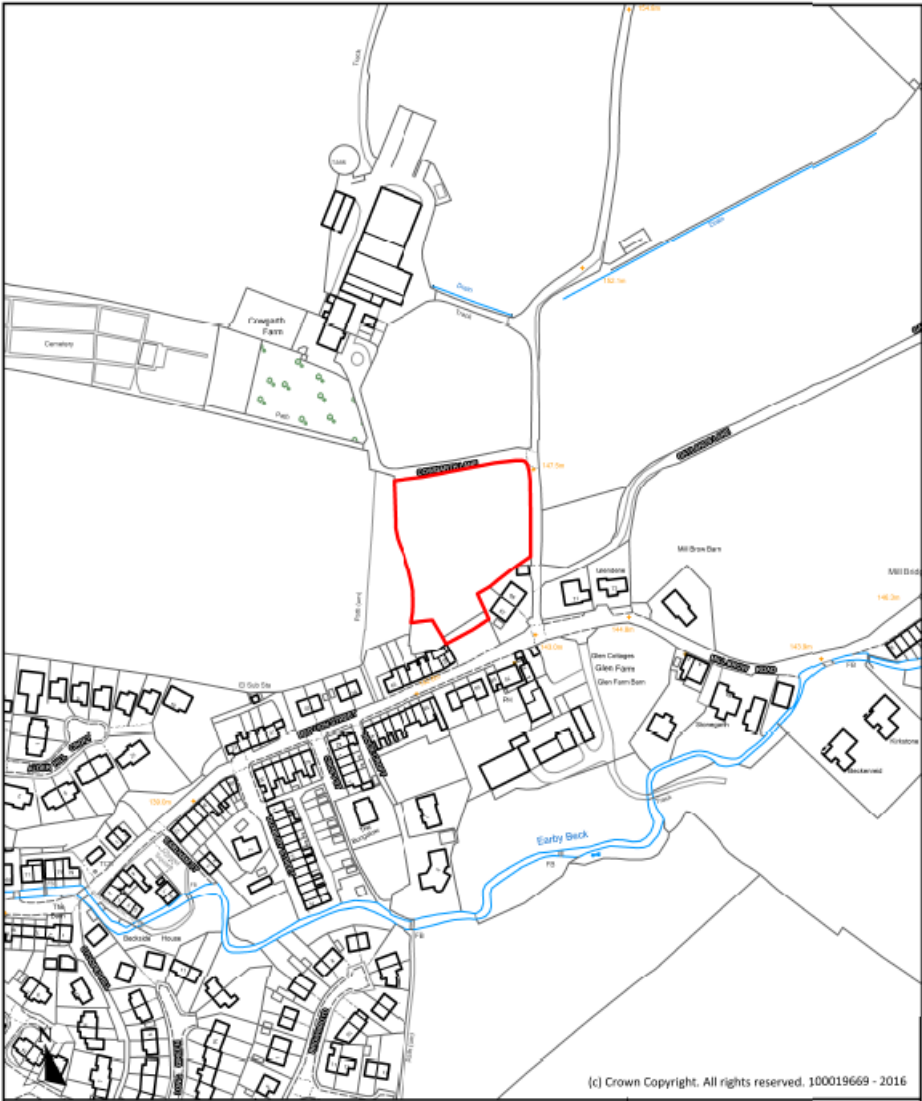



## P100, Land beyond Car Park, Red Lion Street, Earby

Site Details			
Capacity:	15	Settlement:	Earby
Site Area (ha):	0.5	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
 <p>(c) Crown Copyright. All rights reserved. 100019669 - 2016</p>			
Description			
Land North of Red Lion Street Car Park, Red Lion Street, Earby		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P100
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S236

### Summary Assessment

**Summary:** Edge of settlement greenfield site. The site is relatively accessible to existing services and facilities located within Earby. Developing the site is likely to affect the wider conservation area, particularly its rural setting, and the character and appearance of the area. Landscape effects are also likely noting the relatively poor containment of the site. The proposal is likely to

face a highway constraint with no direct road frontage. The site is in Council ownership but not on its disposal list. Availability is therefore unknown.							
Available			Suitable		Achievable		
Uncertain			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
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	15	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						No	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	600m			Service Frequency	20-40mins interval		
Primary School	660m			Town or Local Shopping Centre	540m		

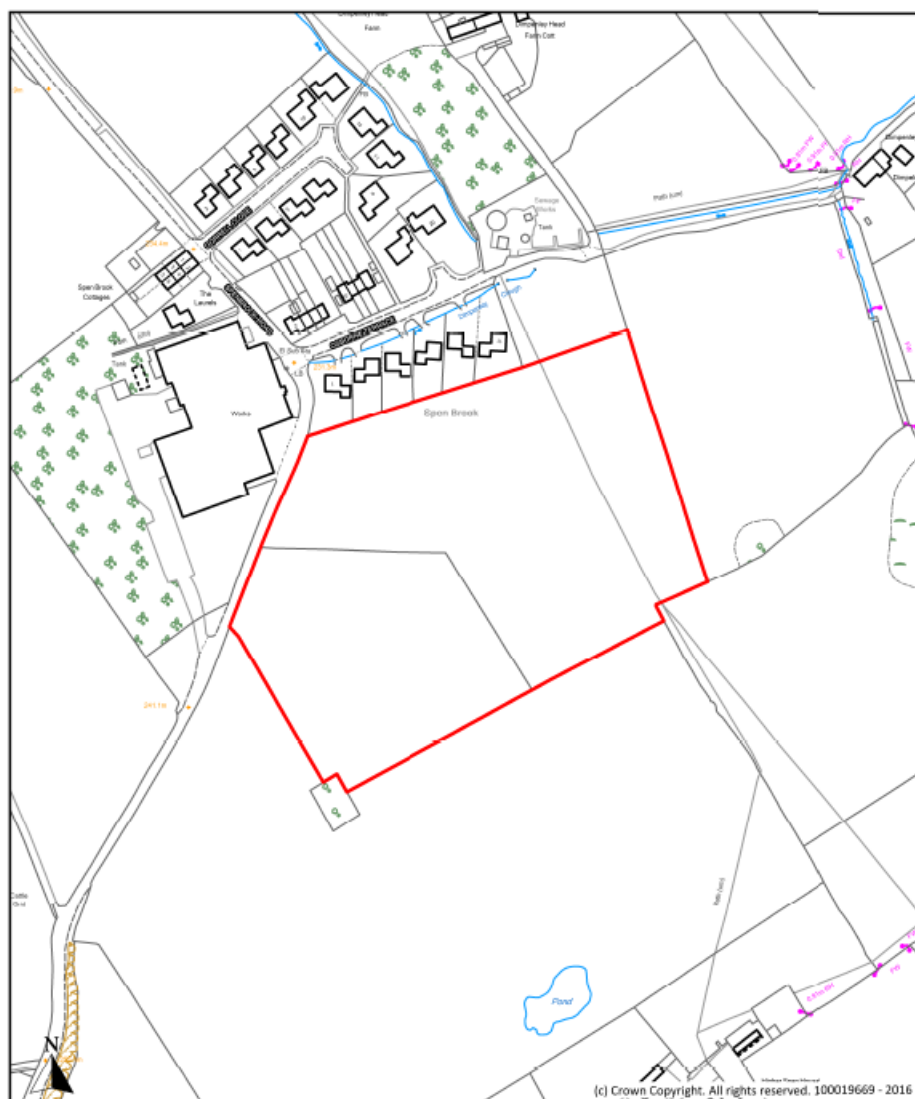
Secondary School	4.3km	Strategic Employment Site	1.4km
Open Space	120m	Convenience Store	520m
Leisure Centre	4.3km	GP	820m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information
<b>3. Achievability</b>			
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.

## P103 Land to rear of Osbourne Terrace, Spen Brook

### Site Details

Capacity:	29	Settlement:	Spen Brook
Site Area (ha):	3.74	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to rear of Osbourne Terrace, Spen Brook Road, Spen Brook

Scale

1 : 2,500

Ref No.

