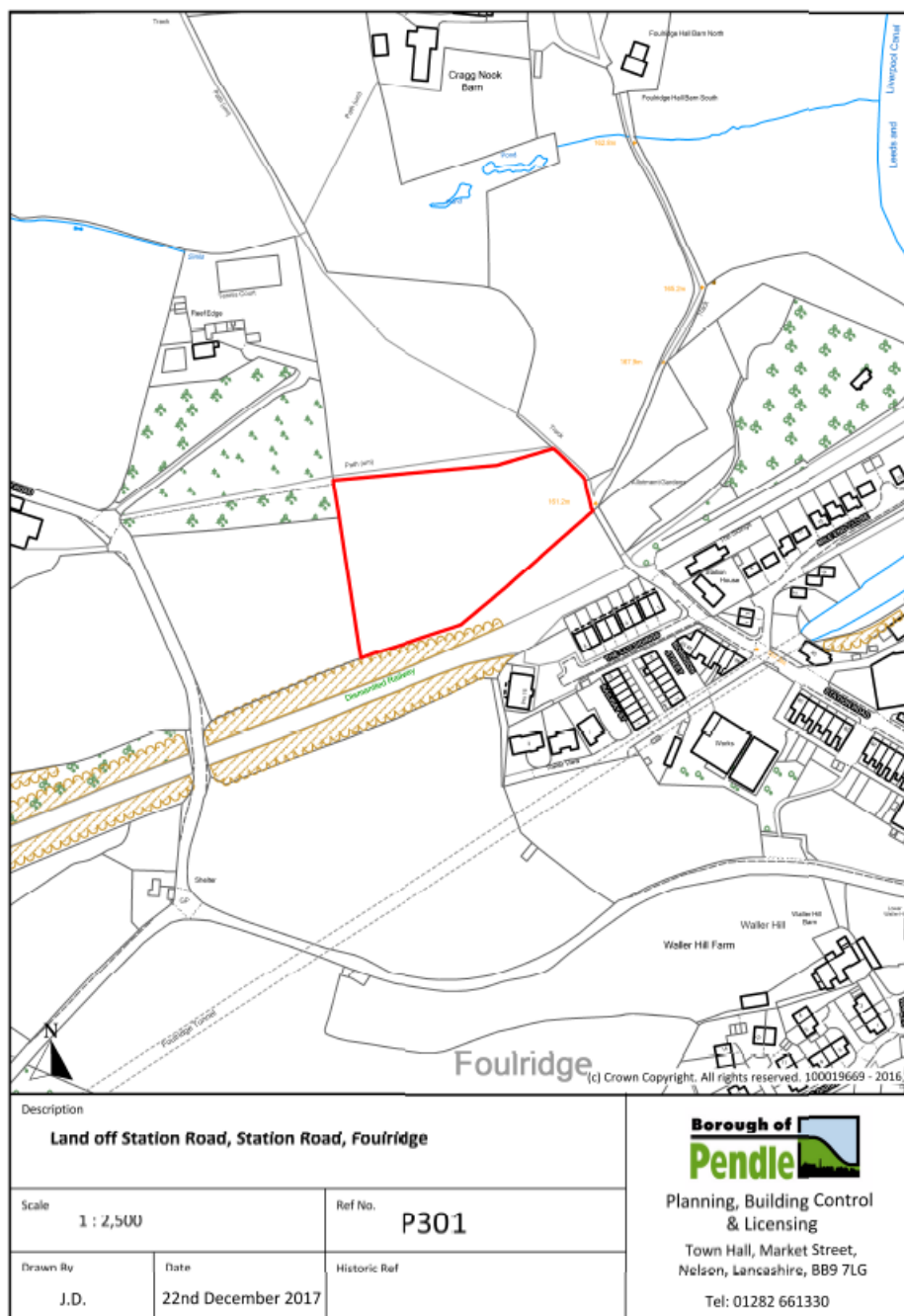


P301 Land off Station Road, Foulridge

Site Details

Capacity:	10	Settlement:	Foulridge
Site Area (ha):	0.96	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Summary Assessment

Summary: Greenfield site located near to Foulridge. The site is accessible to the limited range of services available within the village, though residents are likely to travel by car to access though available in Colne (bus services may account for some trips). The site has relatively limited constraints, however it is detached from the settlement boundary, increasing the adverse effects

caused to landscape character and settlement setting. Development of the site may prejudice the reinstatement of the Colne to Skipton Railway line and/or bypass proposals.							
Available			Suitable		Achievable		
Yes			No		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	0	10
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?						Yes	
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?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
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?						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 3	
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:	Choose an item.	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	620m			Service Frequency	20-40mins interval		
Primary School	1km			Town or Local Shopping Centre	2.6km		

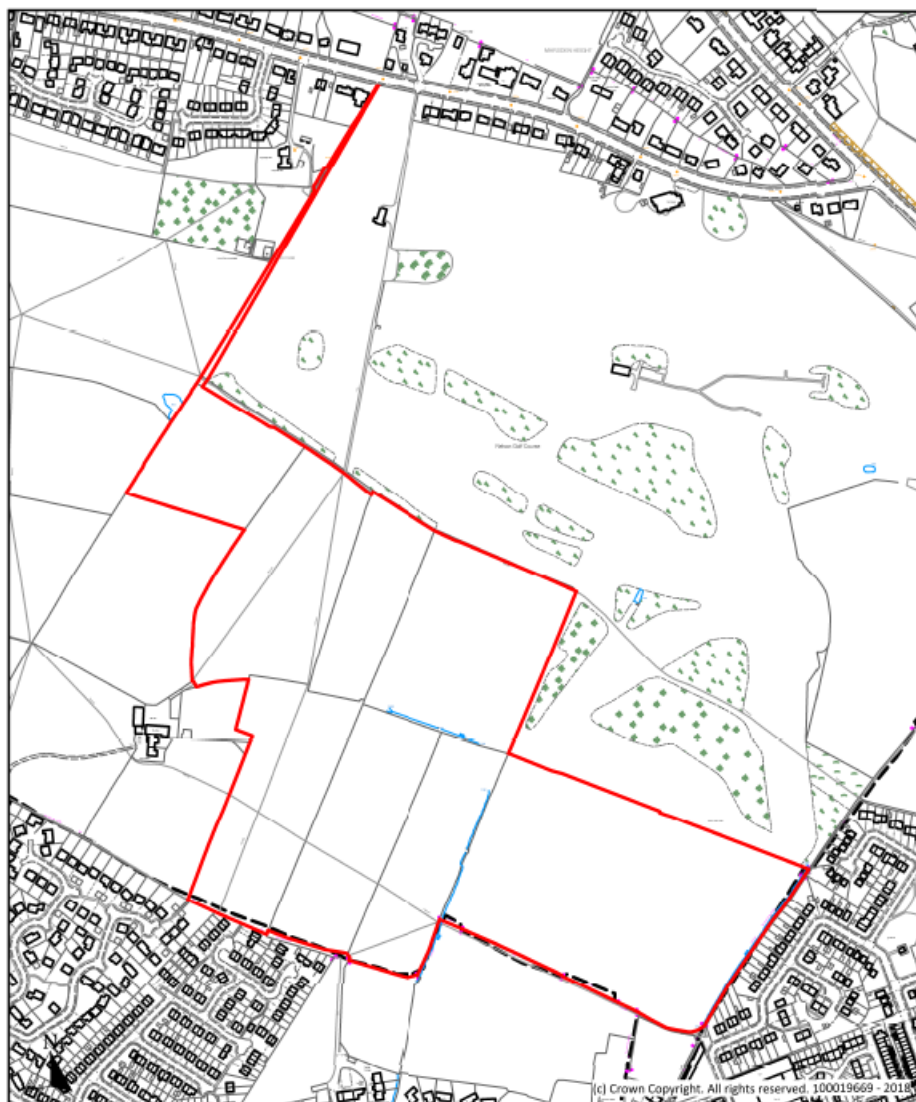
Secondary School	2.8km	Strategic Employment Site	2.4km
Open Space	400m	Convenience Store	2.4km
Leisure Centre	3.6km	GP	2.9km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the 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?			Choose an item.

P303 Land south of Nelson Golf Course, Kings Causeway, Brierfield

Site Details

Capacity:	650	Settlement:	Brierfield
Site Area (ha):	22.53	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land South of Nelson Golf Course, Kings Causeway, Brierfield

Scale

1 : 5,000

Ref No.

P303

Drawn By

J.D.

Date

21st March 2018

Historic Ref



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Extensive greenfield site located adjacent to Harle Syke, Burnley Borough. The site experiences some flooding issues which may reduce site capacity. The loss of designated space to secure access into the site would need to be justified in accordance with the Council's open space policy. The site occupies a large area of land which is highly visible to the south and west.

Significant adverse effects are assessed for landscape character owing to this visibility, the scale of the development and relative poor relationship to the wider urban area. The site is within 5km of the South Pennines SPA and as such, given its scale, is likely to result in increased recreational pressure at this designation. SANG will be required as part of any proposal to develop the site. Noting the physical constraints and sensitivities connected to the development of a site of this scale, the site is not considered deliverable within the short or medium term.

