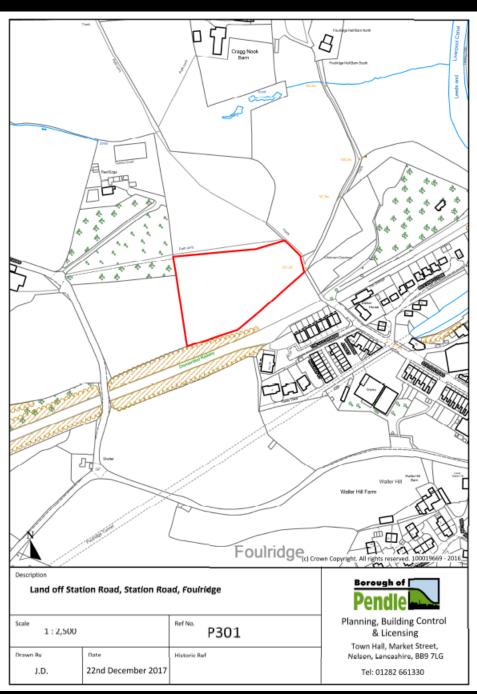
#### P301 Land off Station Road, Foulridge

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 p														
Available				Suit	table			Achievable						
	Yes				No						Yes			
Timescales	(Anticipa	ted D	Deliver	y)										
		0-	-5 yeaı	rs				6-10 yea	rs	11-	-15 y	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	5 2025/26 2026/27									
0	0		0		0	0		0			0		10	)
1. Availability														
Is the lando	Is the landowner(s) aware and supports the proposals for the site?  Yes													
Is the site in	single la	ndow	nersh	ip?						Yes				
Is there any	develope	er inte	erest i	n the	e site?					Unk	cnow	n		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	an ite	m.	
Is the site af	fected by	/ any	tenan	cies,	third party	rights,	or re	estricted		Yes				
covenants?														
What are th		ales fo	or the	avail	lability of th	e site?				0-5	year	S		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the				? (ti	ck all that						
Green Belt			Ш		I/SPA/SPAC			Ш				fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
										mployment Land				
Open Count	ryside		□    □    □    □    □    □    □					rimary Shopping						
									Fro	nta	ge			
2b. Flooding										-1				
What Flood				. (1 -						Flood Zone 1				
What is the					_					Low Minor Constraint				
What is the			water	11000	ding?					Mir	or Co	onstra	aint	
2c. Natural					1				<u> </u>	.,				
Is the propo								.1			, adjo	oins si	te	
Would the p	-	ікеіу	resuit	ın ac	averse effec	cts for a	ın ec	cological		No				
corridor or r		براماير	rocult	in +h	o loss of a	TDO2				Na				
Would the p							)		_	No	Cro	40.2		
Would the p What is the									_	Yes, Grade 3				
What is the										Substantial  Moderate Impact				
2d. Built En			auseu i	OI L	anuscape vi	isibility	!			IVIO	uerai	e iiiiķ	Jact	
Is the propo			foct th	Δ hic	toric enviro	nment	2			No				
Listed Buildi			Grade		hoose an it			servation				Oth	or	
												Oth	Ci	
	Will the proposal promote the coalescence of separate settlements? No													
	2e. Other Environment													
Is the proposal site likely affected by contamination?							No No							
	Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?													
Does the topography of the land constraint development potential?							Nor	ne/M	inima	1				
Does the topography of the land constraint development potential?  Is the proposal compatible with neighbouring land uses?  Yes														
2f. Accessib	•			6		450	•			. 03				
Bus Stop Pro	-	620	m			Servic	e Fr	equency		20	)-40n	nins ir	nterval	
Primary Sch		1km				Town				20-40mins interval 2.6km				
, 5511				Shonning Centre										

Secondary School	2.8km	Strategic Employment	2.4km			
		Site				
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?						
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 Land South of Nelson Golf Course, Kings Causeway, Brierfield Planning, Building Control 1:5,000 P303 & Licensing Town Hall, Market Street, Drawn By Nelson, Lancashire, BB9 7LG 21st March 2018 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.

scale, the site is not con	siaerea	deliverable with	in the shor			erm.				
Available		Suitable		Achievable						
Yes	Uncertain				Uncertain					
Timescales (Anticipated	l Delive	ry)								
	0-5 yea	rs		6-10 yea	ars	11-15 years	16 ye	ars +		
2022/23 2023/24	2024/2	25 2025/26	2026/27							
0 0	0	0 0 0				200	45	0		
1. Availability										
Is the landowner(s) awa	re and s	upports the pro	posals for t	he site?	,	Yes				
Is the site in single lando	wnersh	ip?				No				
Is there any developer in	nterest i	n the site?				Unknown				
If so, what is the develo	per invo	lvement?				Choose an ite	m.			
Is the site affected by ar	ny tenan	cies, third party	rights, or r	estricted		Uncertain				
covenants?										
What are the timescales	for the	availability of th	ne site?			0-5 years				
2. Suitability										
2a. Designations										
Is the site affected by ar	ny of the	following desig	nations? (ti	ck all that	арр	ly)				
Green Belt		SSSI/SPA/SPA	C		Mir	nerals Safegua	arding	$\boxtimes$		
AONB		BHS/SLNI/LNR	/GHS		Pro	tected				
					Em	ployment Lan	ıd			
Open Countryside	$\boxtimes$	Open Space		$\boxtimes$	Prir	mary Shoppin	g			
					Fro	Frontage				
2b. Flooding										
What Flood Zone is the						Flood Zone 1				
What is the risk of Surfa						High				
What is the risk of groun		flooding?				None				
2c. Natural Environmen										
Is the proposal affected		•	•			No				
Would the proposal like	ly result	in adverse effe	cts for an ed	cological		No				
corridor or network?										
Would the proposal like					_	No				
Would the proposal resu						Yes, Grade 4				
What is the likely affect						Significant and Adverse				
What is the likely affect	caused	for Landscape V	isibility?			Local Detrime	ntal Im	pact		
2d. Built Environment										
Is the proposal likely to affect the historic environment?						No				
Listed Building(s) Grade: Choose an item. Conservation Ar						I				
Will the proposal promo	te the c	oalescence of so	eparate set	tlements?	) .	Yes, significar	<u>it</u>			
2e. Other Environment										
Is the proposal site likely						No				
Is the proposal site likely		ed by on-site str	uctures, un	stable land	d	No				
or culverted watercours										
Does the topography of				otential?		Minor				
Is the proposal compatil		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 su	pport the delivery	of affordable housing?	Uncertain
Will the proposal su	Uncertain		
Will the proposal pro	ovide for any othe	er benefit in additional to housing?	
No information.			

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

#### P304 Land west of Colne Road, Earby

210	Settlement:	Kelbrook
7.36	Ward:	Earby and Coates
Greenfield	Spatial Area:	West Craven
Click here to enter text.	Date Added:	Click here to enter text.
	7.36 Greenfield	7.36 Ward: Greenfield Spatial Area:

### Site Plan 0 00 on Land West of Coine Road, Coine Road, Earby Planning, Building Control 1:2,500 P304 & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 17th May 2018 J.D. 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 0 210 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 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 SSSI/SPA/SPAC П Minerals Safeguarding  $\boxtimes$ **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? 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 No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 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) Grade: Choose an item. **Conservation Area** Other 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 No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 320m Service Frequency 20-40mins interval

Primary School	1.5km	Town or Local	700m			
		Shopping Centre				
Secondary School	4.1km	Strategic Employment	1.6km			
		Site				
Open Space	300m	Convenience Store	700m			
Leisure Centre	4.1km	GP	800m			
2g. Benefits						
Will the proposal su	Yes					
Will the proposal su	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information	-	_				

No information.	
3. Achievability	
Is the site accessible to the public highway?	No

Is the site served or serviceable to utility infrastructure?

Is the site affected by any known easement or a ransom strip?

Is the proposal viable?

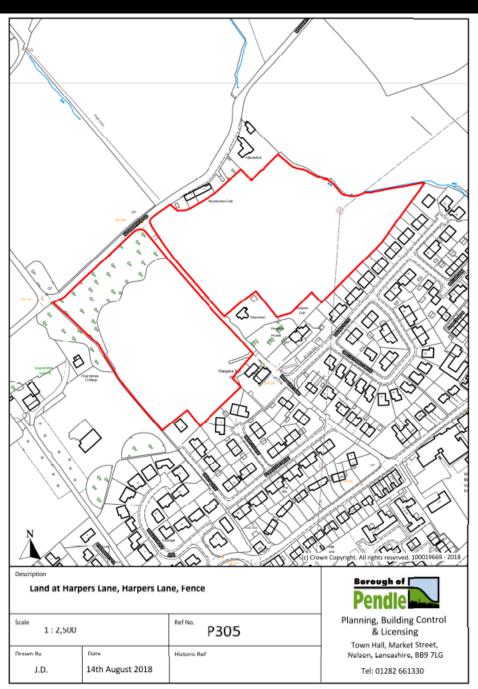
Is there any prospect for third party funding to support site delivery?