P103

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S217, S262



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site adjacent to a rural village. The site has poor accessibility reflecting the very limited facilities available in Spen Brook (and Newchurch-in-Pendle). The site is subject to flooding constraints affecting its suitability for housing and potentially its capacity. The site is located within a conservation area. Its development is likely to



harm the character and appearance of this conservation area especially noting its high visibility. The poor relationship of the site to the settlement and its scale is likely to caused significant adverse effects for the local landscape and character. The proposal is for a major development in the AONB. No evidence has been provided to demonstrate the public interest to justify the proposal in accordance with national planning policy.								
Available			Suitable			Achievable		
Yes			No			Yes		
<b>Timescales (Anticipated Delivery)</b>								
0-5 years					6-10 years	11-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	29	
<b>1. Availability</b>								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						0-5 years		
<b>2. Suitability</b>								
<b>2a. Designations</b>								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
AONB	<input checked="" type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
<b>2b. Flooding</b>								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						High		
What is the risk of groundwater flooding?						Major Constraint		
<b>2c. Natural Environment</b>								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Moderate		
What is the likely affect caused for Landscape Visibility?						Significant Adverse		
<b>2d. Built Environment</b>								
Is the proposal likely to affect the historic environment?						Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
<b>2e. Other Environment</b>								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain		
Does the topography of the land constraint development potential?						None/Minimal		
Is the proposal compatible with neighbouring land uses?						Yes		
<b>2f. Accessibility</b>								

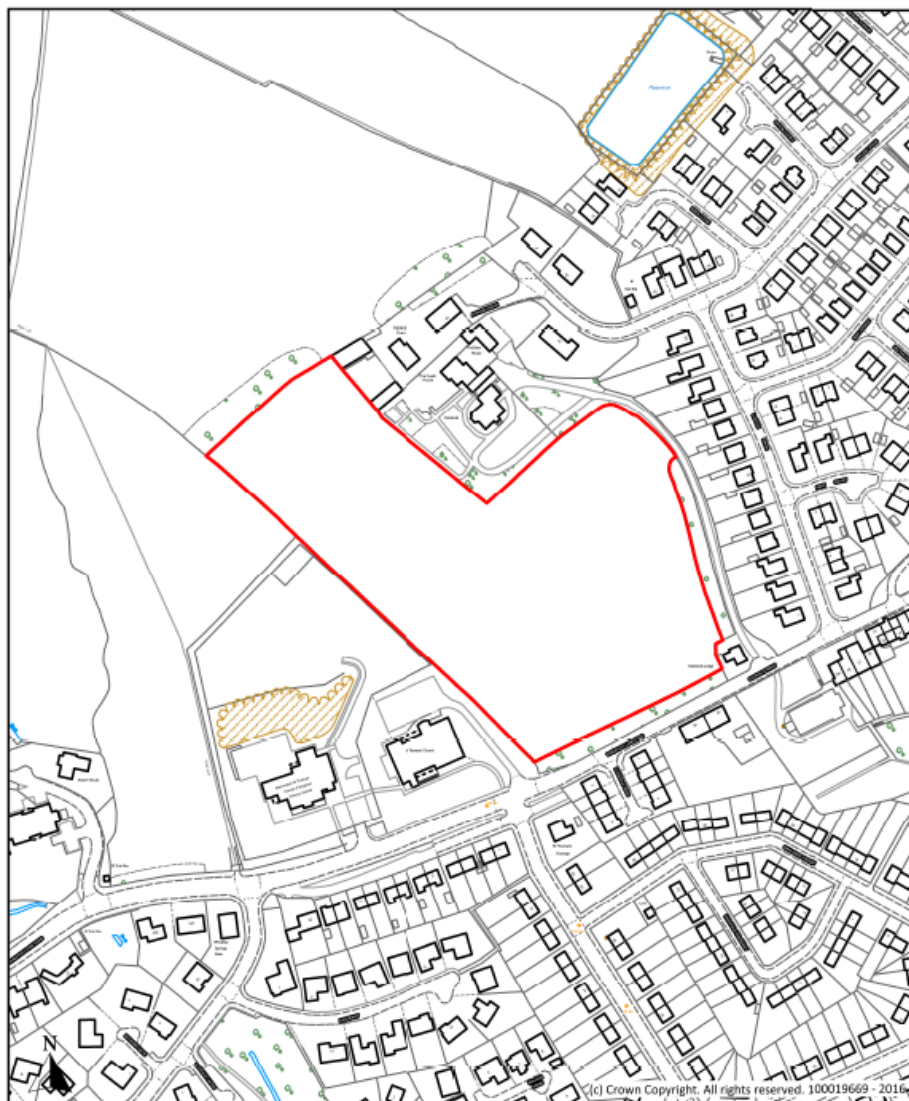
Bus Stop Proximity	160m	Service Frequency	>60mins interval
Primary School	300m	Town or Local Shopping Centre	4.9km
Secondary School	5.7km	Strategic Employment Site	4.6km
Open Space	120m	Convenience Store	2.1km
Leisure Centre	5.3km	GP	5km
<b>2g. Benefits</b>			
Will the proposal support the delivery of 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.
<b>3. Achievability</b>			
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.

## P104 Land at Oaklands, Church Street, Barrowford

### Site Details

Capacity:	75	Settlement:	Barrowford
Site Area (ha):	3.24	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	22/0197/FUL (Refused)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Oaklands, Wheatly Lane Road, Barrowford

Scale

1 : 2,500

Ref No.

P104

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S240



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site on the edge of the settlement boundary. The site benefits from some accessibility to existing services and facilities available within the village centre. The site suffers from a drainage constraint which sees periodic flooding. The site is largely contained by surrounding uses concealing it from the wider open countryside located to the north west. The

site is however highly visible from the conservation area and forms part of its setting. Developing the site for housing will therefore alter the character and appearance of the area. Accessing the site will also require the removal of an existing stone wall and trees along the site front which positively contribute to the conservation area in their existing form. Church Street is constrained due to narrowing of the highway and parked vehicles. This caused local capacity constraints and highway safety problems particularly for pedestrians. A recent application for housing on site was refused. At the time of writing the Appeal is ongoing.

Available		Suitable		Achievable			
Yes		Uncertain		Yes			
<b>Timescales (Anticipated Delivery)</b>							
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	75	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, on site	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	

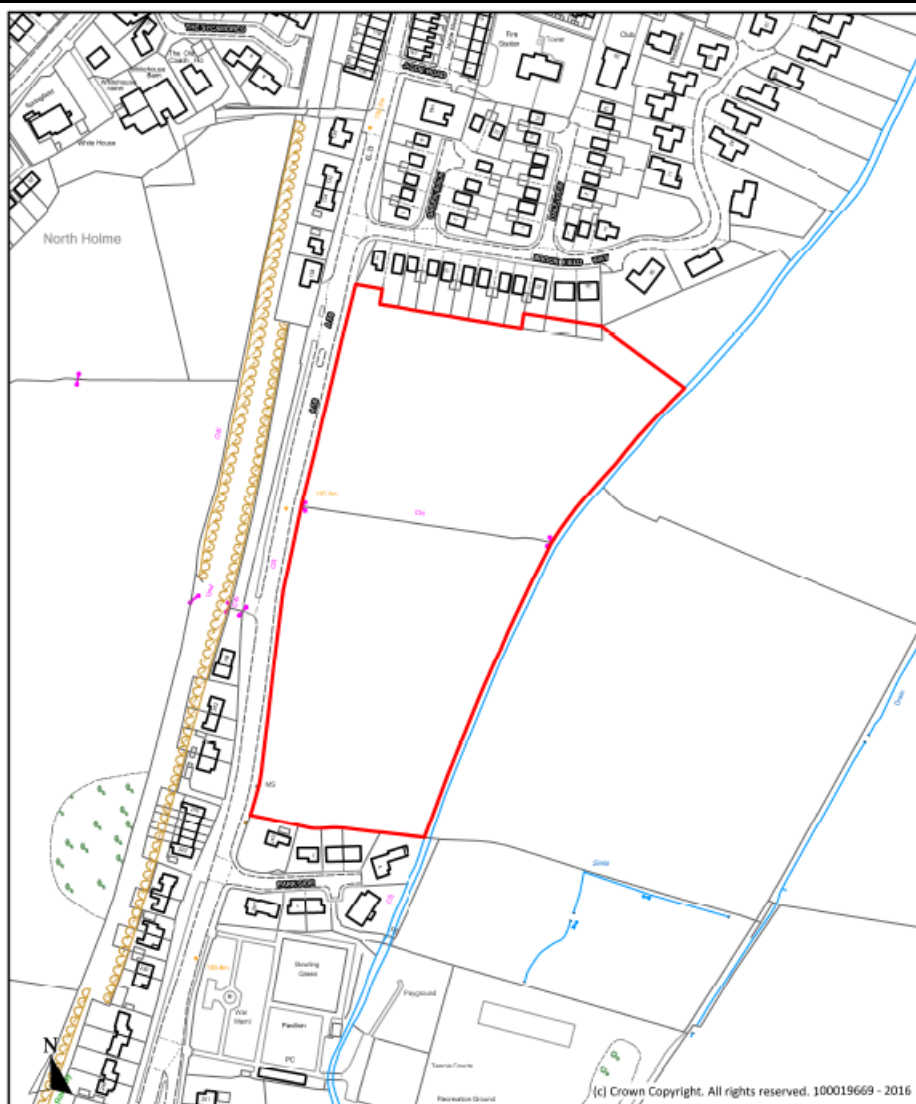
Is the proposal compatible with neighbouring land uses?			Yes
<b>2f. Accessibility</b>			
Bus Stop Proximity	300m	Service Frequency	20-40mins interval
Primary School	200m	Town or Local Shopping Centre	300m
Secondary School	2.8km	Strategic Employment Site	2.2km
Open Space	150m	Convenience Store	400m
Leisure Centre	1.9km	GP	520m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in addition to new housing? No information			
<b>3. Achievability</b>			
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.