Available		Suitable		Achievable	
Yes		Uncertain		Uncertain	

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	200	450

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?	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 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 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?	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?	Significant and Adverse
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:	Choose an item.	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?	Minor
Is the proposal compatible with neighbouring land uses?	Yes

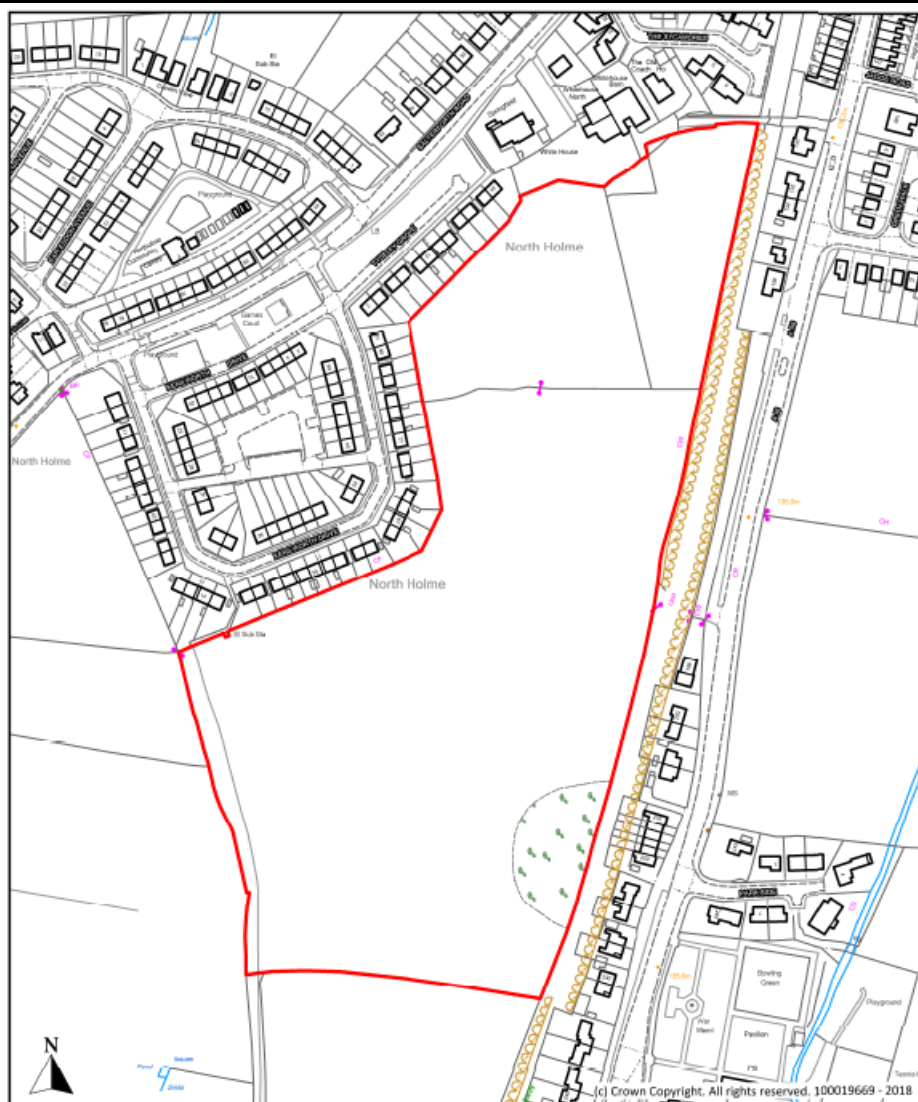
2f. Accessibility			
Bus Stop Proximity	570m	Service Frequency	20-40mins interval
Primary School	1.1km	Town or Local Shopping Centre	2.3km
Secondary School	1.2km	Strategic Employment Site	2.1km
Open Space	350m	Convenience Store	500m
Leisure Centre	3.3km	GP	2.3km
2g. Benefits			
Will the proposal support 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?			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

P304 Land west of Colne Road, Earby

Site Details

Capacity:	210	Settlement:	Kelbrook
Site Area (ha):	7.36	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land West of Colne Road, Colne Road, Earby

Scale
1 : 2,500

Ref No.
P304

Drawn By
J.D.

Date
17th May 2018

Historic Ref



Planning, Building Control
& Licensing

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

Tel: 01282 661330

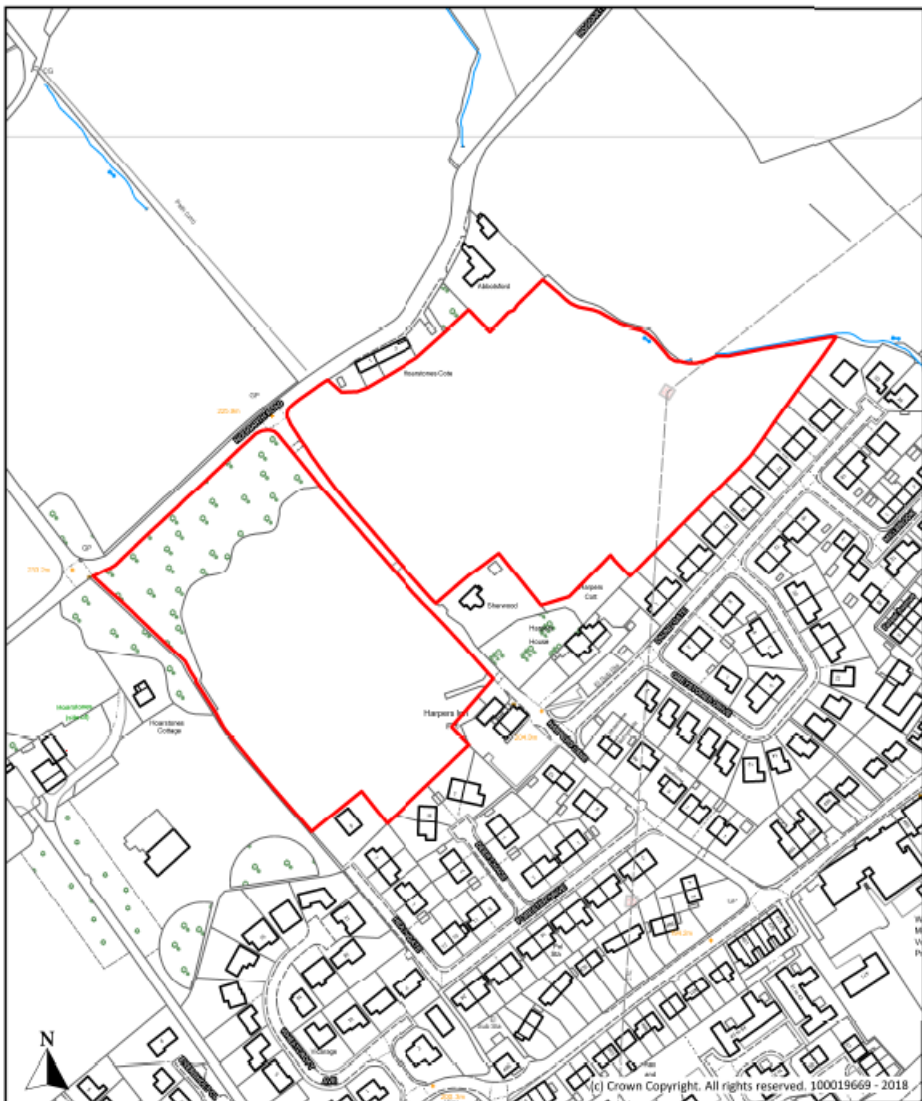

Summary Assessment

Summary: Edge of settlement greenfield site. The site is accessible to a decent range of services and employment opportunities available in Earby encouraging travel by foot or bicycle. The site is subject to flood risk which may affect overall site capacity. Whilst relatively well related to Earby, the development of the site would close part of the remaining gap between Earby and Sough,

creating a single built up area to Kelbrook, significantly altering the character of the area. The site is not accessible by road infrastructure likely requiring the removal of any existing dwelling to obtain access. To date no access solution is known to exist.							
Available			Suitable		Achievable		
Yes			No		No		
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	0	210
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?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
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?					High		
What is the risk of groundwater flooding?					Minor Constraint		
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?					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 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:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, close gap		
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	320m			Service Frequency	20-40mins interval		

Primary School	1.5km	Town or Local Shopping Centre	700m
Secondary School	4.1km	Strategic Employment Site	1.6km
Open Space	300m	Convenience Store	700m
Leisure Centre	4.1km	GP	800m
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?			Choose an item.

P305 Harpers Lane, Fence

Site Details			
Capacity:	150	Settlement:	Fence
Site Area (ha):	5.02	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			
			
Description Land at Harpers Lane, Harpers Lane, Fence		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P305
Drawn By	J.D.	Date	14th August 2018
		Historic Ref	

Summary Assessment

Summary: Greenfield site designated as part of the Green Belt adjoining Fence. The site is accessible to the limited range of services available in the village. Services beyond this however will require people to travel by car noting the absence of a regular public transport service. The site has limited physical constraints which would prevent or limit its capacity for development,

although further assessment of the site's relationship to and impact on nearby listed buildings will need to be understood. The site is assessed as fulfilling a major contribution to the Green Belt. Exceptional circumstances do not exist to justify the removal of the site from the Green belt for the purpose of meeting housing need. The site is not deliverable within the next 15 years.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
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	0	150
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?					Yes		
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?					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?					Local Detrimental 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	350m			Service Frequency	>60mins interval		