Choose an item.

#### P305 Harpers Lane, Fence

Fence
nce and Higham
M65 Rural Area
re to enter text.
ſ

#### Site Plan



#### **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 2024/25 2023/24 2025/26 2026/27 0 0 0 0 150 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Unknown Is there any developer interest in the site? If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt  $\boxtimes$ SSSI/SPA/SPAC Minerals Safeguarding X BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** X**Frontage** 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 No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 350m Service Frequency >60mins interval

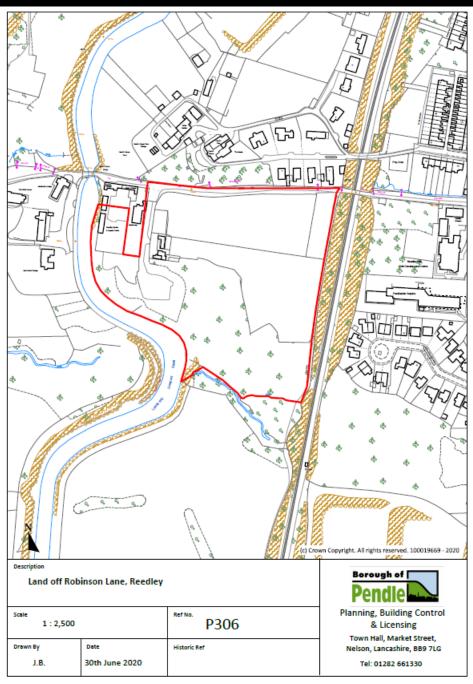
Primary School	300m	Town or Local	2.7km				
		Shopping Centre					
Secondary School	3.8km	Strategic Employment	2.6km				
		Site					
Open Space	500m	Convenience Store	500m				
Leisure Centre	3.9km	GP	2.9km				
2g. Benefits							
Will the proposal support the delivery of affordable housing?  Yes							
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal pr	Will the proposal provide for any other benefit in additional to housing?						
No information.							

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





#### **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 safety access the site.

Available	Available Suitable						Achievable						
	Yes			Yes			No						
Timescales	(Anticipated	Deliver	y)										
		0-5 yea	rs				6-10 yea	rs	11-	15 yea	rs	16 yea	ırs +
2022/23	2023/24	2024/2	25   2025/26   2026/27										
0	0	0	0 0 0				0			0		63	
1. Availab	1. Availability												
Is the lando	wner(s) awa	re and s	uppc	orts the pro	posals fo	or tl	he site?		Yes				
Is the site in	single lando	wnersh	ip?						No				
Is there any	developer ir	nterest i	n the	e site?					Yes				
If so, what i	s the develo	per invo	lvem	ent?					Opt	ion/Pro	omo	tion	
Is the site a	ffected by an	ıy tenan	cies,	third party	rights, c	or re	estricted		Yes				
covenants?													
	ne timescales	for the	avail	lability of th	ne site?				0-5	years			
2. Suitabil	ity												
2a. Designa													
	ffected by an	y of the				? (ti	ck all that	арр	ly)				
Green Belt			SSS	I/SPA/SPAC				Mi	nera	Is Safe	gua	rding	$\boxtimes$
AONB			BHS	S/SLNI/LNR	/GHS			Pro	Protected				
								Em	ploy	ment	Land	t	
Open Count	tryside	$\boxtimes$	Ope	en Space				Pri	mary	y Shop	ping		
								Fro	rontage				
2b. Floodin	•												
	Zone is the								Flood Zone 1				
	risk of Surfa							Very low					
	risk of grour		floo	ding?					Minor Constraint				
	Environmen												
	sal affected						Yes, within buffer zone						
	oroposal likel	ly result	in ac	dverse effe	cts for ar	n ec	ological Yes, minimal impact						
corridor or													
•	proposal like	•							Yes				
-	proposal resu									Grade	3		
	likely affect								Min	or			
	likely affect	caused 1	for La	andscape V	isibility?				Min	or Imp	act		
2d. Built En													
	sal likely to a								No				1
Listed Build	Listed Building(s) ☐ Grade: Choose an item. Conservation Area ☐ Other												
Will the pro	posal promo	te the c	oales	scence of se	eparate s	sett	lements?		No				
	nvironment												
Is the proposal site likely affected by contamination?								No					
	sal site likely		d by	on-site stru	uctures,	uns	stable land	t	No				
	watercours												
	pography of					_	otential?			e/Min	ima		
Is the propo	sal compatik	ale with	neig	hhouring la	nd uses?	2			Yes				

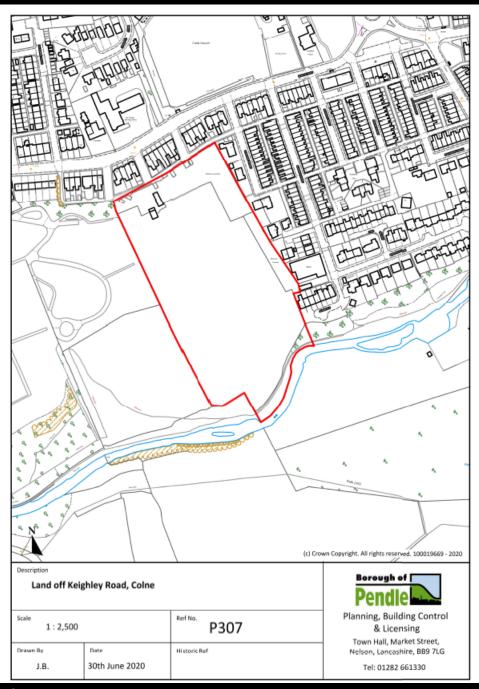
2f. Accessibility			
Bus Stop Proximity	390m	Service Frequency	<20mins interval
Primary School	1.2km	Town or Local Shopping Centre	1.1km
Secondary School	2.2km	Strategic Employment Site	2.9km
Open Space	400m	Convenience Store	1.2km
Leisure Centre	3.6km	GP	1.3km
2g. Benefits			
Will the proposal su	pport the delivery o	of affordable housing?	Uncertain
Will the proposal su	pport the delivery o	of self-build/custom build homes?	Uncertain
Will the proposal pro	ovide for any other	benefit in additional to housing?	<u> </u>
No information			

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

#### Site Plan



#### **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	Deliver	y)			_						
			· · · · · · · · · · · · · · · · · · ·				ars	11-15 years	16 yea	ars +		
2022/23	2023/24	2024/2	25   2025/26   2026/27									
0	0	0		0	0	0		100	0			
1. Availab												
	wner(s) awar			orts the pro	posals for t	he site?	ne site? Yes					
	single lando		•					No				
•	developer in							Unknown				
	s the develop							Choose an iter	n.			
Is the site at covenants?	ffected by an	y tenan	cies,	third party	rights, or r	estricted		Yes				
	e timescales	for the	avail	ability of th	ne site?			0-5 years				
2. Suitabil		TOT THE	avan	ability of th	ie oite i			o o years				
2a. Designa												
	ffected by an	y of the	follo	wing desig	nations? (t	ick all that	ар	ply)				
Green Belt	•		SSS	I/SPA/SPAC	;		M	inerals Safegua	rding	$\boxtimes$		
AONB			BHS	S/SLNI/LNR	/GHS		Pr	otected				
							Er	nployment Land	t			
Open Count	ryside	$\boxtimes$	Ope	en Space			Pr	imary Shopping				
							Fr	ontage				
2b. Flooding												
What Flood	Zone is the s	ite in?						Flood Zone 1				
	risk of Surfac					Very low						
	risk of groun		floo	ding?				None				
	Environment											
	sal affected l				•	Yes, on site						
	oroposal likel	y result	ın ac	dverse effe	cts for an e	cological	cological No					
corridor or I			مالح منا	o loss of o	TDO							
	oroposal likel							No Crada 4				
	proposal resu likely affect o							Yes, Grade 4 Moderate				
	likely affect of			•				Minor Impact				
2d. Built En		Jauseu	IOI L	andscape v	isibility:			Willion Impact				
	sal likely to a	iffect th	e his	toric enviro	nment?			No				
Listed Build		Grade		hoose an it		nservation	ı Ar	· · · · · · · · · · · · · · · · · · ·	er			
	posal promo							No				
2e. Other E	· · · · · · · · · · · · · · · · · · ·											
Is the proposal site likely affected by contamination?								No				
Is the proposal site likely affected by on-site structures, unstable						stable lan	d	No				
	l watercourse		•		•							
Does the to	pography of t	the land	con	straint dev	elopment p	otential?		None/Minima	l			
Is the propo	sal compatib	le with	neig	hbouring la	nd uses?			Yes				
2f. Accessib	ility											