## P108 Land south of Brookfield Way, Earby

### Site Details

Capacity:	103	Settlement:	Earby
Site Area (ha):	3.67	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land South of Brookfield Way, Colne Road, Earby

Scale

1 : 2,500

Ref No.

P108

Drawn By

J.B.

Date

24th October 2016

Historic Ref

5219



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site located between Earby and Sough. The proposal has relatively good accessibility to existing services and facilities. The proposal is at significant risk of flooding from rivers and from surface water, and unlikely to be suitable for housing. Developing

the site would reduce and close the physical and perceptive gap between two separate settlements radically altering the character, appearance and setting of these settlements.							
Available			Suitable		Achievable		
Yes			No		No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	103
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						>75% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, close gap	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	0m			Service Frequency	20-40mins interval		
Primary School	1.7km			Town or Local Shopping Centre	640m		

Secondary School	3.3km	Strategic Employment Site	1.6km
Open Space	250m	Convenience Store	350m
Leisure Centre	3.3km	GP	840m
<b>2g. Benefits</b>			
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.
<b>3. Achievability</b>			
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.



## P109 Part Grains Barn Farm, Barrowford Road, Fence

### Site Details

Capacity:	46	Settlement:	Fence
Site Area (ha):	1.54	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Part Grains Barn Farm, Barrowford Road, Fence

Scale

1 : 2,500

Ref No.

P109

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S221



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site adjoining the settlement boundary of Fence. The site is well related to the settlement pattern and is contained on all sides by existing uses/infrastructure. The site is accessible to the relatively few services and facilities available within the village. Services beyond these are however somewhat distant. There is no clear point of access into the site. Access from

Wheatley Lane Road does not appear possible, meaning that access is required from the Fence By-pass. It is unclear whether this would be acceptable to the highway authority. The site is Green Belt. Whilst it is found that this parcel makes little contribution to the Green Belt, there are no exceptional circumstance justified to support its removal from this designation.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	46
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Minor		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	40m			Service Frequency	40-60mins interval		

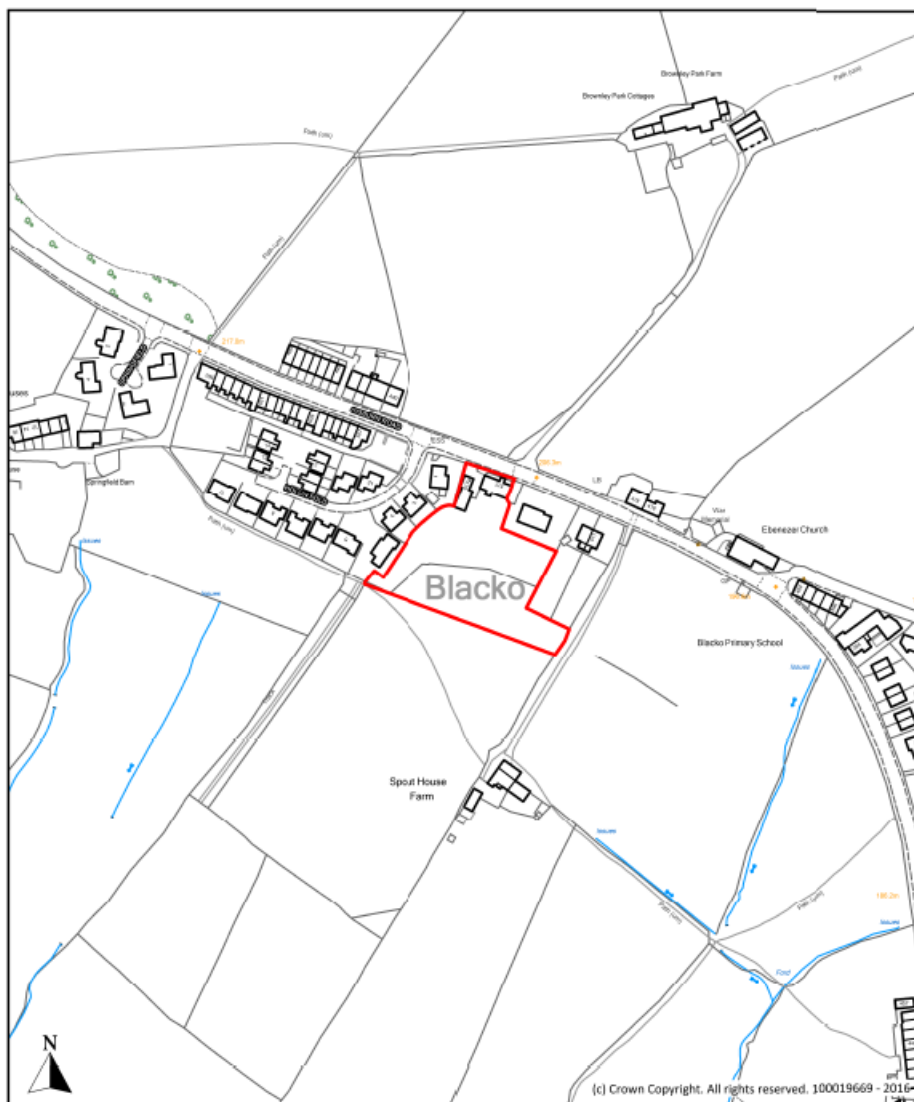
Primary School	190m	Town or Local Shopping Centre	2.7km
Secondary School	3.5km	Strategic Employment Site	2.2km
Open Space	190m	Convenience Store	130m
Leisure Centre	3.3km	GP	3km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
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?			Yes
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P110 Land at Hollin Hall Farm, Gisburn Road, Blacko

### Site Details

Capacity:	15	Settlement:	Blacko
Site Area (ha):	0.51	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	16/0603/OUT (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Hollin Hall Farm, Gisburn Road, Blacko

Scale

1 : 2,500

Ref No.

P110

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S224



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

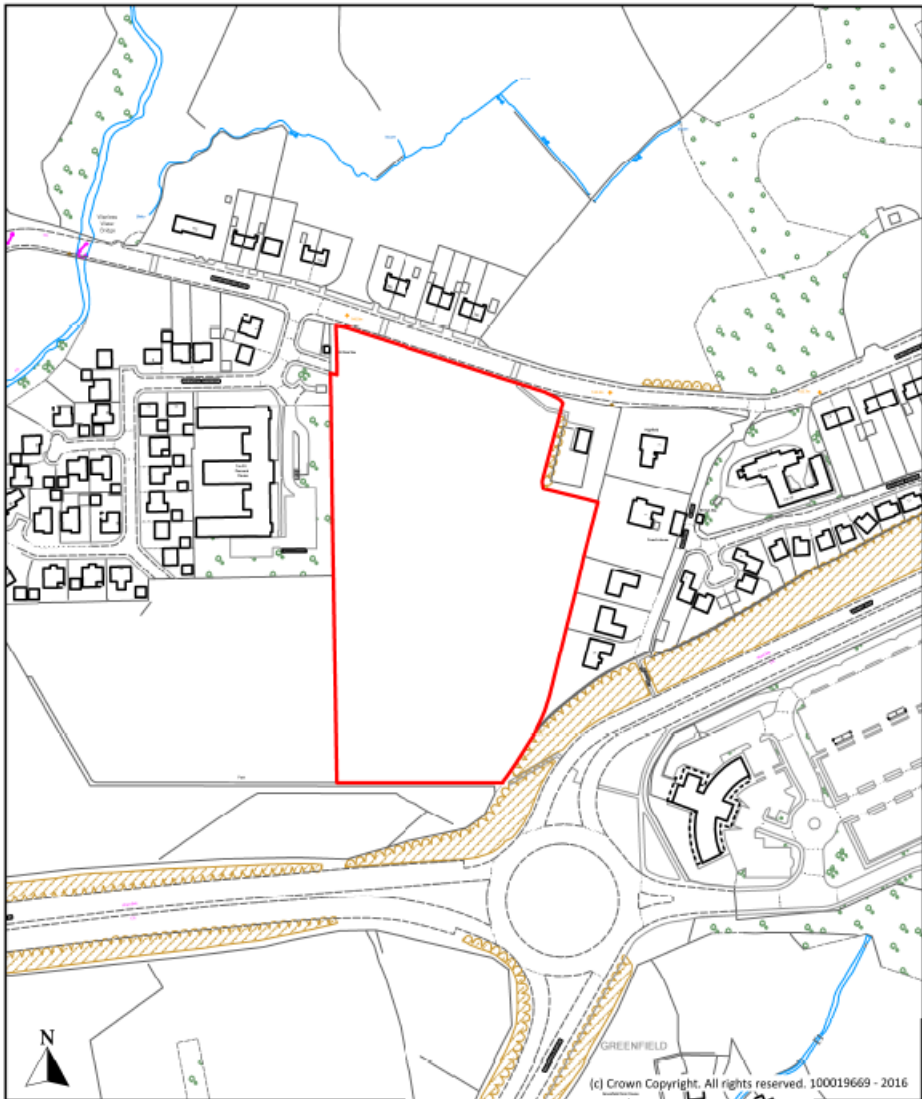
**Summary:** Greenfield site adjacent to the settlement boundary of Blacko. The site has very limited accessibility to existing service provision encouraging people to travel by car. The principle constraint affecting the site's development is its landscape effects. Whilst relatively limited in size, the site is visible from a long distance to the south, including from within the AONB. The effects