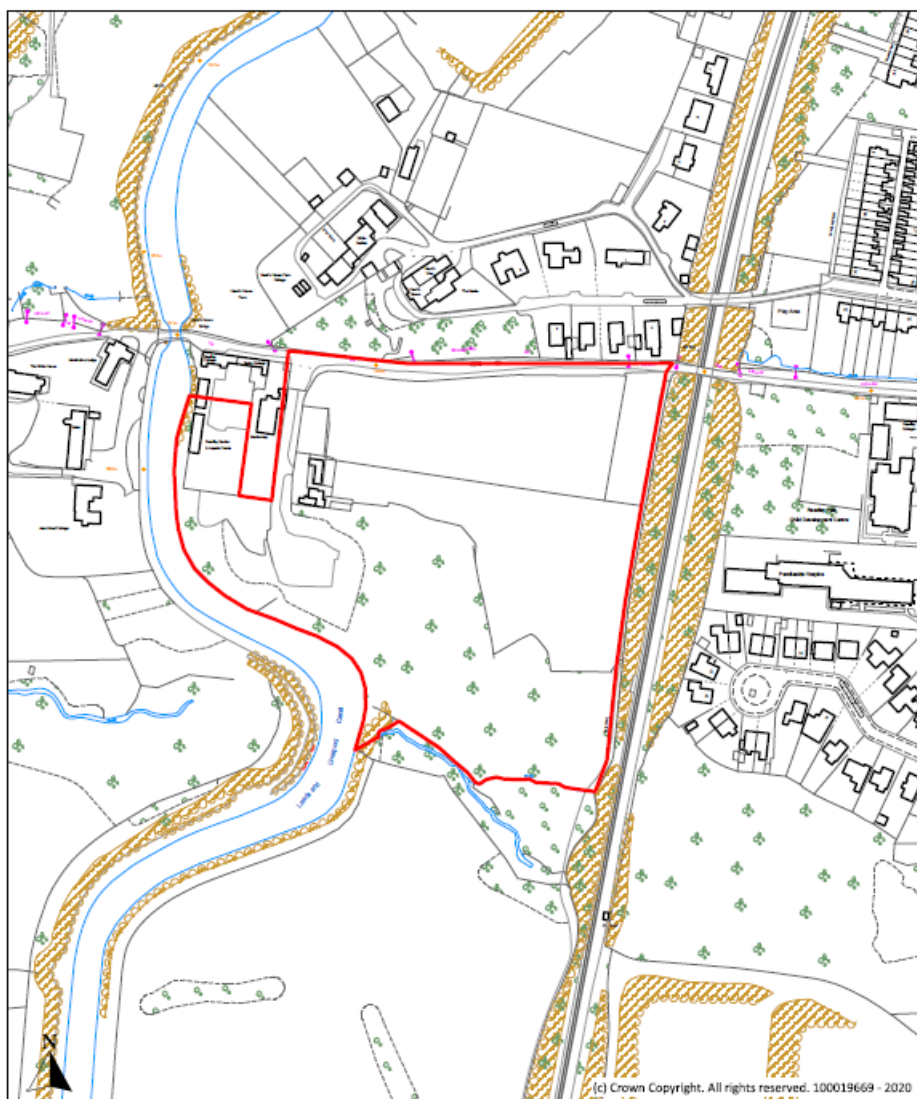
Primary School	300m	Town or Local Shopping Centre	2.7km
Secondary School	3.8km	Strategic Employment Site	2.6km
Open Space	500m	Convenience Store	500m
Leisure Centre	3.9km	GP	2.9km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery 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.

P306 Land off Robinson Lane, Reedley, Brierfield

Site Details

Capacity:	63	Settlement:	Brierfield
Site Area (ha):	4.2	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	21/0516/OUT	Date Added:	Click here to enter text.

Site Plan



Description

Land off Robinson Lane, Reedley

Scale

1 : 2,500

Ref No.

P306

Drawn By

J.B.

Date

30th June 2020

Historic Ref



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Edge of settlement greenfield site located adjacent to but not within the Green Belt. The site benefits from decent access to local services and employment opportunities. Brierfield town centre is a short distance away, and the site is within walking distance of bus services operating along the high quality bus corridor between Burnley and Colne. The site is located close

to the Leeds and Liverpool Canal creating potential biodiversity sensitivity. The site is enclosed on all sides by existing development/strong natural features, helping to limit any adverse effects that may be caused to the local landscape or setting of the settlement. The site is potentially suitable for housing, however is not currently considered to be accessible to the highway for the promoted scale of development. The access road from Colne Road to the east is only wide enough for one car, and visibility splays at Colne Road insufficient to safely access the site.

Available		Suitable		Achievable			
Yes		Yes		No			
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	0	63
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?						Yes	
If so, what is the developer involvement?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
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?						Yes, within buffer zone	
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 3	
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:	Choose an item.	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	

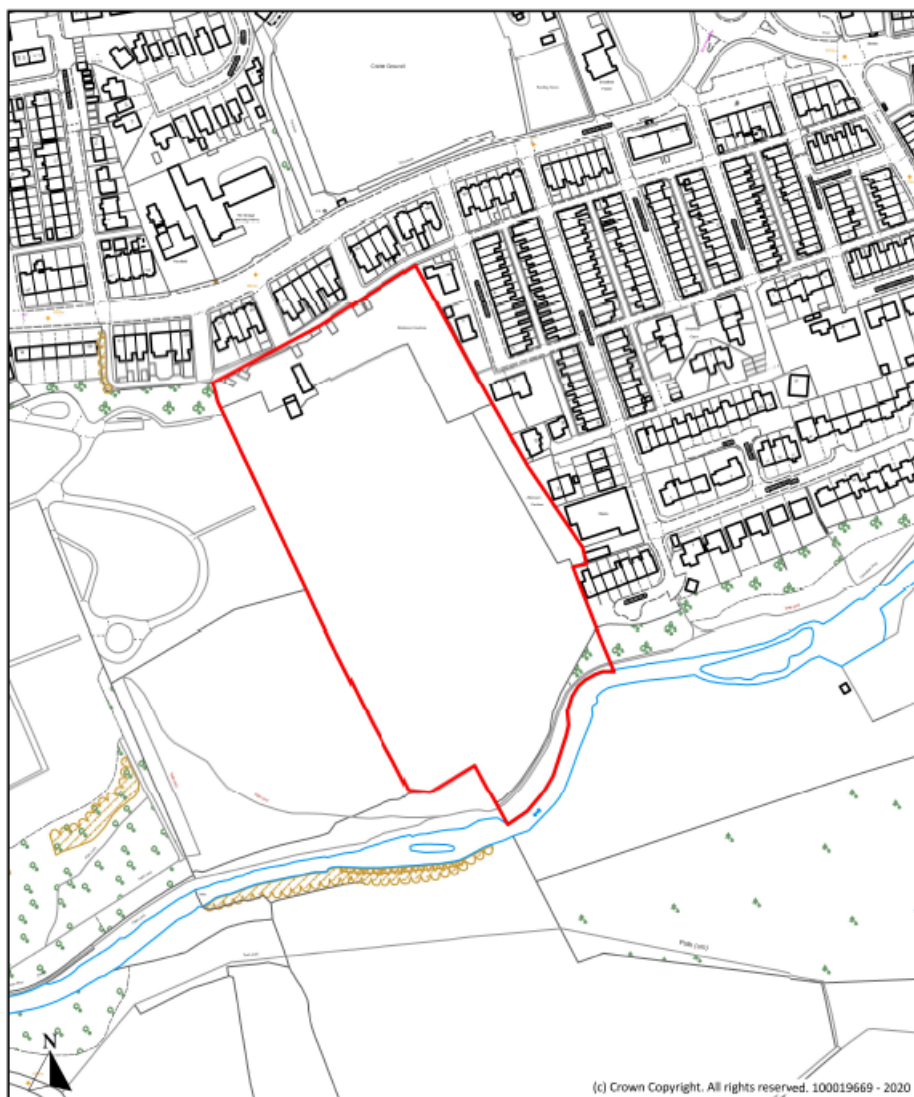
2f. Accessibility			
Bus Stop Proximity	390m	Service Frequency	<20mins interval
Primary School	1.2km	Town or Local Shopping Centre	1.1km
Secondary School	2.2km	Strategic Employment Site	2.9km
Open Space	400m	Convenience Store	1.2km
Leisure Centre	3.6km	GP	1.3km
2g. Benefits			
Will the proposal support 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?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P307 Land off Keighley Road, Colne

Site Details

Capacity:	100	Settlement:	Colne
Site Area (ha):	3.34	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land off Keighley Road, Colne

Scale

1 : 2,500

Ref No.

P307

Drawn By

J.B.

Date

30th June 2020

Historic Ref



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Edge of settlement greenfield site located close to the town centre of Colne. The site is highly accessible to most services and some sources of employment promoting walking and cycling. The site is also served by a quality bus service providing an alternative to car travel. The site is relatively well enclosed by existing development and natural features, and respects the

existing settlement pattern. Some adverse effects for landscape character are assessed noting the site's visibility from the south and sloping topography but the effect is more limited noting the surrounding built context. The site has some biodiversity sensitivity which may affect site capacity. The site is not currently accessible to the highway and may require third party land to be accessed. As a result the site is not considered deliverable in the short or medium term.							
Available		Suitable		Achievable			
Yes		Yes		Uncertain			
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	100	0
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?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
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?					Yes, on site		
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:	Choose an item.	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							

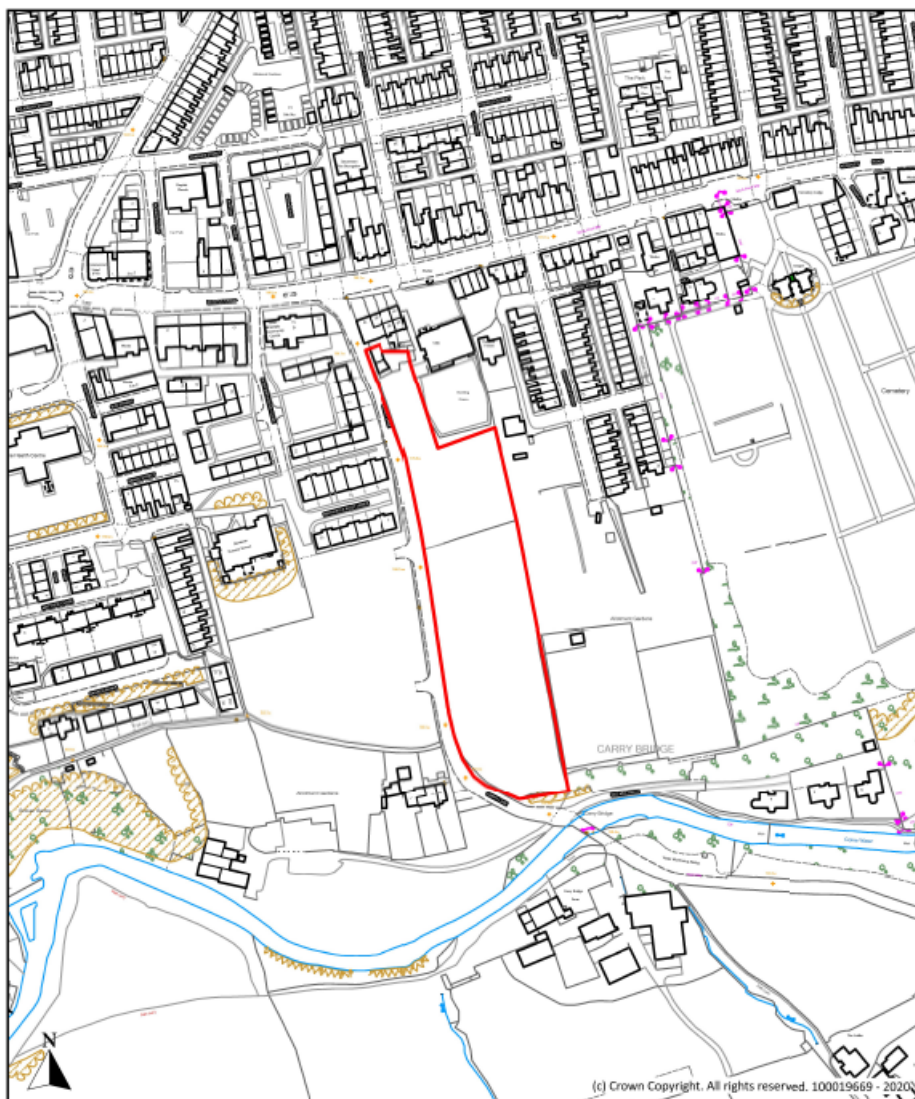
Bus Stop Proximity	180m	Service Frequency	<20mins interval
Primary School	400m	Town or Local Shopping Centre	800m
Secondary School	1km	Strategic Employment Site	800m
Open Space	250m	Convenience Store	400m
Leisure Centre	2.2km	GP	900m
2g. Benefits			
Will the proposal support the delivery of affordable 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?			Choose an item.