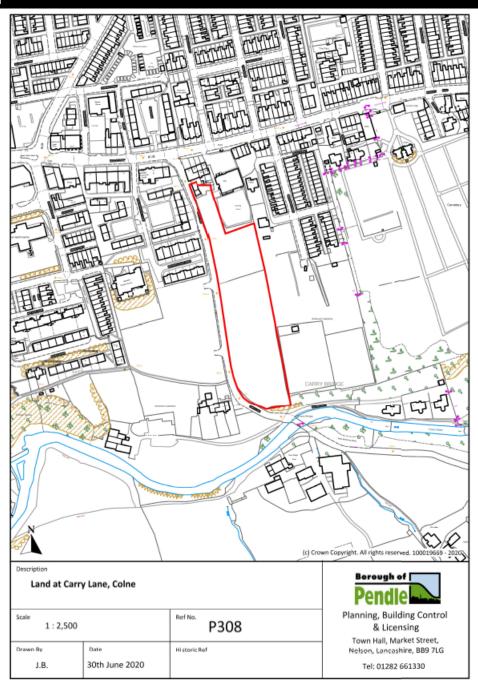
Bus Stop Proximity	180m	Service Frequency	<20mins interval			
Primary School	400m	Town or Local	800m			
		Shopping Centre				
Secondary School	1km	Strategic Employment	800m			
		Site				
Open Space	250m	Convenience Store	400m			
Leisure Centre	2.2km	GP 900m				
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	Yes			
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No Information						

3. Achievability	
Is the site accessible to the public highway?	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



#### **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 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 Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding X**AONB** BHS/SLNI/LNR/GHS **Protected Employment Land** П Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low None What is the risk of groundwater flooding? **2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Minor What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? Minor Is the proposal compatible with neighbouring land uses? Yes

2f. Accessibility

<b>Bus Stop Proximity</b>	180m	Service Frequency	<20mins interval		
Primary School	400m	Town or Local	800m		
		Shopping Centre			
Secondary School	1km	Strategic Employment	800m		
		Site			
Open Space	250m	Convenience Store	400m		
Leisure Centre	2.2km	GP	900m		
2g. Benefits					
Will the proposal su	pport the delivery of affo	ordable housing?	Yes		
Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal pro	ovide for any other bene	fit in additional to housing?	<u> </u>		
No Information					

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

#### P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick

Site Details				
Capacity:		87 Settlen	nent:	Barnoldswick
Site Area (ha):		7.68 Ward:		Barnoldswick
Site Typology:	Brown		Area:	West Craven
Planning History:	Click here to enter			Click here to enter text.
Site Plan		<u>'</u>		
			TAGE	D P P
		allillin.	Tomas .	
77,			THE PROPERTY OF	Play Area
		\		
A Ma	7 / 1	4		Alstmann Gardena
	Resources See		0	10
F. 77	Crownest			1400
	Estate	/ /	$\times$	
Los J			Ouzledale Foundry	3
3 5.6	Mant (Releccommun	anication)	\\ \	MP H
author E	P. Committee of the com			
Depot			Ousledale	1942 m a
	Allowert Gardens	$\times$	Business Park	
			MI	
######################################		Long Ing Business Park		0
		PB T		Long Ing Bridge
		1/2 9		). /!: / //
Description Land at	Ouzledale Foundry, Long Ing Lan	ne, Barnoldswick		Pendle Pendle
Scale 1:2,	500	P309	PI	anning, Building Control & Licensing
Drawn By	Date Histori	c Ref		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG
J.B.	7th July 2020			Tel: 01282 661330

#### **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

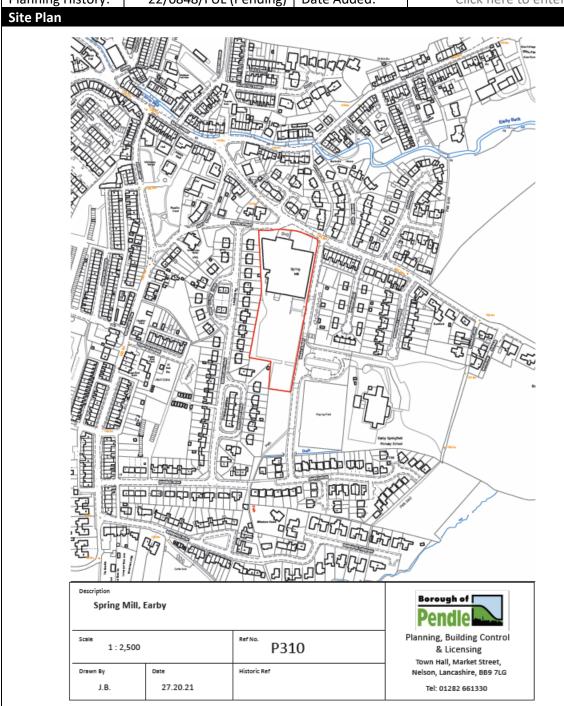
Liverpool Canal and presence of existing mill buildings – part of the industrial legacy of Barnoldswick's historic growth. Any loss or harm arising as a result of the development should be minimised and opportunities to enhance these would provide significant benefits to the community. The site is subject 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.

the proposa	•	o y men		cii wodia o	tirei wise be	2 a 3181111	icarre	. auverse conse	quence	. 01	
Available			Suit	able		Achievable					
	Yes			Uncerta	ain	Uncertain					
Timescales	(Anticipated	Deliver	ry)								
		0-5 yea	rs			6-10 ye	ears	11-15 years	16 yea	ars +	
2022/23	2023/24	2024/2	25	2025/26	2026/27						
0	0	0		0	0	87		0	0		
1. Availab	ility										
Is the lando	wner(s) awai	e and s	uppo	rts the pro	posals for t	he site?		Yes			
-	single lando		•					Yes			
-	developer in							Unknown			
-	s the develop							Choose an ite	m.		
	ffected by an	y tenan	cies,	third party	rights, or r	estricted		Yes			
covenants?											
	e timescales	for the	avail	ability of th	ne site?			0-5 years			
2. Suitabil	•										
2a. Designa											
	ffected by an	y of the									
Green Belt				I/SPA/SPAC			_	Minerals Safeguarding			
AONB			BHS	S/SLNI/LNR,	/GHS						
								nployment Lan			
Open Count	ryside		Оре	en Space				imary Shopping	g		
01 =1 1:							Fr	ontage			
2b. Flooding								FI			
	Zone is the s		£l	l: 2				Flood Zone 1			
	risk of Surfac							Medium	-:		
-	risk of groun		11000	aing r				Minor Constra	aint		
			it. h	abitata ar a	nasias?			Vos adiains si	i+ o		
	sal affected		•			- alagical		Yes, adjoins si			
corridor or i	oroposal likel	y resuit	ın ac	iverse enec	is for an ed	Lological		Yes, minimal i	трасс		
		v rocult	in th	o loss of a	TDO2			No			
Would the proposal likely result in the loss of a TPO?  Would the proposal result in a loss of agricultural land?  No, urban											
·	likely affect (							No, urban Little or none			
	likely affect							Not visible			
2d. Built En	•	Lauseu	IOI LO	inuscape v	isibility:			1401 AISINIE			
	sal likely to a	ffect th	ne his	toric enviro	nment?			Yes			
is the propo	Sai likely to a	inect ti	10 1113	COLIC CITALIC	minerit:			103			

Listed Building(s)		Grade:	Choose an it	em.	Conservation Are	ea		Other	$\boxtimes$	
Will the proposal pr	omot	e the coa	lescence of se	No						
2e. Other Environm										
Is the proposal site		Yes								
Is the proposal site	likely	affected	by on-site stru	uctures	, unstable land	Yes				
or culverted waterc	ourse	s?								
Does the topograph						Noi	ne/Mi	nimal		
Is the proposal com	patib	le with ne	eighbouring la	nd use	s?	Pot	ential	Issues		
2f. Accessibility										
<b>Bus Stop Proximity</b>	240	0m		Servi	ce Frequency	4(	ე-60m	ins interval		
Primary School	800	)m		-	or Local	50	00m			
				Shop	ping Centre					
Secondary School	1.3	km		Strategic Employment			0m			
				Site						
Open Space	200	)m		Conv	enience Store	400m				
Leisure Centre	1.2	km		GP		500m				
2g. Benefits										
Will the proposal su			•				Uncer	tain		
Will the proposal su	pport	t the deliv	ery of self-bu	ild/cus	tom build homes?	?	Uncer	tain		
Will the proposal pr	ovide	for any o	other benefit i	n addi <sup>.</sup>	tional to housing?					
New replacement e	•	•						:h housing at		
the south. 4 storey	mill b	uilding to	be retained a	ınd cor	nverted to apartm	ents				
3. Achievability										
Is the site accessible to the public highway?  Yes										
Is the site served or serviceable to utility infrastructure?							;			
Is the site affected by any known easement or a ransom strip?							Uncertain			
Is the proposal viab	le?					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.