caused by the proposal on landscape was sufficient for a previous application to develop the site to be dismissed at Appeal. The amendments made to the proposal are unlikely to be sufficient to overcome this issue. Gaining access to the site will require the demolition of an existing building.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	15
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC		<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>	
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS		<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>	
Open Countryside	<input checked="" type="checkbox"/>	Open Space		<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>	
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Local Detrimental Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	130m		Service Frequency		>60mins interval		


Primary School	250m	Town or Local Shopping Centre	2.4km
Secondary School	4.8km	Strategic Employment Site	4.7km
Open Space	260m	Convenience Store	2.22km
Leisure Centre	4.7km	GP	3.3km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Yes
Will the proposal provide for any other benefit in additional to housing? Proposals include a large area set aside for biodiversity enhancement.			
<b>3. Achievability</b>			
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.

## P111 Sports Field adjacent to former Nelson and Colne College, Colne

Site Details			
Capacity:	44	Settlement:	Colne
Site Area (ha):	2.68	Ward:	Vivary Bridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			



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<b>Description</b> Sports Field adjacent to former Nelson and Colne College, Barrowford Road, Colne			 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
<b>Scale</b> 1 : 2,500	<b>Ref No.</b> P111		
<b>Drawn By</b> J.B.	<b>Date</b> 24th October 2016	<b>Historic Ref</b> S241	

### Summary Assessment

**Summary:** Greenfield site on the edge of Colne. The site is relatively isolated from existing services and facilities encouraging travel by car. The site is relatively well contained by surrounding features and land uses helping to reduce the likely impact caused by the development of the proposal on landscape character/visibility and setting of the settlement. The building of the former Colne Grammar school is likely to be a non-designated heritage asset and it

is likely that the development of the sports field will cause harm to the significance of the asset. Further evidence and design responses will be required in order to demonstrate the suitability of developing the site for housing. The site is designated open space and, although in private ownership, is regularly used for sports matches. Under the terms of the NPPF and the Local Plan evidence/alternative provision is required to justify and enable the development of the site for housing.

Available		Suitable		Achievable	
Yes		Uncertain		Yes	

Timescales (Anticipated Delivery)							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	44	0

### 1. Availability

Is the landowner(s) aware and supports the proposals for the site?	Yes
Is the site in single landownership?	Yes
Is there any developer interest in the site?	Unknown
If so, what is the developer involvement?	Choose an item.
Is the site affected by any tenancies, third party rights, or restricted covenants?	Uncertain
What are the timescales for the availability of the site?	Choose an item.

### 2. Suitability

#### 2a. Designations

Is the site affected by any of the following designations? (tick all that apply)					
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>

#### 2b. Flooding

What Flood Zone is the site in?	Flood Zone 1
What is the risk of Surface Water flooding?	Very low
What is the risk of groundwater flooding?	Minor Constraint

#### 2c. Natural Environment

Is the proposal affected by priority habitats or species?	No
Would the proposal likely result in adverse effects for an ecological corridor or network?	No
Would the proposal likely result in the loss of a TPO?	No
Would the proposal result in a loss of agricultural land?	Yes, Grade 4
What is the likely affect caused for Landscape Character?	Minor
What is the likely affect caused for Landscape Visibility?	Local Detrimental Impact

#### 2d. Built Environment

Is the proposal likely to affect the historic environment?	Uncertain						
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?	Yes, marginal						

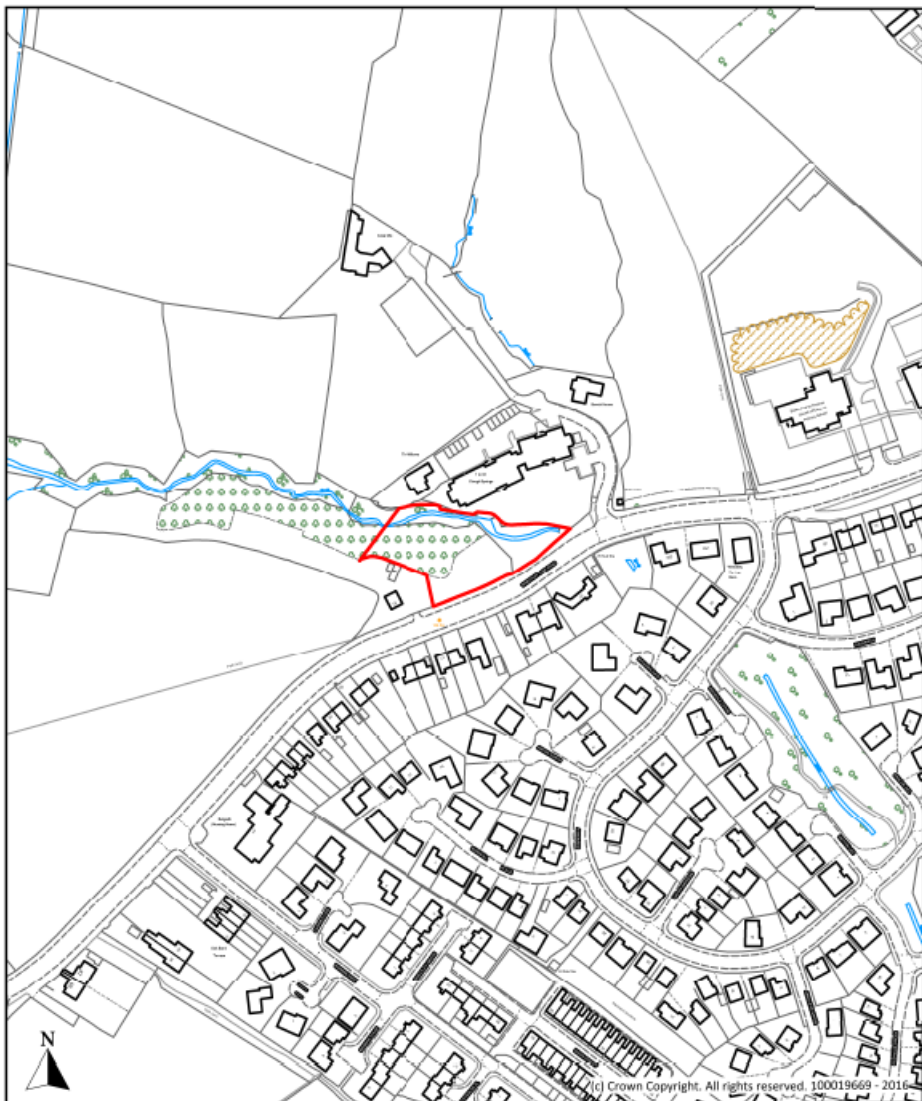

#### 2e. Other Environment

Is the proposal site likely affected by contamination?	No
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?	No
Does the topography of the land constraint development potential?	None/Minimal
Is the proposal compatible with neighbouring land uses?	Yes



<b>2f. Accessibility</b>			
Bus Stop Proximity	280m	Service Frequency	>60mins interval
Primary School	1.38km	Town or Local Shopping Centre	1.3km
Secondary School	2.3km	Strategic Employment Site	1.3km
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
<b>2g. Benefits</b>			
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			
<b>3. Achievability</b>			
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.