P308 Land at Carry Lane, Colne

Site Details

Capacity:	30	Settlement:	Colne
Site Area (ha):	1.08	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Land at Carry Lane, Colne			
Scale	1 : 2,500	Ref No. P308	
Drawn By J.B.	Date 30th June 2020	Hi storic Ref	

Summary Assessment

Summary: Edge of settlement greenfield site located close to the town centre of Colne. The site is highly accessible to most services and some sources of employment promoting walking and cycling. The site is also served by a quality bus service providing an alternative to car travel. The site is relatively well enclosed by existing development and natural features, and respects the

existing settlement pattern. Some adverse effects for landscape character are assessed noting the site's visibility from the south and sloping topography but the effect is more limited noting the surrounding built context. The gradient of the site may affect site capacity and increase build cost. The site is nevertheless considered developable noting the recent Barnfield site constructed to the west of Carry Lane which share similar physical characteristics.

Available	Suitable	Achievable
Yes	Yes	Uncertain

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	15	15	0	0	0

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?	Choose an item.
Is the site affected by any tenancies, third party rights, or restricted covenants?	Yes
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?	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:	Choose an item.	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	180m	Service Frequency	<20mins interval
Primary School	400m	Town or Local Shopping Centre	800m
Secondary School	1km	Strategic Employment Site	800m
Open Space	250m	Convenience Store	400m
Leisure Centre	2.2km	GP	900m
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.


P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick

Site Details

Capacity:	87	Settlement:	Barnoldswick
Site Area (ha):	7.68	Ward:	Barnoldswick
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500		Ref No. P309	
Drawn By J.B.	Date 7th July 2020	Historic Ref	

Summary Assessment

Summary: Existing developed employment site and partially vacant white land located within the settlement boundary of Barnoldswick. The site is highly accessible to existing services, facilities and sources of employment found in the town, helping to promoting a modal shift away from car usage. The site has biodiversity and heritage sensitivity noting its proximity to the Leeds and

Liverpool Canal and presence of existing mill buildings – part of the industrial legacy of Barnoldswick’s historic growth. Any loss or harm arising as a result of the development should be minimised and opportunities to enhance these would provide significant benefits to the community. The site is subject to some flood risk and there is a culverted water course running through the site. This may affect site layout and development capacity. Neighbouring employment uses which would be unaffected by the development may give rise to future impacts on health and wellbeing, and public safety, particularly from HGV movements. Part of the site is in active employment use (for the business of the landowner and other leaseholders) and is a protected employment site. To the north however is unallocated white land which is undeveloped. The proposal to provide modern units on this land and develop the southern part of the site ensures that there is no net loss of employment land available in the town. Policy requirements for the phasing of the development will however be necessary to ensure that the development does not lead to local loss of employment which would otherwise be a significant adverse consequence of the proposal.

Available	Suitable	Achievable
Yes	Uncertain	Uncertain

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	87	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?	Choose an item.
Is the site affected by any tenancies, third party rights, or restricted covenants?	Yes
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 checked="" 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?	Medium
What is the risk of groundwater flooding?	Minor Constraint

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?	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
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Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" 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	240m	Service Frequency	40-60mins interval				
Primary School	800m	Town or Local Shopping Centre	500m				
Secondary School	1.3km	Strategic Employment Site	0m				
Open Space	200m	Convenience Store	400m				
Leisure Centre	1.2km	GP	500m				
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? New replacement employment units are proposed within the north of the site, with housing at the south. 4 storey mill building to be retained and converted to apartments.							
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?				No			


P310 Former Spring Mill, Earby

Site Details

Capacity:	52	Settlement:	Earby
Site Area (ha):	1.2	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	22/0848/FUL (Pending)	Date Added:	Click here to enter text.

Site Plan



Description Spring Mill, 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. P310	
Drawn By J.B.	Date 27.20.21	
Historic Ref		

Summary Assessment

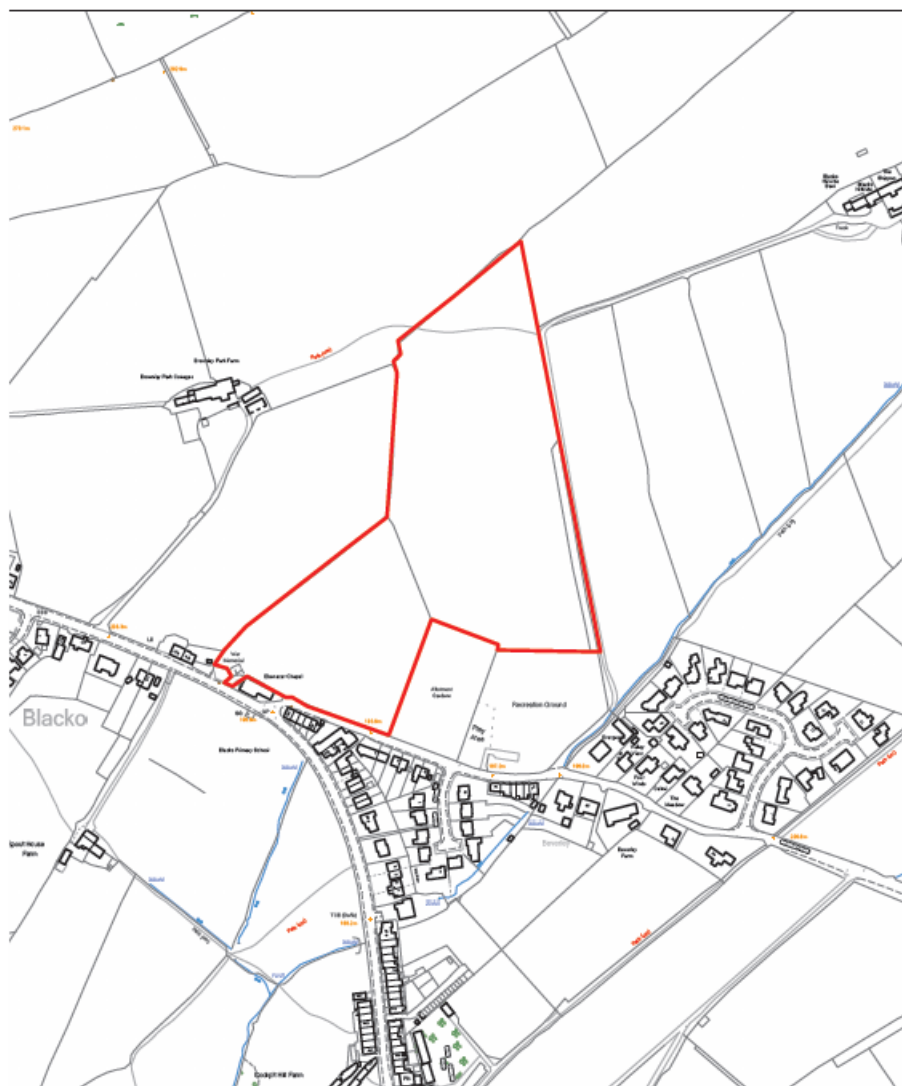
Summary: Previously developed site located within the settlement boundary of Earby. The site is highly accessible to existing services, facilities and sources of employment available within Earby helping to discourage car usage. The site makes use of a new vacant employment site (not protected). There is historical value in the existing mill building which will need to be demolished


to accommodate housing on site. The loss of the building will need to be considered in the planning balance against the wider benefits of the proposal.							
Available			Suitable		Achievable		
Yes			Yes		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	20	20	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?						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 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?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" 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?						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	370m			Service Frequency	20-40mins interval		
Primary School	140m			Town or Local Shopping Centre	370m		

Secondary School	3.94km	Strategic Employment Site	1.2km
Open Space	250m	Convenience Store	630m
Leisure Centre	4.23km	GP	540m
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?			Marginal
Is there any prospect for third party funding to support site delivery?			No

P312 Land off Gisburn Road, Blacko

Site Details			
Capacity:	115	Settlement:	Blacko
Site Area (ha):	4.97	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			



Description Land off Gisburn Road, Blacko		 <p>Borough of Pendle</p> <p>Planning, Building Control & Regulatory Services</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661059</p>
Scale 1 : 2,500	Drawing No. P312	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Edge of settlement greenfield site. The site is distant from most essential services and sources of employment promoting the need to travel by car. The scale of the proposal is disproportionate to the settlement, its role and services. The site does not respect the settlement pattern or topography and would create a large incongruous extension to the village, harm to its setting and character, and degrading local landscape quality, and would be highly visible from

wider views, including those obtained from the nearby AONB. The site is close and forms part of the setting a listed building and likely to result in harm. The proposal as submitted is not suitable and therefore is not considered deliverable within the next 15 years.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
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	0	115
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?					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?					Local Detrimental 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 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	100m		Service Frequency		>60mins interval		

Primary School	0m	Town or Local Shopping Centre	2.28km
Secondary School	4.55km	Strategic Employment Site	4km
Open Space	140m	Convenience Store	2.28km
Leisure Centre	4.39km	GP	3.1km
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.