#### **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 Ach			Achieva	Achievable						
	Yes				Yes						Yes			
Timescales	(Anticipa	ted [	Deliver	y)										
		0	-5 yeaı	rs				6-10 yea	ars	11	-15 ye	ears	16 yea	ars +
2022/23	2023/24	. ;	2024/2	25	2025/26	2026	/27							
0	0		0		20	20	)	12			0		0	
1. Availab	1. Availability													
Is the landowner(s) aware and supports the proposals for the site?  Yes														
Is the site in	single la	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Yes				
If so, what is	s the deve	elope	er invo	lvem	ent?					Ow	ner			
Is the site af	fected by	any	tenan	cies,	third party	rights,	or re	estricted		No				
covenants?														
What are th	e timesca	les f	or the	avail	lability of th	ne site?	)			Imr	nedia	tely		
2. Suitabil	ity													
2a. Designa	tions													
Is the site af	fected by	any	of the	follo	owing desig	nations	s? (ti	ck all that	app	ly)				
Green Belt				SSS	I/SPA/SPAC				Mi	nera	als Sa	fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS			Pro	otec	ted			
									Em	mployment Land				
Open Count	ryside			Ope	en Space				Pri	rimary Shopping				
									Fro	onta	ge			
2b. Flooding	3													
What Flood	Zone is th	ne sit	te in?							Flood Zone 1				
What is the	risk of Su	rface	e Wate	r flo	oding?					Very low				
What is the	risk of gro	ound	lwater	floo	ding?					Minor Constraint				
2c. Natural	Environm	ent												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s <sub>l</sub>	pecies?	)			No				
Would the p	roposal I	ikely	result	in ac	dverse effec	cts for a	an ec	ological		No				
corridor or i	network?													
Would the p	roposal I	ikely	result	in th	ne loss of a	TPO?				No				
Would the p	roposal r	esult	t in a lo	oss o	f agricultura	al land?	?			No, urban				
What is the	likely affe	ect ca	aused f	for La	andscape Cl	haracte	racter?				Little or none			
What is the	likely affe	ect ca	aused f	for La	andscape Vi	isibility	?			Not	visib	le		
2d. Built En	vironmen	t												
Is the propo	sal likely	to af	fect th	e his	storic enviro	nment	:?			Yes				
Listed Buildi	ng(s)		Grade	: C	Choose an it	em.	Con	servation	n Are	ea		Oth	er	$\boxtimes$
Will the pro	posal pro	mote	e the c	oales	scence of se	eparate	sett	lements?	)	No				
2e. Other Environment														
Is the proposal site likely affected by contamination?						Und	ertai	n						
Is the proposal site likely affected by on-site structures, unstable land							d	Yes						
or culverted watercourses?														
Does the topography of the land constraint development potential?							Nor	ne/M	inima	I				
Is the propo	sal comp	atible	e with	neig	hbouring la	nd use	s?			Yes				
2f. Accessib	ility													
Bus Stop Pro	oximity	370	)m			Servi	ce Fr	equency		20	)-40m	nins ir	nterval	
Primary Sch	ool	140	)m			Town	or L	ocal		37	70m			
		Shopping Centre												

Secondary School	3.94km	Strategic Employment	1.2km			
		Site				
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 su	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 Land off Gisburn Road, Blacko Planning, Building Control P312 1:2,500 & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 31/05/2023 Tel: 01282 661059

#### **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 0 115 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 Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П П Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding Flood Zone 1 What Flood Zone is the site in? What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? 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 **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? 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	2.28km				
		Shopping Centre					
Secondary School	4.55km	Strategic Employment	4km				
		Site					
Open Space	140m	Convenience Store	2.28km				
Leisure Centre	4.39km	GP 3.1km					
2g. Benefits	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

P313 Ghyll Brow	v, 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	Track Gill Hall		Sinks  Sinks

#### Ghyll Brow, Barnoldswick

Drawing No. P313

Drawn By Date

J.B. 31/05/2023

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

Tel: 01282 661059

d.

#### **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

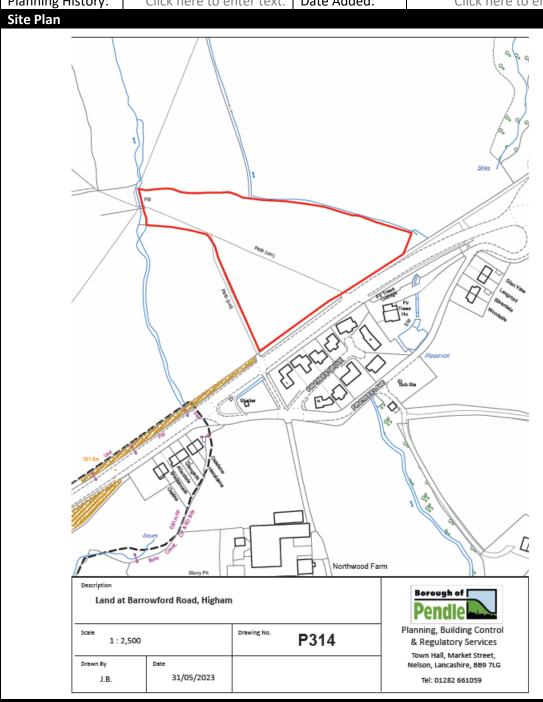
features extensive infrastructure. Significant costs and period of time will be required to demolish and remediate the site for an alternative use raising questions of viability. The industrial use and appearance of the site however means that any alternative use is likely to be beneficial to local landscape 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.

potentially	better suited											
Available Suitable					Achievable							
Uncertain Uncertain					Uncertain							
Timescales (Anticipated Delivery)												
		0-5 yea	rs	•			6-10 yea	ırs	11-15 ye	ars	16 yea	ars +
2022/23	2023/24	2024/2	25	2025/26	2026/27	7						
0	0	0		0	0		0		0		98	3
1. Availab												
	wner(s) awa			orts the pro	posals for	r tł	he site?		Yes			
	n single lando								Yes			
	developer ir								Unknowr			
	is the develor								Choose a	n ite	m.	
	ffected by an	y tenan	cies,	third party	rights, or	re	estricted		No			
covenants?		C		L. L. 111 C . L					11.1	_		
	ne timescales	for the	avaı	iability of tr	ie site?				Unknowr	1		
2. Suitabi	•											
2a. Designa	ffected by an	v of the	follo	wing docig	nations	/+i.	ck all that	20	alv/			
Green Belt	nected by an			I/SPA/SPAC		(LII				- - -	rding	
AONB				S/SLNI/LNR				_	Ninerals Safeguarding rotected			
AUND			рп.	S/ SLINI/ LINK	/впз				mployment Land			
Open Coun	trysida	$\boxtimes$	On	en Space					rimary Shopping			
Open coun	ti yside		Ор	en space					ontage			
2b. Floodin	g								ontage			
	Zone is the s	site in?							Flood Zone 1			
	risk of Surfa		r flo	oding?					Medium			
	risk of groun								Minor Co	nstra	aint	
	Environmen											
Is the propo	osal affected	by prior	ity h	abitats or s	pecies?				Yes, with	in bu	iffer zor	ne
Would the	proposal likel	y result	in ad	dverse effe	cts for an	ec	cological		Yes, minimal impact			
corridor or	network?											
Would the	proposal likel	y result	in th	ne loss of a	TPO?				No			
Would the	proposal resu	ılt in a lo	oss o	f agricultur	al land?				No, urban			
-	likely affect					)			Minor			
	likely affect	caused <sup>·</sup>	for La	andscape V	isibility?				Moderate	e Imp	oact	
2d. Built En												
	osal likely to a								Yes	ı		1
Listed Build		Grade		/Iultiple			servation		ea 🗆	Oth	er	
-	posal promo	te the c	oale	scence of se	eparate se	ett	lements?		No			
	nvironment											
	osal site likely								Yes			
	osal site likely		d by	on-site stru	uctures, u	ıns	stable land	d	Yes			
	d watercours											
	pography of					p	otential?		None/Mi	nima	<u> </u>	
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	2.5km
		Shopping Centre	
Secondary School	3.15km	Strategic Employment	1.5km
		Site	
Open Space	950m	Convenience Store	1.7km
Leisure Centre	3km	GP	2.7km
2g. Benefits			
Will the proposal su	pport the delivery	of affordable housing?	Uncertain
Will the proposal su	pport the delivery	of self-build/custom build homes	? Uncertain
Will the proposal pro	ovide for any othe	r benefit in additional to housing?	
No Information.			
3. Achievability			
Is the site accessible	way?	Yes	
Is the site served or	ty infrastructure?	Yes	
Is the site affected b	ment or a ransom strip?	No	
Is the proposal viabl		Marginal	
Is there any prospec	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.