## P112 Land adjacent to 12 Wheatley Lane Road, Barrowford

Site Details			
Capacity:	12	Settlement:	Barrowford
Site Area (ha):	0.312	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	13/04/0781P (Refused)	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description <b>Land adjacent to 12 Wheatley Lane Road, Wheatley Lane Road, Barrowford</b>		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P112
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S242

### Summary Assessment

**Summary:** Relatively minor greenfield site adjoining the settlement boundary of Barrowford. The site has decent accessibility to existing services and facilities though some services will require travel by car. The site is relatively well contained by natural features and subject to limited physical constraints. The site is however constrained by policy with part of the site open space and

part of the site Green Belt. Developing the site will therefore require the tests of the NPPF to be met which currently are not demonstrated.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	15
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	160m			Service Frequency	>60mins interval		
Primary School	280m			Town or Local Shopping Centre	730m		

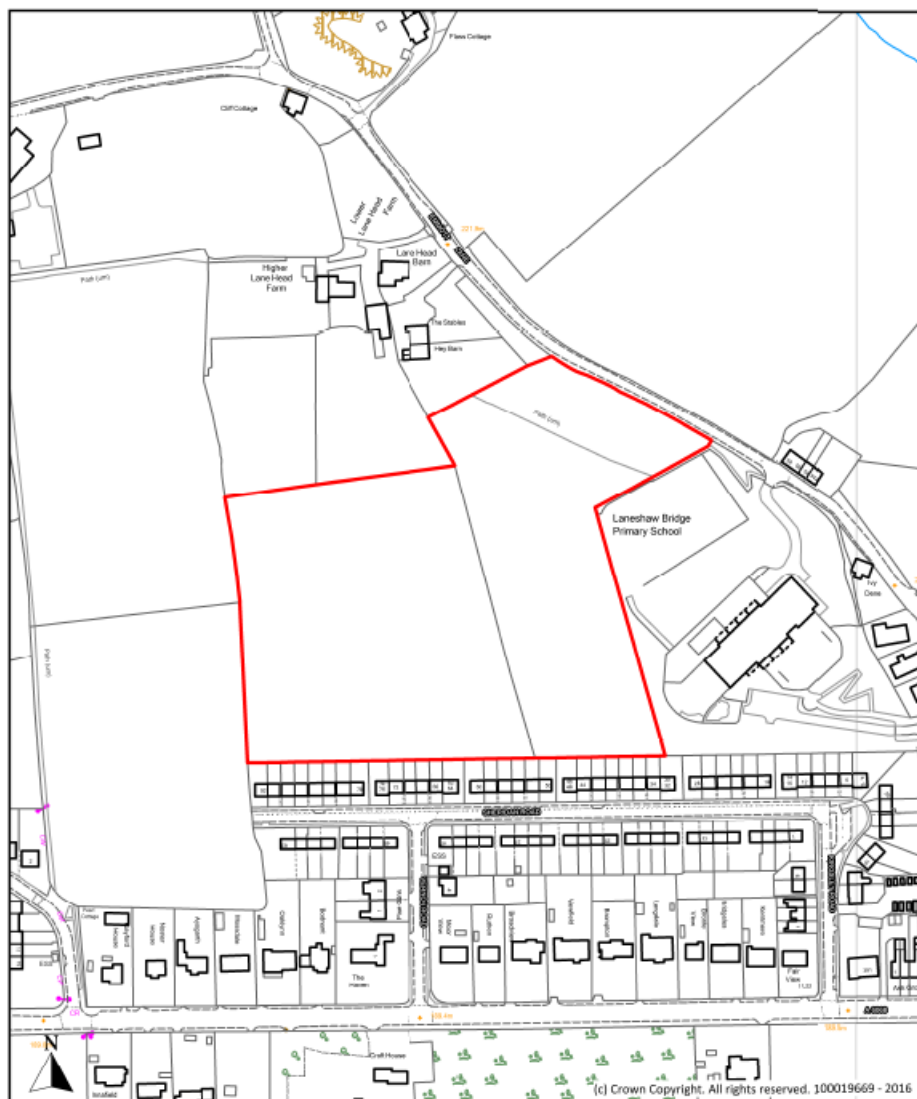
Secondary School	3.4km	Strategic Employment Site	2.5km
Open Space	0m	Convenience Store	1km
Leisure Centre	2.5km	GP	800m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information
<b>3. Achievability</b>			
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.

## P114 Land north of Sheridan Road, Laneshaw Bridge

### Site Details

Capacity:	74	Settlement:	Laneshaw Bridge
Site Area (ha):	3.7	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land North of Sheridan Road, Emmott Lane, Laneshawbridge

Scale

1 : 2,500

Ref No.

P114

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S245



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

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

character of the site also means that its development is likely to adversely affect the setting, character and appearance of the village and wider landscape.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	10-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	74	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input checked="" type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple		Conservation Area	<input type="checkbox"/>	Other <input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	480m			Service Frequency	20-40mins interval		
Primary School	200m			Town or Local Shopping Centre	3.6km		

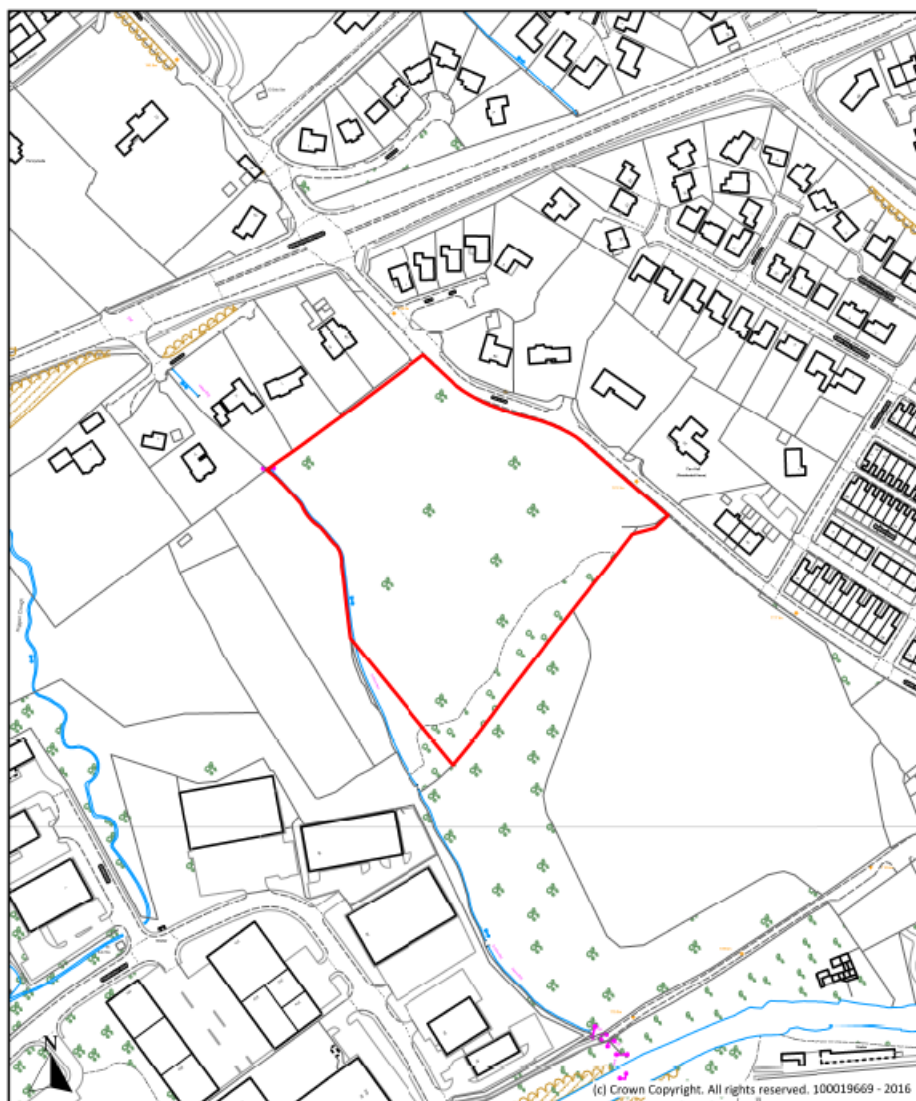
Secondary School	2.77km	Strategic Employment Site	3.6km
Open Space	370m	Convenience Store	2.7km
Leisure Centre	4.78km	GP	3.9km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
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.

## P115 Land off Carr Hall Road, Barrowford

### Site Details

Capacity:	68	Settlement:	Barrowford
Site Area (ha):	2.27	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Carr Hall Road, Carr Hall Road, Barrowford

Scale

1 : 2,500

Ref No.