P313 Ghyll Brow, Barnoldswick

Site Details

Capacity:	98	Settlement:	Barnoldswick
Site Area (ha):	4.14	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Ghyll Brow, Barnoldswick		 Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P313	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Developed site in active employment use located within the open countryside. The site is relatively isolated from existing services and so its development for housing is likely to promote car usage (though car trips are already associated with the site and the current active use). The site is likely to become available for redevelopment being surplus to the requirements of the landowner. It is unclear what the timescales are for this. The site used by heavy industry and

features extensive infrastructure. Significant costs and period of time will be required to demolish and remediate the site for an alternative use raising questions of viability. The industrial use and appearance of the site however means that any alternative use is likely to be beneficial to local landscape character, local heritage assets and biodiversity subject to detailed design matters. Housing may not be the most appropriate use for the site, with continued employment use, potentially better suited.

Available		Suitable		Achievable			
Uncertain		Uncertain		Uncertain			
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	0	98
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?						No	
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 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?						Minor Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						Yes, within buffer zone	
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?						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:	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?						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?						No	

2f. Accessibility			
Bus Stop Proximity	0m	Service Frequency	>60mins interval
Primary School	1.75km	Town or Local Shopping Centre	2.5km
Secondary School	3.15km	Strategic Employment Site	1.5km
Open Space	950m	Convenience Store	1.7km
Leisure Centre	3km	GP	2.7km
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?			No
Is the proposal viable?			Marginal
Is there any prospect for third party funding to support site delivery?			No

P314 Land at Barrowford Road, Higham

Site Details			
Capacity:	9	Settlement:	Higham
Site Area (ha):	1.19	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			

Description Land at Barrowford Road, Higham		 Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale	Drawing No.	
1 : 2,500	P314	
Drawn By	Date	
J.B.	31/05/2023	

Summary Assessment

Summary: Greenfield site located near to Higham in the open countryside. The site is isolated from most services, facilities and sources of employment, so its development will promote car usage. The site is small in scale and proportionate in size to the settlement of Higham. The site is detached from the settlement boundary, and doesn't reflect the pattern of development of the wider settlement, however does relate to ribbon development located south of Barrowford Road.

The site itself is relatively well contained by strong natural boundaries, however the site's visibility will vary by season. Developing the site will affect landscape character and the setting of the settlement owing to its roadside gateway location. The scale of the proposal serves to reduce the effects caused, something that could be addressed further through conscious design and supplemental planting.							
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	9	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?					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 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?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	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							

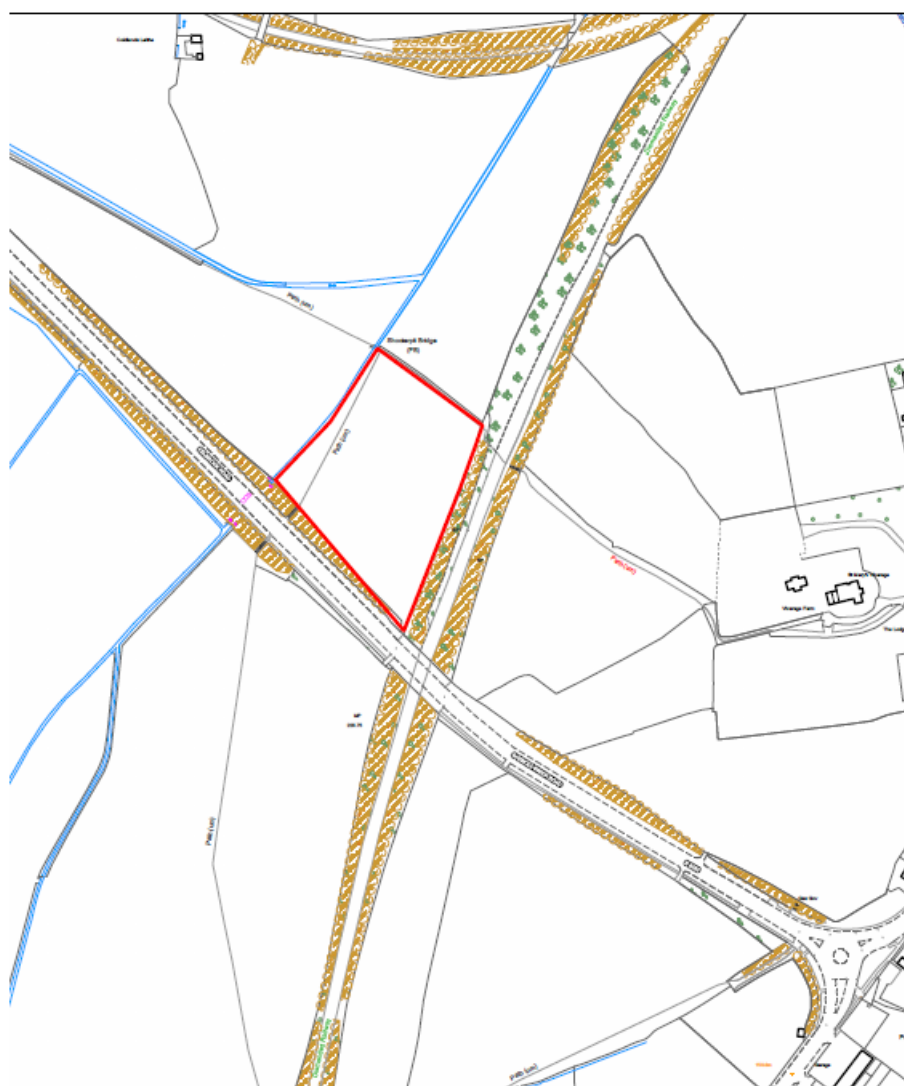
Bus Stop Proximity	0m	Service Frequency	>60mins interval
Primary School	860m	Town or Local Shopping Centre	2.7km
Secondary School	3.95km	Strategic Employment Site	3.8km
Open Space	450m	Convenience Store	3km
Leisure Centre	3.1km	GP	2.85km
2g. Benefits			
Will the proposal support the delivery of affordable 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?			Choose an item.


P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook

Site Details

Capacity:	20	Settlement:	Kelbrook
Site Area (ha):	1.45	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Field North of Barnoldswick Road, Kelbrook		 Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P316	
Drawn By J.B.	Date 01.06.2023	

Summary Assessment

Summary: Isolated greenfield site in the open countryside. The site relates poorly to existing built up areas, and would represent a major development in the open countryside. The proposal is relatively distant from the majority of essential daily services promoting the need to travel by car. The isolated location of the site results in substantial adverse effects for landscape character. The site is not considered suitable for housing and as such is not deliverable within the next 15 years.

Available		Suitable		Achievable			
Yes		No		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	20	
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?				Yes			
Is the site in single landownership?				Yes			
Is there any developer interest in the site?				Unknown			
If so, what is the developer involvement?				Choose an item.			
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 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?				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?				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 3			
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:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input 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?				Minor			
Is the proposal compatible with neighbouring land uses?				Yes			
2f. Accessibility							
Bus Stop Proximity	390m		Service Frequency	20-40mins interval			
Primary School	550m		Town or Local Shopping Centre	2.52km			
Secondary School	2.1km		Strategic Employment Site	2.64km			

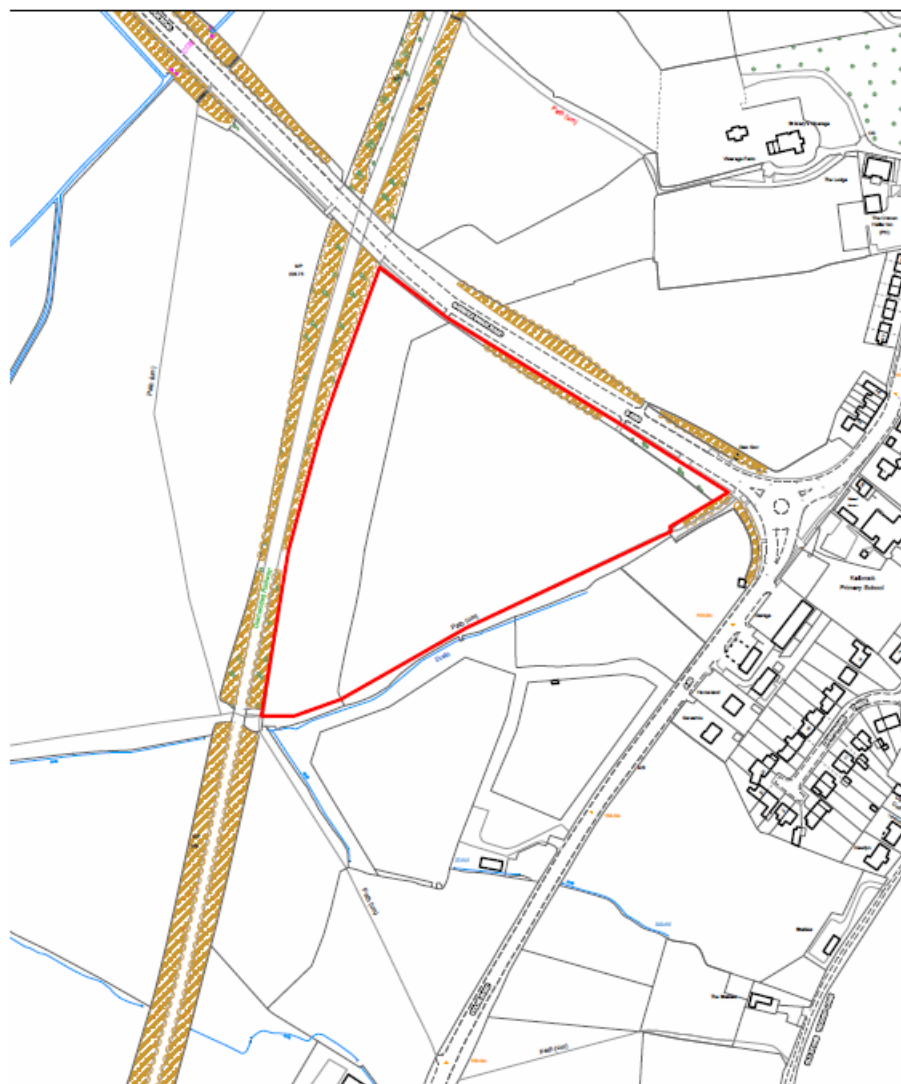
Open Space	480m	Convenience Store	540m
Leisure Centre	2.35km	GP	2.69km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional 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.