#### **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 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 Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding X**AONB** BHS/SLNI/LNR/GHS **Protected Employment Land** Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Low **Minor Constraint** What is the risk of groundwater flooding? **2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? 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	2.7km			
		Shopping Centre				
Secondary School	3.95km	Strategic Employment	3.8km			
		Site				
Open Space	450m	Convenience Store	3km			
Leisure Centre	3.1km	3.1km GP 2.85kr				
2g. Benefits						
Will the proposal support the delivery of affordable housing?						
Will the proposal support the delivery of self-build/custom build homes? Uncertain						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?					
No information.						

No information.

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	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

20	Settlement:	Kelbrook
1.45	Ward:	Earby and Coates
Greenfield	Spatial Area:	West Craven
Click here to enter text.	Date Added:	Click here to enter text.
	1.45 Greenfield	1.45 Ward: Greenfield Spatial Area:

## Site Plan Field North of Barnoldswick Road, Kelbrook Planning, Building Control P316 1:2.500 & Regulatory Services Town Hall, Market Street, elson, Lancashire, BB9 7LG 01.06.2023 J.B. Tel: 01282 661059

#### **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.

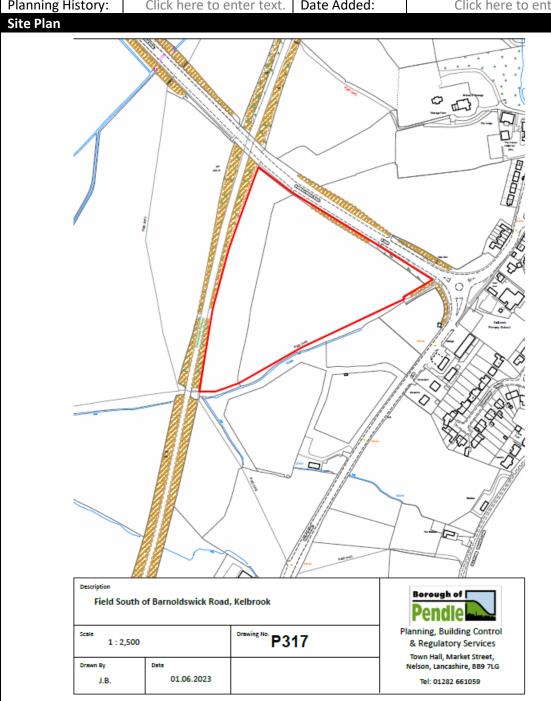
Available	Suitable					Achievable						
	es		No					Yes				
Timescales (An	ticipated	Delive	ry)									
		0-5 yea		ı		6-10	) years	11-15 years	16 ye	ars +		
2022/23 20	23/24	2024/	25	2025/26	2026/27							
0	0	0		0	0		0	0	20	0		
1. Availability												
Is the landowne				orts the pro	posals for t	he sit	e?	Yes				
Is the site in sin								Yes				
Is there any developer interest in the site?								Unknown				
If so, what is th								Choose an ite	em.			
Is the site affec	ted by ar	ny tenar	icies,	third party	rights, or re	estric	ted	No				
covenants?	massalas	fortho	2) (2)	lability of th	o cito?			O.F. voors				
What are the ti	mescales	for the	avai	lability of tr	ie site?			0-5 years				
2. Suitability												
<b>2a. Designation</b> Is the site affect		w of the	falls	wing docie	nations? /+:	ck all	that a	nnly)				
Green Belt	teu by ai			I/SPA/SPAC					ording			
			1	<u> </u>				Minerals Safegua	aruing			
AONB			ВП.	S/SLNI/LNR,	ипо	L	_		v d			
Open Countrys	ido	$\boxtimes$	On				Primary Shoppin	mployment Land rimary Shopping				
Open countrys	iue		Opi	Open Space				rontage	Б			
2b. Flooding							'	Tontage				
What Flood Zor	ne is the	site in?						25-50% in Flo	od Zone	2/3		
			er floo	oding?				Very low	- CG 2011	2 2/ 3		
What is the risk of Surface Water flooding? What is the risk of groundwater flooding?							None					
2c. Natural Env								1				
Is the proposal			ritv h	abitats or s	oecies?			Yes, adjoins s	ite			
Would the prop						ologi	ical	No				
corridor or net		•				Ü						
Would the prop	osal like	ly result	in th	ne loss of a	гро?			No				
Would the prop		-						Yes, Grade 3				
What is the like	ly affect	caused	for La	andscape Cl	haracter?			Substantial				
What is the like	ly affect	caused	for La	andscape V	isibility?			Moderate Impact				
2d. Built Enviro	nment							•				
Is the proposal	likely to	affect th	ne his	toric enviro	nment?			No				
Listed Building(	s) 🗆	Grade	e: C	hoose an it	em. Cor	serva	ation A	rea 🗌 Otl	ner			
Will the propos	al promo	te the c	oale	scence of se	eparate sett	leme	nts?	Yes, marginal				
2e. Other Envir	onment											
Is the proposal	site likely	/ affecte	ed by	contamina	tion?			No				
Is the proposal	site likely	/ affecte	ed by	on-site stru	uctures, uns	table	land	No				
or culverted wa	atercours	es?										
Does the topog	raphy of	the land	d con	straint deve	elopment p	otent	tial?	Minor				
Is the proposal		ole with	neig	hbouring la	nd uses?			Yes				
2f. Accessibility			`									
Bus Stop Proxir		90m			Service Fr	eque	ncy	20-40mins i	nterval			
Primary School	55	50m			Town or L			2.52km				
					Shopping							
Secondary Scho	ool 2.	1km			Strategic I	Emplo	oymen <sup>°</sup>	t 2.64km				
					Site							

Open Space	480m	540m				
Leisure Centre	2.35km	GP	2.69km			
2g. Benefits						
Will the proposal su	Yes					
Will the proposal su	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No Information						

No information:	
3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	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.



#### **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

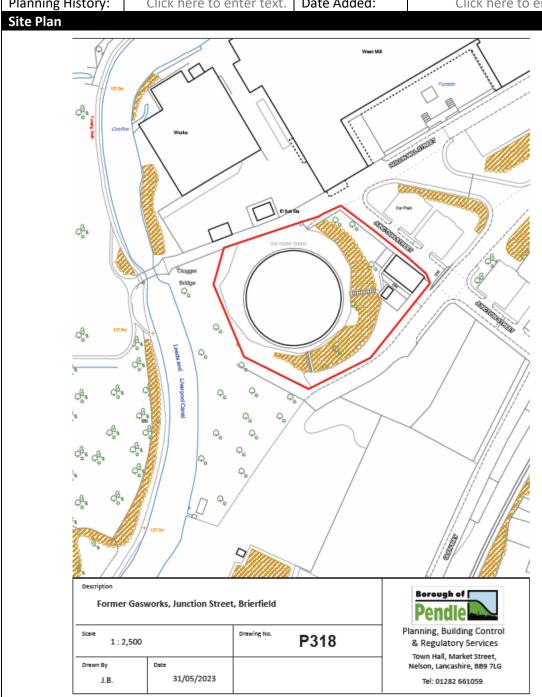
may cause nuisance due to noise. The isolated location of the site results in substantial adverse effects for landscape character. The site is not considered suitable for housing and as such is not deliverable within the next 15 years. Available Suitable Achievable Yes Yes No **Timescales (Anticipated 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 0 100 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 No covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П П Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside X**Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? 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 Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? 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) Grade: Choose an item. **Conservation Area** Other П Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? 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	2.18km				
		Shopping Centre					
Secondary School	2.44km	Strategic Employment	2.98km				
		Site					
Open Space	140m	Convenience Store	200m				
Leisure Centre	2.69km	GP	2.35km				
2g. Benefits							
Will the proposal su	pport the delivery of aff	ordable housing?	Yes				
Will the proposal support the delivery of self-build/custom build homes? Uncertain							
Will the proposal pr	Will the proposal provide for any other benefit in additional to housing?						
No Information.							