P115

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S249



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site, adjoining the M65 Urban Area. The site has relative accessibility to existing services. The site is subject to a high risk of flooding from surface water. The site is within a conservation area. Its development would likely have a significant effect on this conservation area noting its character and appearance, with potential substantial harm to the



historic environment. The site is designated green belt, and is assessed to fulfil a moderate contribution to green belt purposes. There are currently no exceptional circumstances to justify the release of this land from the green belt for the development of housing.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	68
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	180m			Service Frequency	>60mins interval		

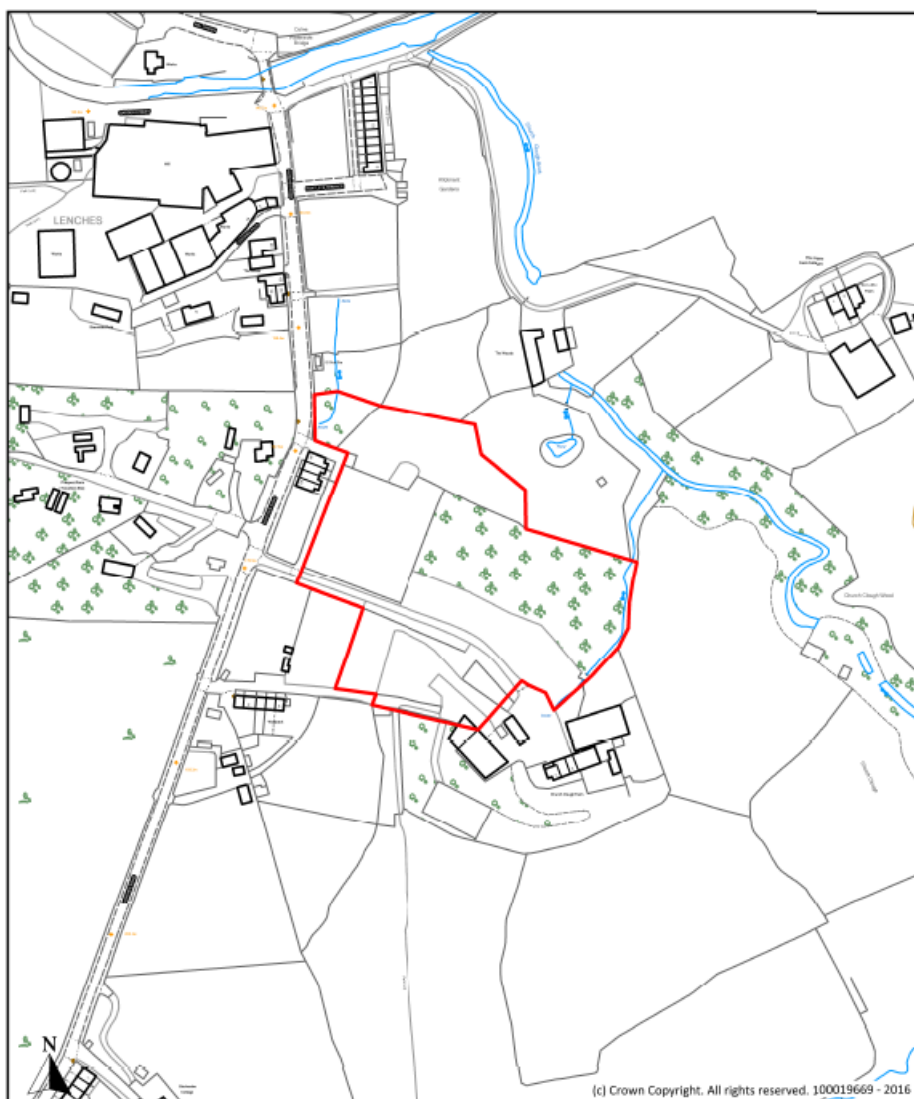
Primary School	1.12km	Town or Local Shopping Centre	1.5km
Secondary School	1.95km	Strategic Employment Site	1.5km
Open Space	600m	Convenience Store	1.4km
Leisure Centre	1.8km	GP	1.2km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
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.

## P116 Land at Church Clough Farm, Colne

### Site Details

Capacity:	59	Settlement:	Colne
Site Area (ha):	1.97	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Church Clough Farm, Lenches Road, Colne

Scale

1 : 2,500

Ref No.

P116

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S250



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site located at the edge of Colne. The site is somewhat distant from existing services and facilities, with significant topography changes serving to discourage travel by foot or bicycle. The site is subject to a major risk of flooding from groundwater. There is the potential for the development to harm the historic environment, noting the proximity of the site to designated

and non-designated heritage assets, and the rural character of the existing area. The site is situated on land which is highly visible and detached from the wider urban area. The proposal would therefore likely have a significant adverse effect on the quality of the local landscape and setting of Colne.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	59
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Immediately		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Significant Adverse		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	1.1km		Service Frequency		<20mins interval		

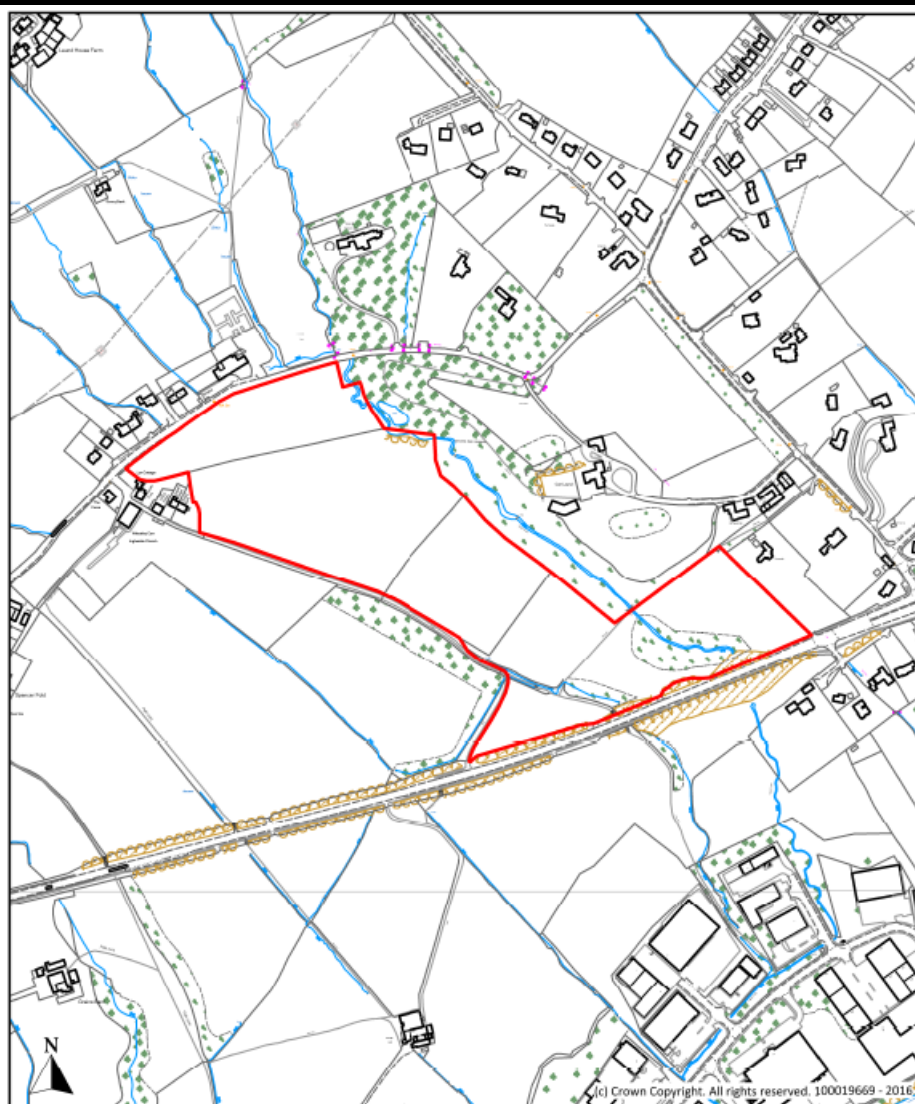
Primary School	900m	Town or Local Shopping Centre	900m
Secondary School	2.1km	Strategic Employment Site	900m
Open Space	500m	Convenience Store	1.1km
Leisure Centre	1.3km	GP	1.35km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information
<b>3. Achievability</b>			
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

## P120 Land at former Chapel House Farm, Fence

### Site Details

Capacity:	200	Settlement:	Fence
Site Area (ha):	10.04	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Former Chapel House Farm, Barrowford Road, Fence

Scale

1 : 5,000

Ref No.