P317 Field south of Barnoldswick Road, Kelbrook

Site Details

Capacity:	100	Settlement:	Kelbrook
Site Area (ha):	4.68	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Field South of Barnoldswick Road, Kelbrook		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P317	
Drawn By J.B.	Date 01.06.2023	

Summary Assessment

Summary: Isolated greenfield site in the open countryside. The site relates poorly to existing built up areas, and would represent a major development in the open countryside. The proposal is accessible to some essential daily services with others requiring the need to travel by car. The pedestrian environment surveying the site is not safe for use at all times and in all conditions for all users being unlit and along a 50mph road promoting the need to travel by car. A nearby kennel

may cause nuisance due to noise. The isolated location of the site results in substantial adverse effects for landscape character. The site is not considered suitable for housing and as such is not deliverable within the next 15 years.							
Available			Suitable		Achievable		
Yes			No		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	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?						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 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?						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?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 3	
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:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input 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?						Minor	
Is the proposal compatible with neighbouring land uses?						Potential Issues	
2f. Accessibility							
Bus Stop Proximity	100m			Service Frequency	20-40mins interval		

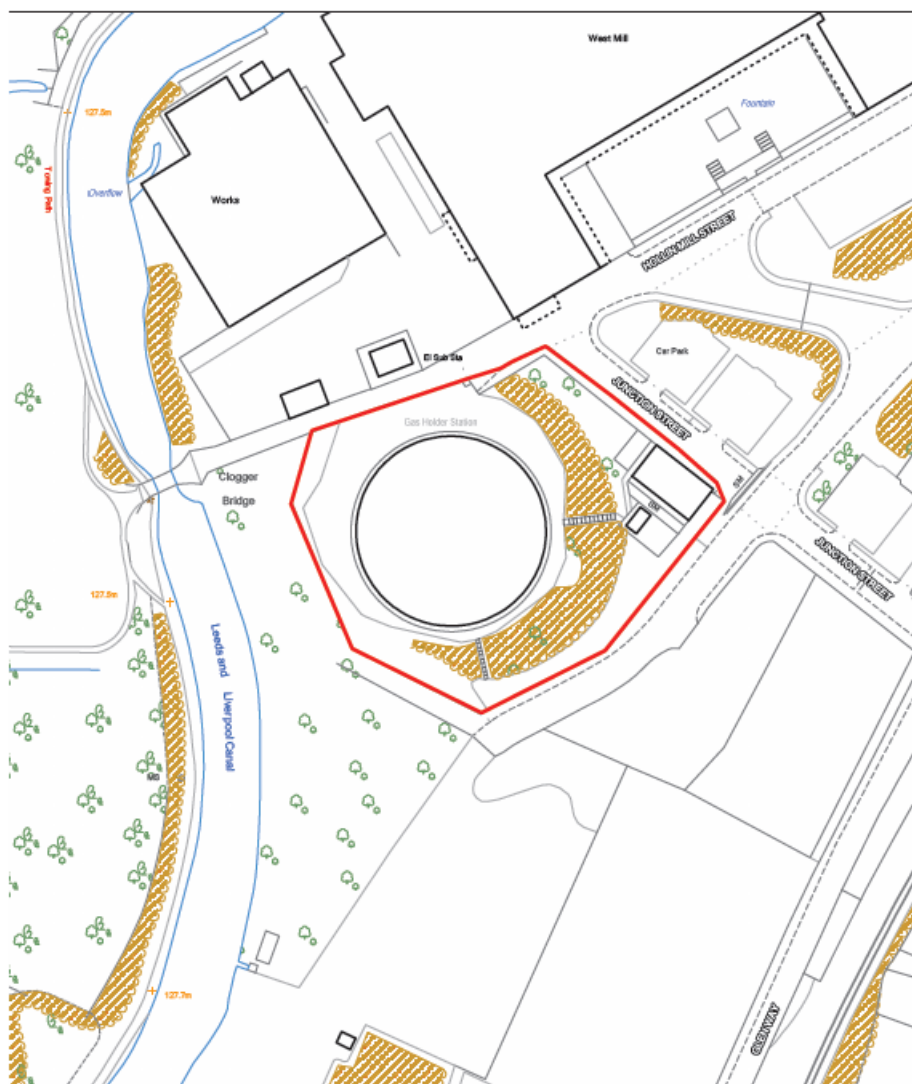
Primary School	210m	Town or Local Shopping Centre	2.18km
Secondary School	2.44km	Strategic Employment Site	2.98km
Open Space	140m	Convenience Store	200m
Leisure Centre	2.69km	GP	2.35km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			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.


P318 Former Gas Holder, Brierfield

Site Details

Capacity:	40	Settlement:	Brierfield
Site Area (ha):	0.5	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Former Gasworks, Junction Street, Brierfield		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P318	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Brownfield site located within the settlement boundary of Brierfield. The site is currently used for gas infrastructure and features the metal structure of a former gas holder. The site forms a defining and visible locally landmark within the skyline of Brierfield. There has been proposals to list the structure in the past. The site is surplus to the requirements of the landowner. Demolition of the existing structure and remediating the land is likely to be at

significant cost in a low value area. Deliverability is therefore questionable. The site is highly access to existing services and facilities, located a short distance away from Brierfield town centre. There is some biodiversity sensitivity due to the site's proximity to the Leeds and Liverpool Canal, an important green corridor through the M65 urban corridor. Housing would not be fully compatible with surrounding uses with are in retail use. An employment use is likely to form the best use of the site if it is redeveloped.

Available		Suitable		Achievable	
Yes		Uncertain		Uncertain	

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	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?	Choose an item.
Is the site affected by any tenancies, third party rights, or restricted covenants?	Yes
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?	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?	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:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input checked="" 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	330m	Service Frequency	<20mins interval
Primary School	920m	Town or Local Shopping Centre	440m
Secondary School	1.19km	Strategic Employment Site	890m
Open Space	410m	Convenience Store	550m
Leisure Centre	2km	GP	690m
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? Site is available for employment use.			
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?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No


P319 Greenfield Road, Colne

Site Details

Capacity:	40	Settlement:	Colne
Site Area (ha):	1.7	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Land at Greenfield Road, Colne		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P319	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Greenfield site located within the settlement boundary of Colne. The site is adjacent to a proposed allocation within the Colne Neighbourhood Plan (Bunkers Hill). The site is accessible to a wider range of services available locally, including employment. Its development would help promote a modal shift away from car usage. The site is located within a conservation area, and is closely related to a number of listed buildings, likely forming part of their setting. Harm is likely to

arise as a result of the development on the historic environment which may render the site unsuitable for housing. Further assessment is needed of this to understand the role of the site and the degree of harm caused. The site is located close to an existing employment site with active uses. These uses may cause nuisance or harm the health and wellbeing of future residents of the site. Further study of this is required, with potential mitigation measures implemented in the detailed design.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
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	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?					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 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?					<25% in Flood Zone 2/3		
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?					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?					Minor		
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 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?					Potential Issues		

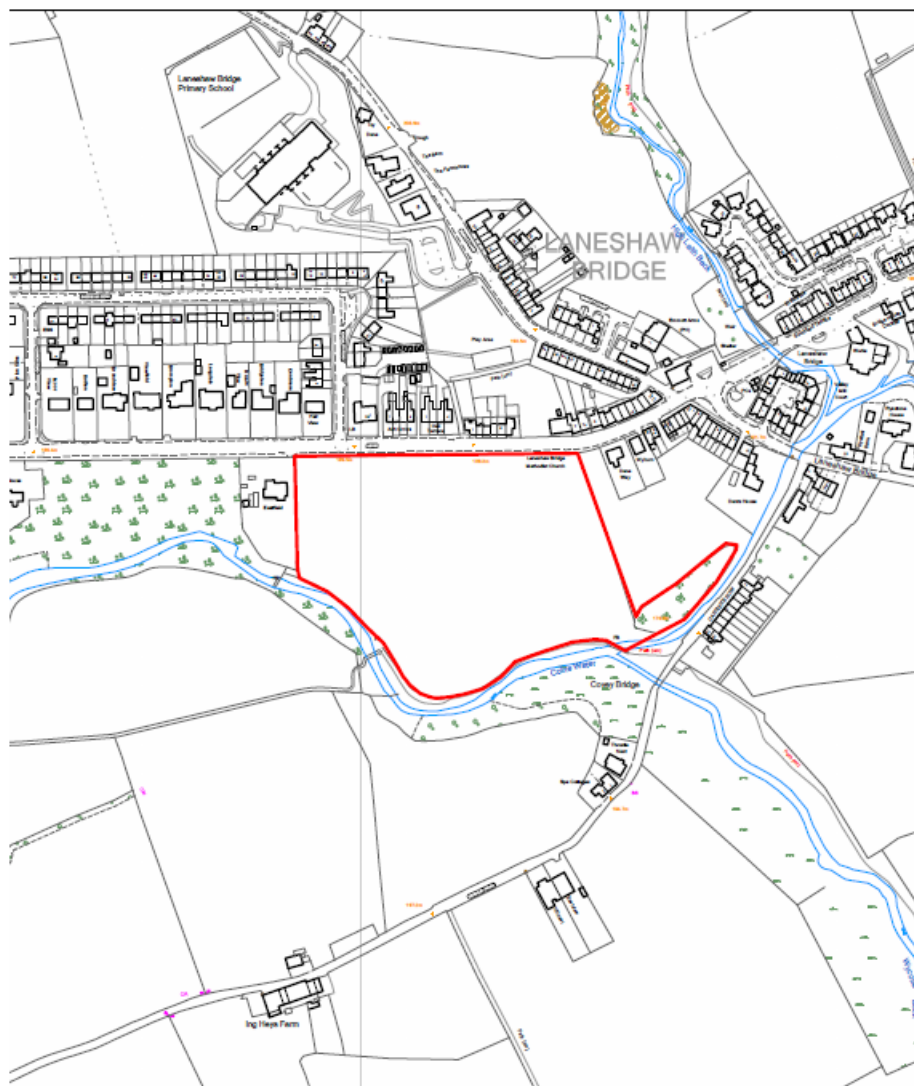
2f. Accessibility			
Bus Stop Proximity	330m	Service Frequency	<20mins interval
Primary School	410m	Town or Local Shopping Centre	620m
Secondary School	500m	Strategic Employment Site	0m
Open Space	670m	Convenience Store	740m
Leisure Centre	620m	GP	1.7km
2g. Benefits			
Will the proposal support the delivery 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?			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