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

#### P318 Former Gas Holder, Brierfield

nent: Brierfield
Brierfield East and Clover Hill
Area: M65 Urban Area
dded: Click here to enter text.
_



#### **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.

best use of the sit	e if it is	redeve	lope	d.								
Available Suitable							Achievable					
Yes	Yes Uncertain							Uncertain				
Timescales (Antic	ipated	Deliver	y)									
	(	0-5 year	rs			6-10 yea	ars	11-15 years	16 yea	ears +		
2022/23 2023	3/24	2024/2	25	2025/26	2026/27							
0	0	0		0	0	0		40	0	)		
1. Availability												
Is the landowner(	s) awar	e and s	uppc	rts the pro	posals for t	he site?		Yes				
Is the site in single	e lando	wnersh	ip?					Yes				
Is there any devel	oper in	terest i	n the	site?				Unknown				
If so, what is the	develop	er invo	lvem	ent?				Choose an ite	m.			
Is the site affected	d by any	y tenan	cies,	third party	rights, or re	estricted		Yes				
covenants?												
What are the time	escales	for the	avail	ability of th	ne site?			Unknown				
2. Suitability												
2a. Designations												
Is the site affected	d by any	y of the				ck all that	ар	ply)				
Green Belt			SSS	I/SPA/SPAC	2		М	inerals Safegua	arding			
AONB			BHS	S/SLNI/LNR	/GHS		Pr	rotected [				
							Er	mployment Lan				
Open Countryside	9		Оре	en Space	nce D			imary Shoppin	g			
							Frontage					
2b. Flooding												
What Flood Zone	is the s	ite in?						Flood Zone 1				
What is the risk o	f Surfac	e Wate	r flo	oding?				Low				
What is the risk o			floo	ding?				None				
2c. Natural Enviro												
Is the proposal af								Yes, adjoins s				
Would the propos		y result	in ac	dverse effe	cts for an ed	cological		Yes, minimal impact				
corridor or netwo												
Would the propos								No				
Would the propos								No, urban				
What is the likely								Little or none				
What is the likely		aused 1	for La	andscape V	isibility?			Not visible				
2d. Built Environ												
Is the proposal lik	ely to a				1			Yes				
Listed Building(s)		Grade		hoose an it		nservation		ea 🛛 🖂 🛮 Oth	ier	$\boxtimes$		
Will the proposal	•	e the c	oales	scence of se	eparate sett	tlements?		No				
2e. Other Enviror							-					
Is the proposal sit								Yes				
Is the proposal sit			d by	on-site stru	uctures, uns	stable lan	d	Yes				
or culverted wate												
Does the topogra						otential?		None/Minima				
Is the proposal compatible with neighbouring land uses?								Potential Issues				

2f. Accessibility					
Bus Stop Proximity	330m	Service Frequency	<20mins interval		
Primary School	920m	920m Town or Local Shopping Centre			
Secondary School	1.19km	Strategic Employment Site	890m		
Open Space	410m	Convenience Store	550m		
Leisure Centre	2km	GP	690m		
2g. Benefits					
Will the proposal su	pport the delivery of	affordable housing?	No		
Will the proposal su	No				
Will the proposal pro	ovide for any other be	enefit in additional to housing?			
Site is available for e	mployment use.				
3. Achievability					

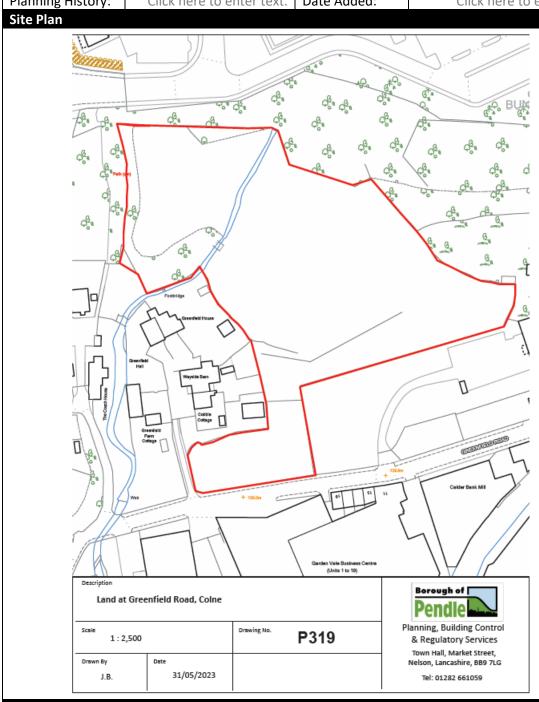
3. Achievability					
Is the site accessible to the public highway?	New infrastructure				
	required.				
Is the site served or serviceable to utility infrastructure?	Yes				
Is the site affected by any known easement or a ransom strip?	No				
Is the proposal viable?	No				

No

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

#### P319 Greenfield Road, Colne

40	Settlement:	Colne
1.7	Ward:	Waterside and Horsfield
Greenfield	Spatial Area:	M65 Urban Area
Click here to enter text.	Date Added:	Click here to enter text.
	1.7 Greenfield	1.7 Ward: Greenfield Spatial Area:



#### **Summary Assessment**

**Summary:** Greenfield site located within the settlement boundary of Colne. The site is adjacent to a proposed allocation within the Colne Neigbourhood 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.

detailed de	sign.												
Available	Available Suitable						Achievable						
	Yes			Uncert	ain		Uncertain						
Timescales	(Anticipated	Deliver	y)										
		0-5 yea	rs				6-10 yea	irs	11-1	.5 ye	ars	16 yea	ars +
2022/23	2023/24	2024/2	25	2025/26	2026/2	7							
0	0	0		0	0		0			40		0	
1. Availab													
	wner(s) awa			rts the pro	posals fo	r tł	ne site?		Yes				
-	n single lando		•						Yes				
	developer ir								Unkn				
	s the develop								Choo			m.	
	ffected by an	ıy tenan	cies,	third party	rights, oi	r re	estricted		Unce	ertair	า		
covenants?		fou the o	ا: د، ده	-  - :   : + £ +  -	:+?				0				
	ne timescales	for the	avall	ability of tr	ie site!				0-5 y	ears			
2. Suitabi	•												
	ffected by an	v of the	follo	wing docig	nations2	/+i/	ck all that	anr	sly)				
Green Belt	nected by an			I/SPA/SPAC		( ( (				s Saf	egua	rding	$\boxtimes$
AONB		$+\ddot{-}$		S/SLNI/LNR					otecte		cgua	Tullig	
AOND			Dil	D/ SLIVI/ LIVIN	/0113			1	mployment Land				
Open Coun	trvside		One	Open Space					Primary Shopping				
open coun	, 5.0.0		Op.	on opace			Frontage			•			
2b. Floodin	g		l						0				<u> </u>
	Zone is the s	site in?							<25% in Flood Zone 2/3				
What is the	risk of Surfa	ce Wate	r floo	oding?					Very low				
	risk of grour								None				
2c. Natural	Environmen	t											
Is the propo	osal affected	by prior	ity ha	abitats or s	pecies?				No				
Would the	proposal likel	ly result	in ac	dverse effe	cts for an	ec	ological		Yes, minimal impact				
corridor or													
	proposal like								Yes				
	proposal resu								Yes, Grade 4				
-	likely affect					•			Minor				
	likely affect	caused <sup>·</sup>	for La	andscape V	isibility?				Not v	/isibl	le		
2d. Built En													
	osal likely to a								Yes		_		-
Listed Build		Grade		1ultiple			servation			$\boxtimes$	Oth	er	
-	posal promo	te the c	oales	scence of se	eparate s	ett	lements?		No				
	nvironment												
	osal site likely								No				
	osal site likely		d by	on-site stri	uctures, u	ıns	table land	a	No				
	d watercours		1 00:0	straint da	ما ما ما ما	<b>.</b> ,	otontial?		None/Minimal				
	pography of						otentiai?						
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 su	pport the delivery	of affordable housing?	Uncertain
Will the proposal su	pport the delivery	of self-build/custom build homes?	Uncertain
Will the proposal pro	ovide for any othe	er benefit in additional to housing?	
No Information.			