P120

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S255



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Isolated greenfield site in the open countryside and designated green belt. The site is largely distant from most essential services requiring future occupiers to travel by car. The site has ecological sensitivity being adjacent to protected woodland and is subject to a number of TPOs. The site is adjacent to a conservation area and closely relates to a listed building. The

development of the site is likely to harm the historic environment noting the current character and appearance of these assets and the contribution made by the site towards the setting and significance of these in its current form. The development of the site would have a major impact on landscape quality and visibility owing to the isolated location of the site. The site is designated green belt and is assessed to fulfil a critical contribution to green belt purposes. Exceptional circumstances are not currently demonstrated to justify the release of the site from the green belt for the development of housing.							
Available		Suitable		Achievable			
Yes		No		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	200
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					Yes, adjoins site		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					Yes		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Significant Adverse		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, significant		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		

Is the proposal compatible with neighbouring land uses?		Yes	
<b>2f. Accessibility</b>			
Bus Stop Proximity	200m	Service Frequency	40-60mins interval
Primary School	1.95km	Town or Local Shopping Centre	1.7km
Secondary School	4.45km	Strategic Employment Site	900m
Open Space	1.2km	Convenience Store	1.7km
Leisure Centre	3km	GP	1.6km
<b>2g. Benefits</b>			
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.			
<b>3. Achievability</b>			
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?		Yes	
Is the proposal viable?		Yes	
Is there any prospect for third party funding to support site delivery?		Choose an item.	

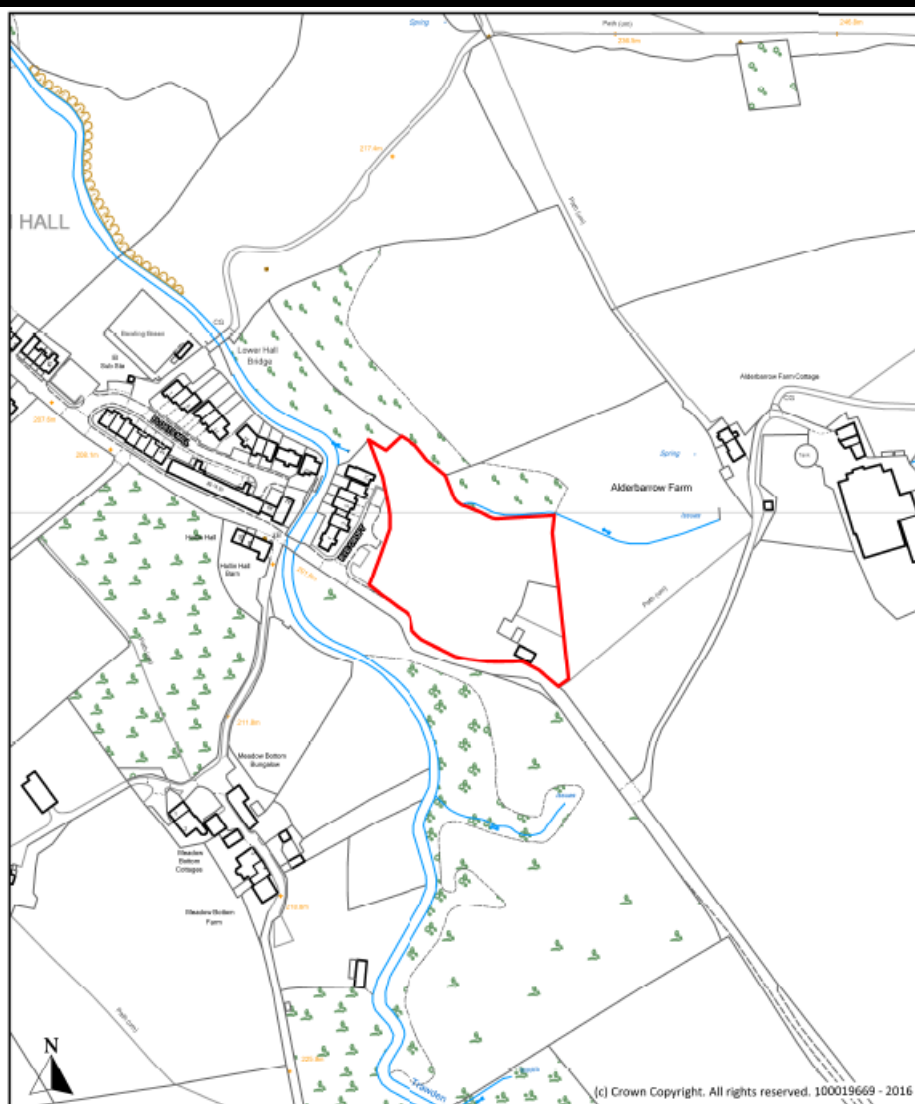


## P121 Land east of Rye Croft, Hollin Hall, Trawden

### Site Details

Capacity:	24	Settlement:	Trawden
Site Area (ha):	0.81	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	18/0439/OUT (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land east of Rye Croft, Hollin Hall, Trawden

Scale

1 : 2,500

Ref No.

P121

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S256



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site. The site is distant from most essential daily services promoting the need to travel by car. There are constraints in the highway network caused by a narrow highway and parked cars. No footpaths are near the site creating a problem for pedestrian safety. The site is located in a Conservation Area. The proposal could result is a level of harm to

the historic environment. The elevated location of the site means that the site is likely to affect landscape quality and maybe highly prominent locally altering the character of the area. A previous proposal for 3 dwellings was dismissed for its effect on the character of the area and due to the proposal being contrary to the Trawden Forest Neighbourhood Plan.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	8
<b>1. Availability</b>							
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?					Choose an item.		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Choose an item.		
What are the timescales for the availability of the site?					Choose an item.		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					Moderate		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	620m			Service Frequency	20-40mins interval		

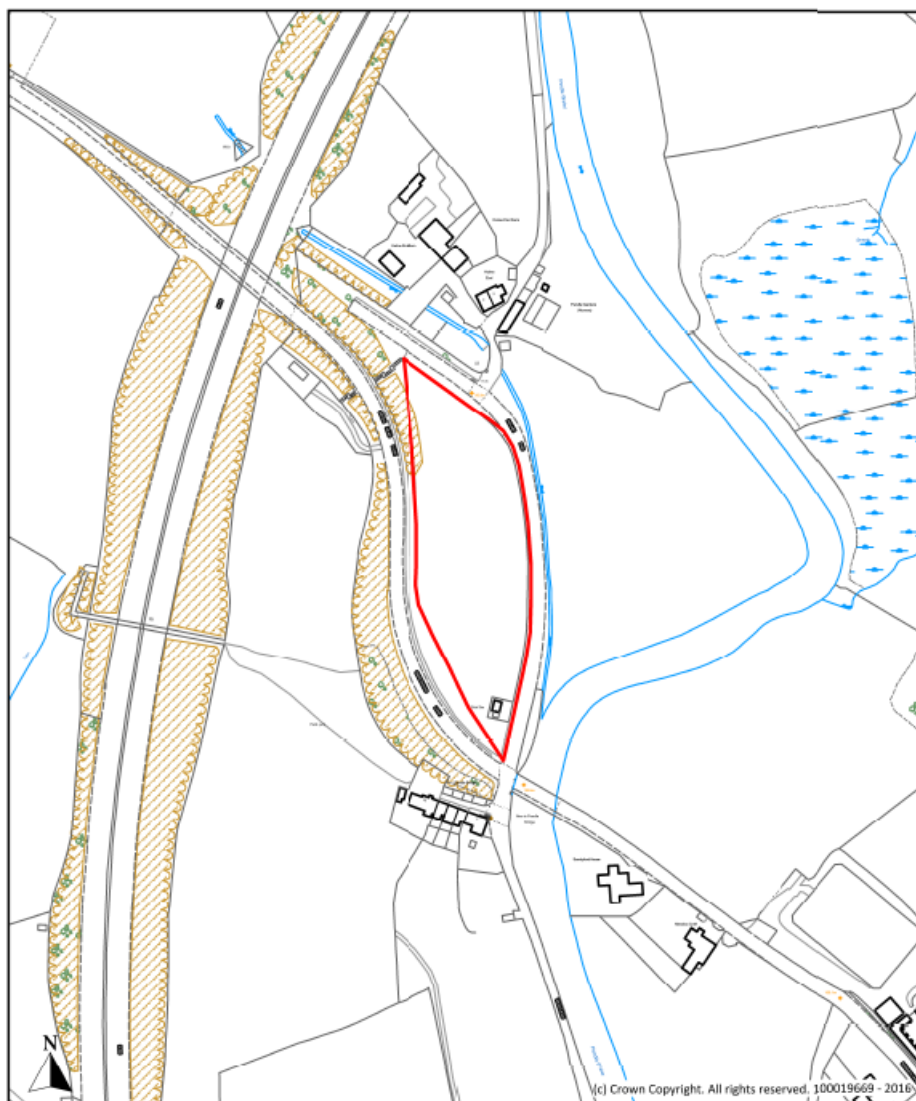
Primary School	1.43km	Town or Local Shopping Centre	4.10km
Secondary School	4km	Strategic Employment Site	4.10km
Open Space	790m	Convenience Store	1.17km
Leisure Centre	5.27km	GP	1.51km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
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.