P320 South of Keighley Road, West of Carriers Row, Laneshaw Bridge

Site Details

Capacity:	65	Settlement:	Laneshaw Bridge
Site Area (ha):	3.47	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Land South Keighley Road, Laneshawbridge		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P320	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to access wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its location reflects the pattern of development of the village, however is likely disproportionate in scale. A

small scheme would be more appropriate. The site is however open in character and highly visible from the south and contributes to the character and setting of the settlement. The site also likely forms part of the setting of listed buildings located in the village's historic core. The site is designated green belt and found to have a moderate-major contribution to green belt purposes. There are no exceptional circumstances to justify the release and development of the site. The site is not considered deliverable in the next 15 years.

Available		Suitable		Achievable			
Yes		No		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	0	65
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?						Yes	
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 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?						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?						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?						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 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	

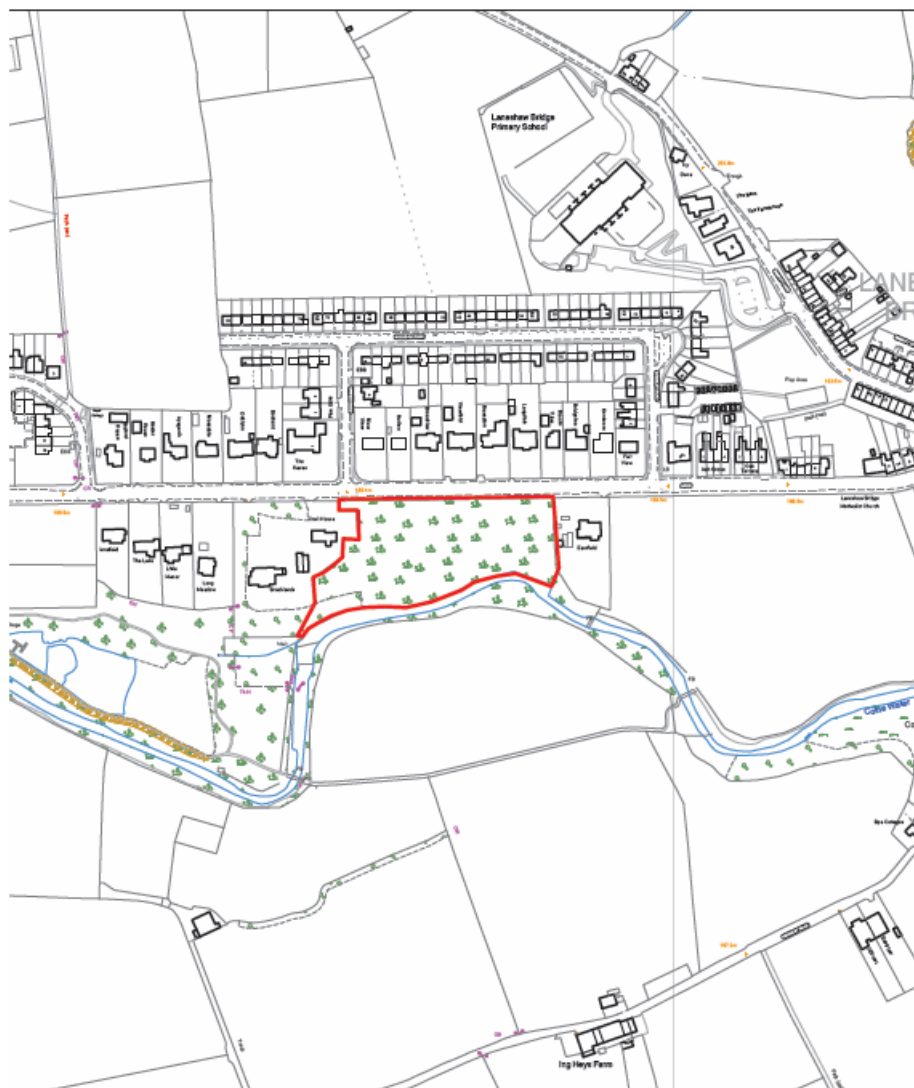
2f. Accessibility			
Bus Stop Proximity	0m	Service Frequency	20-40mins interval
Primary School	260m	Town or Local Shopping Centre	2.96km
Secondary School	2.72km	Strategic Employment Site	2.96km
Open Space	100m	Convenience Store	2.1km
Leisure Centre	4.1km	GP	3km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			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?			Choose an item.


P321 Land south of Keighley Road, Laneshaw Bridge

Site Details

Capacity:	20	Settlement:	Laneshaw Bridge
Site Area (ha):	1	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Keighley Road, Laneshawbridge		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P321	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to access wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its scale and location is proportionate of the role of the settlement and the pattern of development. The site is

however open in character and highly visible from the south and contributes to the character and setting of the settlement. Steeply rising ground makes developing the site difficult and is likely to magnify its effects on the wider area. The site is clearly related to a local biological site. Its development could adversely affect this site. The site is designated green belt and found to have a moderate-major contribution to green belt purposes. There are no exceptional circumstances to justify the release and development of the site. The site is not considered deliverable in the next 15 years.

Available		Suitable		Achievable			
Yes		No		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	0	20
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
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?						None	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						Yes, within buffer zone	
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?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	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	230m	Service Frequency	20-40mins interval
Primary School	490m	Town or Local Shopping Centre	2.73km
Secondary School	2.49km	Strategic Employment Site	2.73km
Open Space	330m	Convenience Store	1.87km
Leisure Centre	3.87km	GP	2.77km
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?			Choose an item.


P322 Land west of Dents House, Laneshaw Bridge

Site Details

Capacity:	12	Settlement:	Laneshaw Bridge
Site Area (ha):	0.92	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.		Date Added:
			Click here to enter text.

Site Plan



Description Land to West of Dents House, Keighley Road, Laneshawbridge		 Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P322	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to access wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its scale and location is proportionate of the role of the settlement and the pattern of development. The site is

somewhat contained by existing development however positively contributes to the character and setting of the village, and in particular is likely to form the setting of existing listed buildings located in the village. The site is inaccessible to the highway and requires the development of P320 before it can come forward. The site is designated green belt and found to have a moderate-major contribution to green belt purposes. There are no exceptional circumstances to justify the release and development of the site. The site is not considered deliverable in the next 15 years.							
Available		Suitable		Achievable			
Yes		No		No			
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	0	12
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?						Yes	
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 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?						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?						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?						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:	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	390m	Town or Local Shopping Centre	3.09km
Secondary School	2.85km	Strategic Employment Site	3.09km
Open Space	230m	Convenience Store	2.23km
Leisure Centre	4.23km	GP	3.13km
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?			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?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.


P323 Land west of Fence

Site Details

Capacity:	12	Settlement:	Fence
Site Area (ha):	1.3	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description Land to the West of Fence		 Borough of Pendle Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P323	
Drawn By J.B.	Date 31/05/2023	

Summary Assessment

Summary: Greenfield site near to Fence designated Green Belt. The site is distant from most essential daily services including those located in Fence. Pedestrian routes are not suitable or safe for all users at all times of the time. The site is isolated from the wider settlement and does not relate well to the settlement pattern. The location of the site significantly increases the adverse

effects caused to the landscape character and quality. The site is also close to a listed building potentially forming part of its setting. The role and effect of the development on this heritage assessment will need to be assessed as part of confirming the suitability of the site for housing. The site forms part of the green belt and is assessed by the Green Belt assessment to have a critical role for green belt purposes. Exceptional circumstances required to justify the release of the site from the Green Belt are not demonstrated. The site is not deliverable within the next 15 years.