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

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

65	Settlement:	Laneshaw Bridge
3.47	Ward:	Boulsworth and Foulridge
Greenfield	Spatial Area:	M65 Rural Area
Click here to enter text.	Date Added:	Click here to enter text.
- -	3.47 Greenfield	3.47 Ward: Greenfield Spatial Area:

## Site Plan Land South Keighley Road, Laneshawbridge Planning, Building Control P320 & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 31/05/2023 J.B. Tel: 01282 661059

#### **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 assess 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.

site is not considered de	liverabl	e in t	he next 15	years.									
Available	Achievable												
Yes	Yes No								Yes				
Timescales (Anticipated	Deliver	y)											
	0-5 yea	rs			6-10 yea	ars	11-15 years	16 yea	ars +				
2022/23 2023/24	2024/2	25	2025/26	2026/27									
0 0	0		0	0	0		0	65	5				
1. Availability													
Is the landowner(s) awar	re and s	uppc	rts the pro	posals for t	he site?		Yes						
Is the site in single lando	wnersh	ip?					Yes						
Is there any developer interest in the site?													
If so, what is the develop		Option/Promo	otion										
Is the site affected by any tenancies, third party rights, or restricted Yes													
covenants?													
What are the timescales	for the	avail	ability of th	e site?			0-5 years						
2. Suitability													
2a. Designations													
Is the site affected by any of the following designations? (tick all that apply)  Green Belt  SSSI/SPA/SPAC  Minerals Safeguarding													
Green Belt	М	Minerals Safeguarding											
AONB		BHS	S/SLNI/LNR,	/GHS		Pr	rotected						
						Er	mployment Land						
Open Countryside	$\boxtimes$	Ope	en Space			Pr	rimary Shopping						
						Fr	ontage						
2b. Flooding													
What Flood Zone is the s	ite in?						<25% in Flood	Zone 2	2/3				
What is the risk of Surface		Low											
What is the risk of groun	None												
2c. Natural Environmen													
Is the proposal affected		No											
Would the proposal likel		Yes, minimal impact											
corridor or network?													
Would the proposal likel							Yes						
Would the proposal resu							Yes, Grade 4						
What is the likely affect							Moderate						
What is the likely affect	caused	for La	andscape Vi	isibility?			Local Detrime	ntal Im	pact				
2d. Built Environment													
Is the proposal likely to a							Yes		1				
Listed Building(s)	Grade		1ultiple		nservation		ea 🗌 Oth	er					
Will the proposal promo	te the c	oales	scence of se	eparate set	tlements?		No						
2e. Other Environment													
Is the proposal site likely							No						
1	Is the proposal site likely affected by on-site structures, unstable land												
or culverted watercourses?													
Does the topography of					otential?		None/Minima	l					
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 su	pport the delivery	of affordable housing?	Yes
Will the proposal su	pport the delivery	of self-build/custom build homes?	No
Will the proposal pr	ovide for any other	r benefit in additional to housing?	
No information.			

## Is the site accessible to the public highway? Is the site accessible to the public highway? Is the site served or serviceable to utility infrastructure? Is the site affected by any known easement or a ransom strip? Is the proposal viable? No Yes

Choose an item.

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

#### 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 Keighley Road, Laneshawbridge Planning, Building Control P321 1:2,500 & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 31/05/2023 J.B. Tel: 01282 661059

#### **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 assess 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 2025/26 2026/27 2024/25 0 0 0 0 0 0 20 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Yes Is the site in single landownership? Is there any developer interest in the site? Yes Option/Promotion If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations

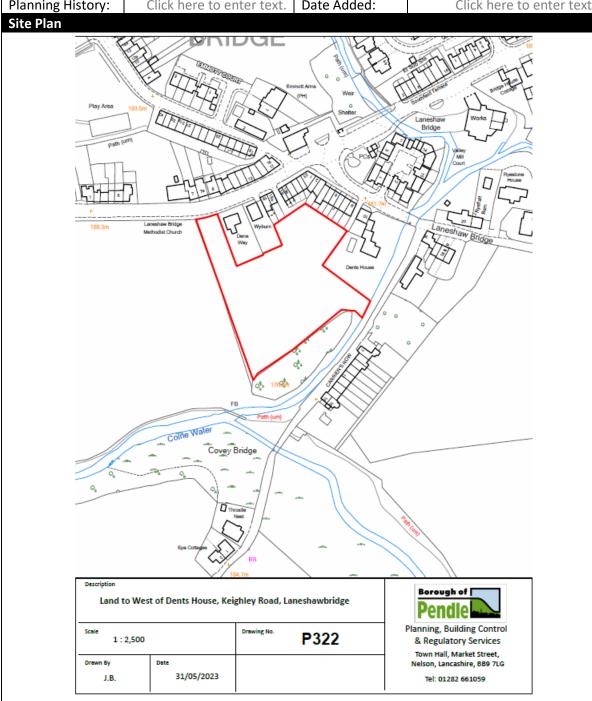
Is the site affected by any	of the	following designation	ns? (ti	ck all that	apply)						
Green Belt	$\boxtimes$	SSSI/SPA/SPAC			Miner	Minerals Safeguarding ⊠					
AONB		BHS/SLNI/LNR/GHS			Protec	Protected $\Box$					
					Emplo	Employment Land					
Open Countryside	$\boxtimes$	Open Space	y Sho	pping							
	Frontage										
2b. Flooding											
What Flood Zone is the s	te in?				Flo	od Zo	ne 1				
What is the risk of Surfac	Lov	V									
What is the risk of ground	No	ne									
2c. Natural Environment											
Is the proposal affected b	y prior	ity habitats or species	?		Yes	Yes, within buffer zone					
Would the proposal likely	/ result	in adverse effects for	an ec	cological	Yes	Yes, minimal impact					
corridor or network?											
Would the proposal likely	Yes	Yes									
Would the proposal resu	Yes	Yes, Grade 4									
What is the likely affect of	Mo	Moderate									
What is the likely affect of	Mo	Moderate Impact									
2d. Built Environment					•						
Is the proposal likely to a	ffect th	ne historic environmer	nt?		No						
Listed Building(s)	Grade	e: Choose an item.	Con	servation	n Area		Other				
Will the proposal promot	e the c	oalescence of separat	e sett	lements?	No						
2e. Other Environment											
Is the proposal site likely	No	No									
Is the proposal site likely affected by on-site structures, unstable land							No				
or culverted watercourse											
Does the topography of t	No	None/Minimal									

Is the proposal comp	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 su	pport the delivery	of affordable housing?	Yes
Will the proposal su	pport the delivery	of self-build/custom build homes	? No
Will the proposal pro	ovide 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.



#### **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 assess 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							Achievable						
	Yes			No					No				
Timescales	(Anticipated	Deliver	y)										
		0-5 yea	rs				6-10 yea	rs	11-15 y	ears	16 yea	ars +	
2022/23	2023/24	2024/2	25	2025/26	2026/2	27							
0	0	0		0	0		0		0		12	2	
1. Availab	ility												
Is the lando	wner(s) awa	re and s	uppo	orts the pro	posals fo	or th	ne site?	,	Yes				
Is the site in	n single lando	wnersh	ip?					,	Yes				
Is there any	developer ir	nterest i	n the	e site?					Yes				
	s the develop							1	Option/	Promo	otion		
Is the site a	ffected by an	ıy tenan	cies,	third party	rights, o	r re	estricted	,	Yes				
covenants?													
What are th	ne timescales	for the	avai	lability of th	ne site?			(	0-5 year	S			
2. Suitabil													
2a. Designa	tions												
	ffected by an	y of the				tio	ck all that	app	y)				
Green Belt		$\boxtimes$	SSS	I/SPA/SPAC				Mir	erals Sa	afegua	rding		
AONB			BHS	S/SLNI/LNR,	/GHS			Pro	Protected				
								Em	Employment Land				
Open Count	tryside	$\boxtimes$	Ор	en Space				Prir	nary Sho	opping	3		
								Fro	ntage				
2b. Floodin													
	Zone is the s								<25% in	Flood	Zone 2	/3	
	risk of Surfa								Low				
	risk of groun		floo	ding?					None				
	Environmen												
Is the proposal affected by priority habitats or species?									No				
Would the proposal likely result in adverse effects for an ecological									Yes, minimal impact				
corridor or													
•	oroposal likel	•							Yes				
•	proposal resu								Yes, Gra	de 4			
	likely affect					?		_	Minor				
	likely affect	caused 1	for La	andscape Vi	isibility?				Modera	te Imp	act		
2d. Built En													
	osal likely to a							<u> </u>	Yes				
Listed Build	ing(s)   🖂	Grade	e:   N	/lultiple	(	Con	servation	Area	a   🗆	Oth	er		
•	posal promo	te the c	oale	scence of se	eparate s	ett	lements?		No				
	nvironment												
	osal site likely								No				
	osal site likely		d by	on-site stru	uctures,	uns	table land	t	No				
	watercours												
	pography of						otential?	<del></del>	None/M	linima	l		
Is the propo	sal compatik	ole with	neig	hbouring la	nd 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 su	pport the delivery o	f affordable housing?	Yes
Will the proposal su	pport the delivery o	f self-build/custom build homes?	No
Will the proposal pro	ovide for any other	benefit in additional to housing?	
No information.			

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

#### **P323 Land west of Fence**

Fence
nce and Higham
M65 Rural Area
re to enter text.

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

#### **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 vears. Available Suitable Achievable Yes No Yes **Timescales (Anticipated Delivery)** 6-10 years 11-15 years 0-5 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 0 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 Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) SSSI/SPA/SPAC Green Belt  $\boxtimes$ Minerals Safeguarding  $\boxtimes$ AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Primary Shopping Open Space Frontage** 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? 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) Grade: Grade II\* **Conservation Area** Other  $\boxtimes$ Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses?

