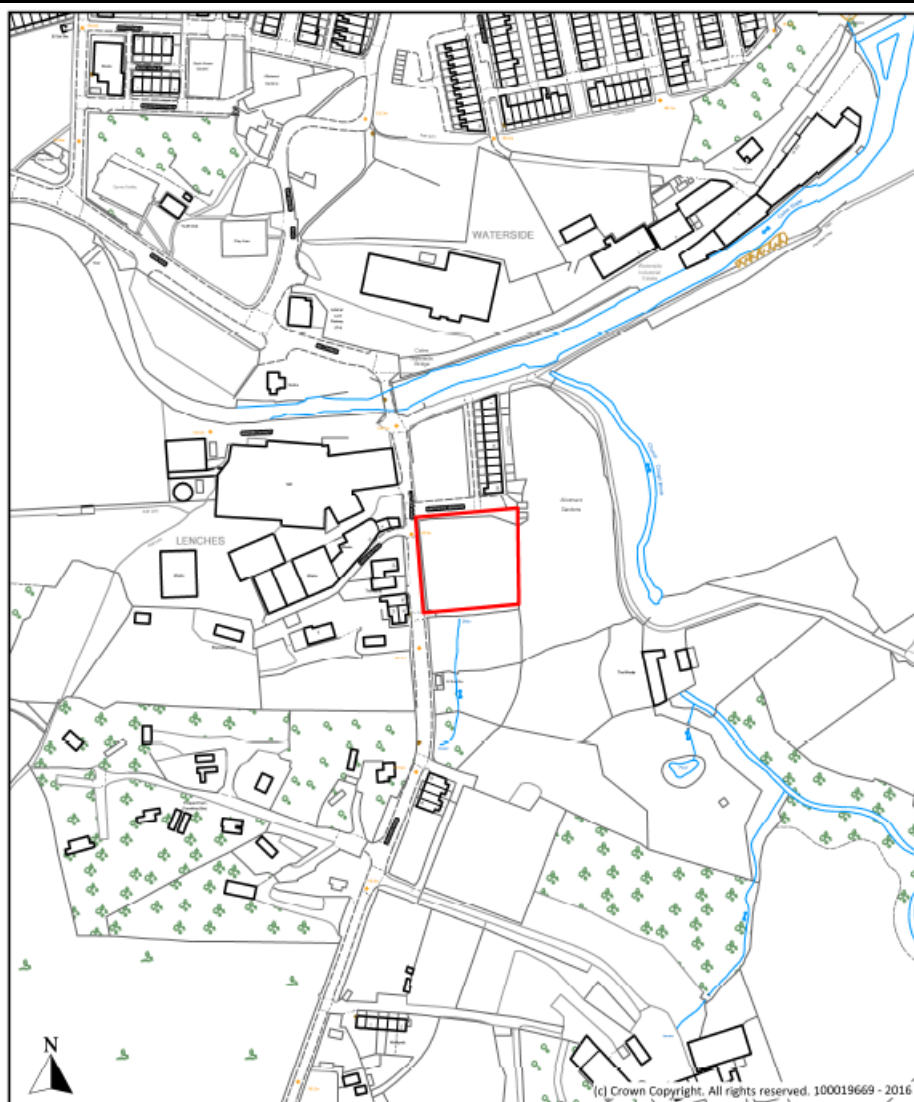
character of the site also means that its development is likely to adversely affect the setting, character and appearance of the village and wider landscape.							
Available		Suitable			Achievable		
Yes		Uncertain			Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	50	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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						<25% in Flood Zone 2/3	
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 corridor or network?						No	
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?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						No	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	400m			Service Frequency	20-40mins interval		
Primary School	500m			Town or Local Shopping Centre	3.2km		

Secondary School	3.2km	Strategic Employment Site	3.2km
Open Space	100m	Convenience Store	2.5km
Leisure Centre	4.3km	GP	3.4km
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? 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?			

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



Description

Land at Hartleys Terrace, Lenches Road, Colne

Scale

1 : 2,500

Ref No.

P093

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S050, 505



Planning, Building Control
& Licensing

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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 (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	0	0	0	0	0	9
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?						No	
If so, what is the developer involvement?							
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						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 corridor or network?						No	
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?						Little or none	
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)	<input type="checkbox"/>	Grade:		Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
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 or culverted watercourses?						Yes	
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	750m			Service Frequency	<20mins interval		
Primary School	450m			Town or Local Shopping Centre	380m		
Secondary School	1.37km			Strategic Employment Site	380m		

Open Space	20m	Convenience Store	700m
Leisure Centre	930m	GP	570m
2g. Benefits			
Will the proposal support the delivery of affordable 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