Available		Suitable		Achievable			
Yes		No		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	0	12
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 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?						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?						Local Detrimental 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 type="checkbox"/>	Other	<input 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	

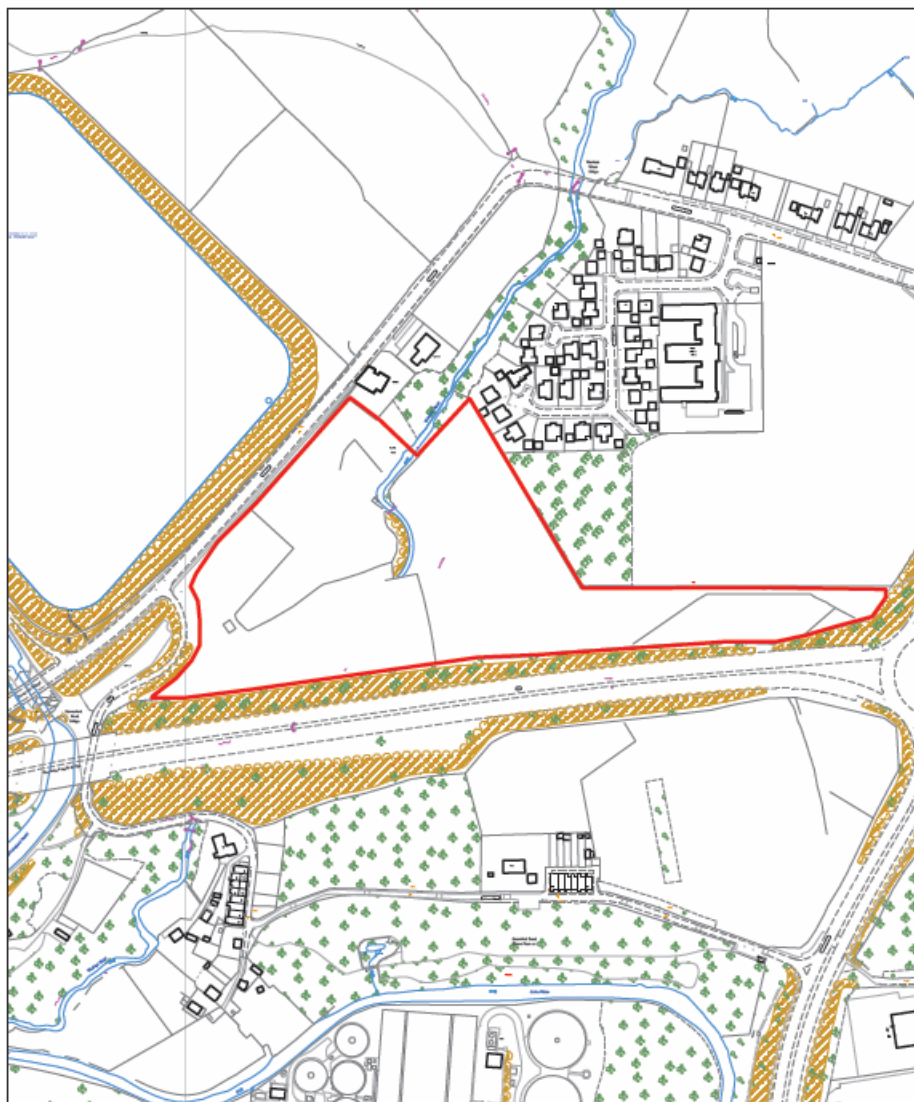
Is the proposal compatible with neighbouring land uses?		Yes	
2f. Accessibility			
Bus Stop Proximity	140m	Service Frequency	>60mins interval
Primary School	1.1km	Town or Local Shopping Centre	3.12km
Secondary School	3.89km	Strategic Employment Site	3.3km
Open Space	1.16km	Convenience Store	1.41km
Leisure Centre	3.77km	GP	3.37km
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?		No	
Is the proposal viable?		Yes	
Is there any prospect for third party funding to support site delivery?		Choose an item.	

P324 Land south of Grenfell Gardens and east of Barrowford Road, Colne

Site Details

Capacity:	90	Settlement:	Colne
Site Area (ha):	5.3	Ward:	Vivary Bridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land off Barrowford Road, Colne

Scale

1 : 2,500

Drawing No.

P324

Drawn By

J.B.

Date

01.06.2023



Planning, Building Control
& Regulatory Services
Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661059

Summary Assessment

Summary: Edge of settlement greenfield site designated green belt. Due to its edge of settlement location the site is some distances from local services and facilities promoting travel by car. The site does not relate well to the existing settlement pattern, increasing the proposals effect on the landscape, and adversely affecting the setting of Colne. The site is subject to flood risk from

surface water which may affect overall site capacity. The site is designated green belt and assessed to fulfil a moderate to major contribution to the Green Belt. Exceptional circumstances do not currently exist to justify the release and development of this land for housing. The site is not deliverable within the next 5 years.							
Available		Suitable		Achievable			
Uncertain		No		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	0	90
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?					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?					Unknown		
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 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?					Yes, within buffer zone		
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?					Local Detrimental Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input 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?					Potential Issues		
2f. Accessibility							
Bus Stop Proximity	400m		Service Frequency		40-60mins interval		

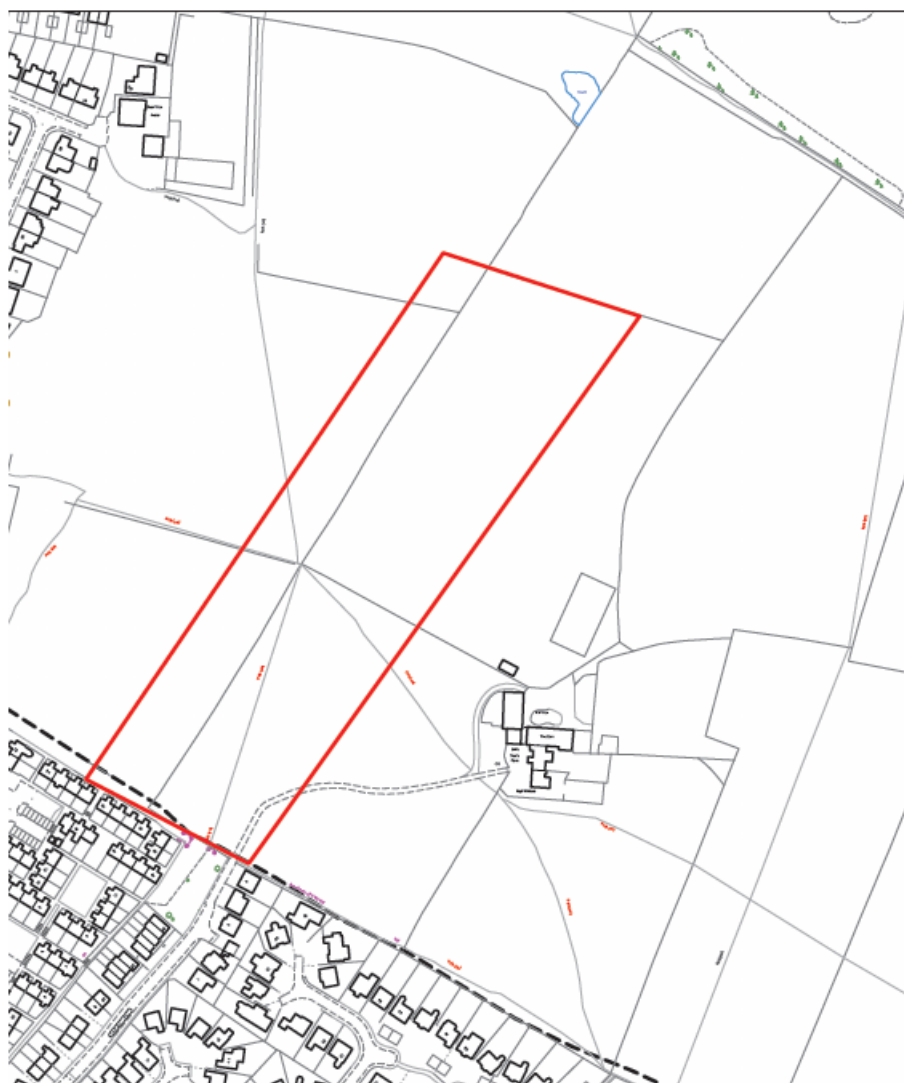
Primary School	1.56km	Town or Local Shopping Centre	1.32km
Secondary School	1.48km	Strategic Employment Site	1.71km
Open Space	1.1km	Convenience Store	1.43km
Leisure Centre	1.46km	GP	2.1km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the 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.


P325 Little Tom's Farm South, Brierfield

Site Details

Capacity:	21	Settlement:	Brierfield
Site Area (ha):	0.84	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description		 Planning, Building Control & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Land adjoining Little Toms Farm, Brierfield		
Scale 1 : 2,500	Drawing No. P325	
Drawn By J.B.	Date 01.06.2023	

Summary Assessment

Summary: Edge of settlement greenfield site. The site forms a smaller version of P225. The site is accessible to a good range of services and public transport provision available largely cross boundary within the Borough of Burnley. The site is of limited scale and relates well to existing and committed development. Parts of the site are used informally for recreation by the local

community but the areas of true value sit further north from the site. The sits on sloping land and as such is visible from wider areas. The close relationship of the site with existing development and its limited scale, together with retention of the larger undeveloped land to the north ensures that these effects are limited. The site is currently accessed via a narrow lane. It is possible that this lane is not sufficient in its width or standard to accommodate 21 homes and will need improvements. This will require works within Burnley Borough.

Available		Suitable		Achievable			
Yes		Yes		Uncertain			
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	21	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?						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 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?						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?						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:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input 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	310m	Service Frequency	20-40mins interval
Primary School	1.2km	Town or Local Shopping Centre	2.28km
Secondary School	1.68km	Strategic Employment Site	1.44km
Open Space	400m	Convenience Store	340m
Leisure Centre	3.29km	GP	1km
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?			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


P326 Barkerhouse Road, Nelson

Site Details

Capacity:	12	Settlement:	Nelson
Site Area (ha):	0.32	Ward:	Marsden and Southfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	13/14/0499P (Lapsed)	Date Added:	Click here to enter text.

Site Plan



Description Land at Barkerhouse Road, Nelson		 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661059
Scale 1 : 2,500	Drawing No. P326	
Drawn By J.B.	Date 21.04.23	

Summary Assessment

Summary: Previously developed site within the settlement boundary, close to a good range of services and amenities locally and served by a regular bus. The site has few physical constraints, with direct frontage onto Barkerhouse Road. The site has been promoted previously for housing and the principal of developing the site for housing is already established. The previous

permission on site has however long since lapsed. Poor viability raises questions of deliverability at an otherwise suitable and unconstrained site.							
Available			Suitable		Achievable		
Uncertain			Yes		Uncertain		
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	6	6	0	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?						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?						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?						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:	Choose an item.	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	520m		Town or Local Shopping Centre		1.11km		

Secondary School	1.27km	Strategic Employment Site	850m
Open Space	170m	Convenience Store	0m
Leisure Centre	1.12km	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