None/Minimal

Does the topography of the land constraint development potential?

Is the proposal comp	Yes		
2f. Accessibility			
Bus Stop Proximity	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 su	Yes		
Will the proposal su	? Uncertain		
Will the proposal pro	ovide for any other	benefit in additional to housing?	
No Information.			

#### 3. Achievability

5. 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

90	Settlement:	Colne
5.3	Ward:	Vivary Bridge
Greenfield	Spatial Area:	M65 Urban Area
Click here to enter text.	Date Added:	Click here to enter text.
	5.3 Greenfield	5.3 Ward: Greenfield Spatial Area:

## Site Plan Land off Barrowford Road, Colne Planning, Building Control P324 1:2,500 & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 01.06.2023 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 2024/25 2023/24 2025/26 2026/27 0 0 0 0 90 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Uncertain Is the site in single landownership? No Unknown Is there any developer interest in the site? If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? 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  $\boxtimes$ SSSI/SPA/SPAC Minerals Safeguarding BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** XFrontage 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 Yes, minimal impact corridor or network? 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) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? 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	1.32km			
		Shopping Centre				
Secondary School	1.48km	Strategic Employment	1.71km			
		Site				
Open Space	1.1km	Convenience Store	1.43km			
Leisure Centre	1.46km	GP	2.1km			
2g. Benefits						
Will the proposal sup	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? Is the site served or serviceable to utility infrastructure? Is the site affected by any known easement or a ransom strip? Is the proposal viable? Is there any prospect for third party funding to support site delivery? 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 Land adjoining Little Toms Farm, Brierfield Pendle Planning, Building Control 1:2,500 P325 & Regulatory Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG 01.06.2023 J.B. Tel: 01282 661059

#### **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.

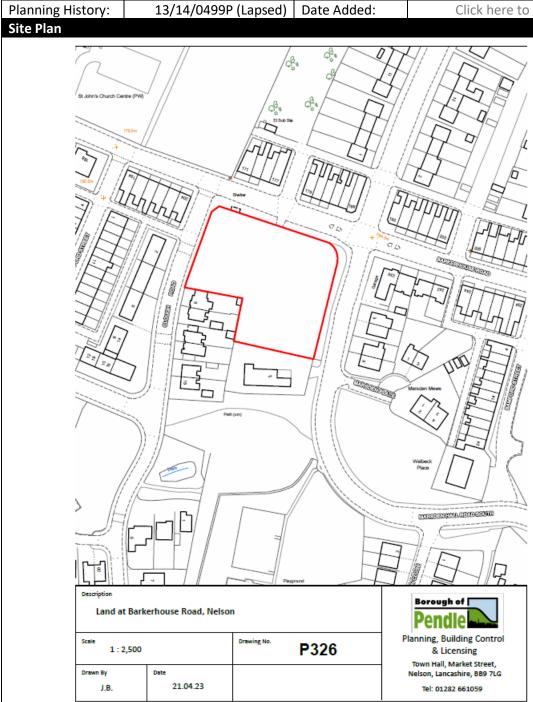
improvements. This will	require	work	s within Bu	irniey Bo	ro	ugn.							
Available	Suitable					Achievable							
Yes			Yes					Uncertain					
Timescales (Anticipated	Delive	ry)											
	0-5 yea	rs				6-10 yea	ars	11-15 y	ears	16 yea	ars +		
2022/23 2023/24	2024/2	25	2025/26	2026/2	7								
0 0	0	0 0 0 21					0		0				
1. Availability													
Is the landowner(s) awar	e and s	uppo	rts the pro	posals fo	r tl	he site?		Yes					
Is the site in single lando	wnersh	ip?						Yes					
Is there any developer in	terest i	n the	site?					Unknow	/n				
If so, what is the develop	er invo	lveme	ent?					Choose	an ite	m.			
Is the site affected by an	y tenan	cies,	third party	rights, o	r re	estricted		Uncerta	in				
covenants?													
What are the timescales	for the	availa	ability of th	ne site?				0-5 year	·s				
2. Suitability													
2a. Designations													
Is the site affected by an	y of the	follo	wing desig	nations?	(ti	ck all that	app	oly)					
Green Belt		SSSI	/SPA/SPAC				Mi	nerals Sa	afegua	rding	$\boxtimes$		
AONB		BHS	/SLNI/LNR	/GHS			Pro	Protected					
							Employment Land						
Open Countryside	Open Countryside 🗵 Open Space 🗆				Pri	rimary Shopping							
							Fro	ontage					
2b. Flooding													
What Flood Zone is the s								Flood Zone 1					
What is the risk of Surface								Medium	1				
What is the risk of groun		flood	ling?					Minor Constraint					
2c. Natural Environment													
Is the proposal affected		_		•				No					
Would the proposal likel	y result	in ad	verse effe	cts for an	ec	cological		No					
corridor or network?													
Would the proposal likely result in the loss of a TPO?								No					
Would the proposal resu								Yes, Grade 4					
What is the likely affect caused for Landscape Character?								Moderate					
What is the likely affect of	caused	for La	ndscape V	isibility?				Modera	te Im	oact			
2d. Built Environment													
Is the proposal likely to affect the historic environment?								No					
Listed Building(s) Grade: Choose an item. Conservation Ar								rea 🔲 Other 🗎					
Will the proposal promo	te the c	oales	cence of se	eparate s	ett	lements?	)	Yes, ma	rginal				
2e. Other Environment													
Is the proposal site likely affected by contamination?								No					
Is the proposal site likely affected by on-site structures, unstable land								No					
or culverted watercourse													
Does the topography of				-	_	otential?		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 su	pport the delivery	of affordable housing?	Uncertain
Will the proposal su	Uncertain		
Will the proposal pr	ovide for any other	r 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.



#### **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				Sui	table			Achieval	ole					
	ncertain				Yes					Uı	ncert	ain		
Timescales	(Anticipa	ted [	Deliver	y)										
		0	-5 yea	rs				6-10 yea	rs	11	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026	/27							
0	0		0		6	6		0		0			0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppo	orts the pro	posals	for tl	he site?		Und	ertai	n		
Is the site in single landownership?								Yes						
Is there any	develope	er int	erest i	n the	e site?					Unk	now	า		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	ın itei	m.	
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	ertai	n		
covenants?														
What are th	e timesca	ales f	or the	avai	lability of th	ne site?	)			Unk	now	า		
2. Suitabil														
2a. Designa														
Is the site af	fected by	any any	of the	follo	owing desig	nations	s? (ti	ck all that	app	ly)				
Green Belt				SSS	I/SPA/SPAC				Mi	nera	als Sa	fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS			Pro	otec	ted			
									Em	plo	ymen	t Lan	d	
Open Count	ryside			Op	en Space				Pri	rimary Shopping 🔲				
									Fro	onta	ge			
2b. Flooding	3													
What Flood										Flood Zone 1				
What is the	risk of Su	rface	e Wate	r flo	oding?					Low				
What is the	risk of gro	ound	lwater	floo	ding?					Major Constraint				
2c. Natural	Environm	nent												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies?	)			No				
Would the p	roposal I	ikely	result	in ad	dverse effec	cts for a	an ec	cological		No				
corridor or i	network?													
Would the p	roposal I	ikely	result	in th	ne loss of a	TPO?				No				
Would the p	roposal r	esult	t in a lo	oss o	f agricultur	al land	?			No, urban				
What is the	likely affe	ect ca	aused 1	for La	andscape Cl	haracte	er?			Little or none				
What is the	likely affe	ect ca	aused 1	for La	andscape V	isibility	?			Not	visib	le		
2d. Built En	vironmen	nt												
Is the propo	sal likely	to af	fect th	e his	toric enviro	nment	?			No				
Listed Buildi	ng(s)		Grade	e: C	choose an it	em.	Cor	servation	Are	ea		Oth	er	
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						b	No							
or culverted watercourses?														
Does the topography of the land constraint development potential?						Nor	ne/M	inima						
Is the proposal compatible with neighbouring land uses?						Yes								
2f. Accessib	ility													
Bus Stop Pro	oximity	0m				Servi	ce Fr	equency		20-40mins interval				
Primary Sch	ool	520	)m			Town	or L	ocal		1.	11km			
Shopping Centre														

Secondary School	1.27km	Strategic Employment	850m				
		Site					
Open Space	170m	Convenience Store	0m				
Leisure Centre	1.12km	1km					
2g. Benefits	2g. Benefits						
Will the proposal su	No						
Will the proposal su	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No Information.							

3. Achievability	
Is the site accessible to the public highway?	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