## P122, Land at Holme End, Greenhead Lane, Brierfield

### Site Details

Capacity:	27	Settlement:	Brierfield
Site Area (ha):	0.9	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Land at Holme End, Greenhead Lane, Brierfield**

Scale

1 : 2,500

Ref No.

**P122**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S257



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site located in the south of the borough. The site is detached from the settlement boundary and isolated from existing built form, resulting in a substantial impact for landscape character. The site is relatively poorly connected to existing services and facilities, requiring people to use their car. The site is designated green belt and is assessed to make a major

contribution to the Green Belt. There are no exceptional circumstances demonstrated to justify the release of this land from the green belt for housing.							
Available		Suitable			Achievable		
Yes		No			Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	27
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Moderate	
Is the proposal compatible with neighbouring land uses?						No	
<b>2f. Accessibility</b>							
Bus Stop Proximity	1km			Service Frequency	40-60mins interval		
Primary School	1.4km			Town or Local Shopping Centre	3.5km		

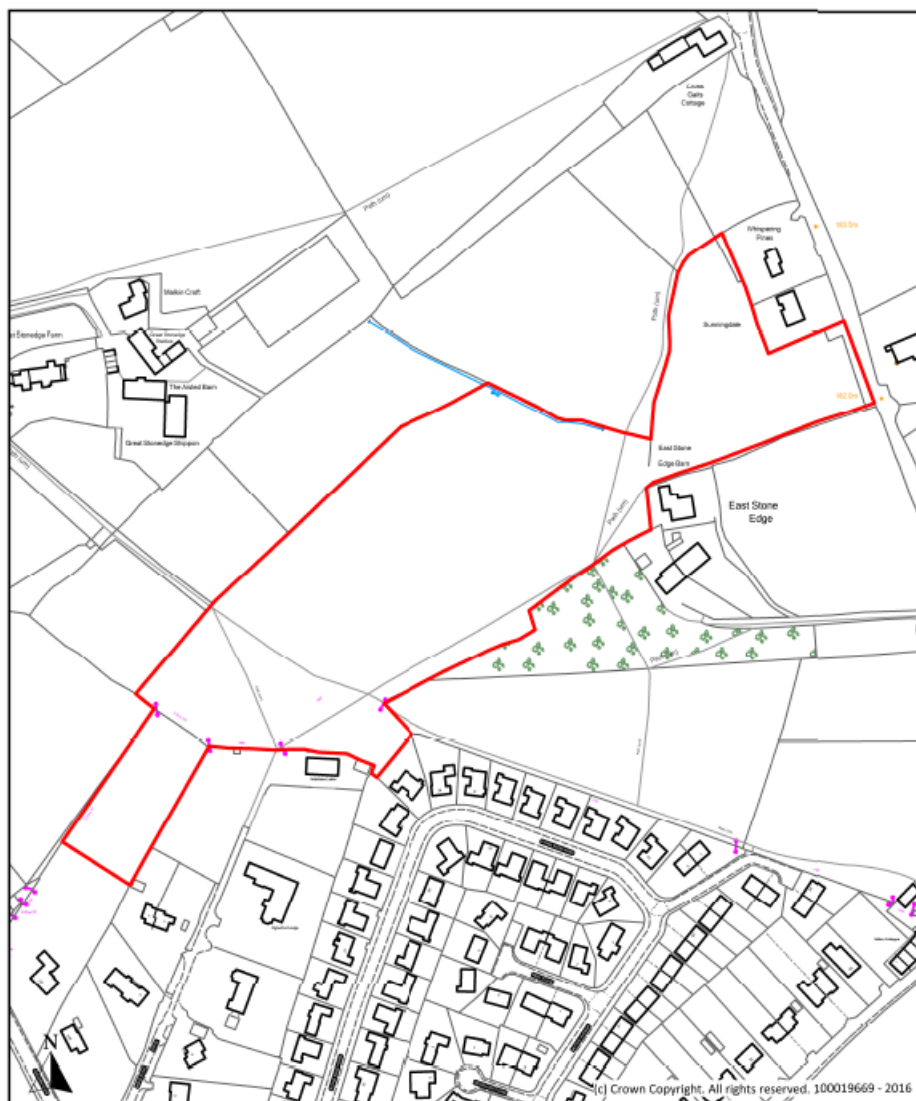
Secondary School	3.4km	Strategic Employment Site	3.2km
Open Space	900m	Convenience Store	1.8km
Leisure Centre	3.3km	GP	3.2km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Uncertain
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
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

## P123 Land north of East Stone Edge, Barrowford

### Site Details

Capacity:	119	Settlement:	Barrowford
Site Area (ha):	3.98	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land north of East Stone Edge, Barnoldswick Road, Barrowford

Scale

1 : 2,500

Ref No.

P123

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S258



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

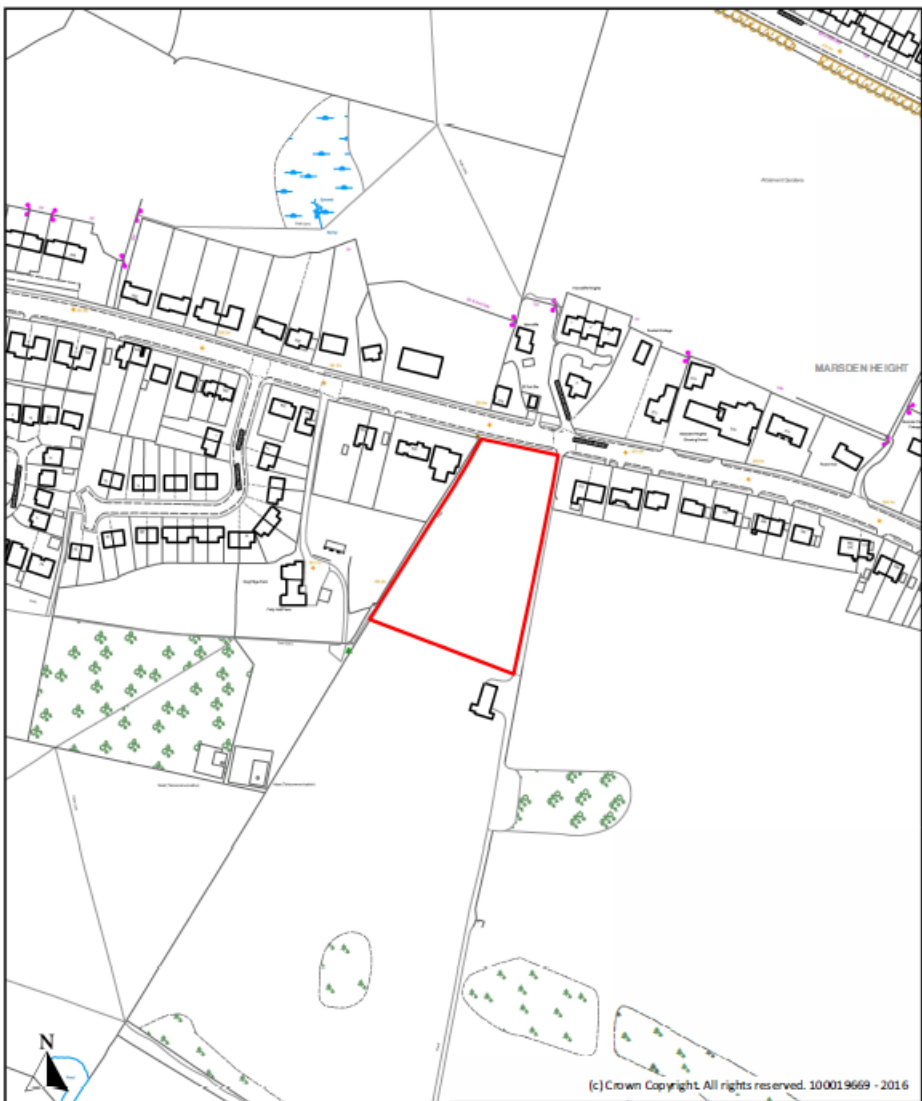

**Summary:** Large greenfield site located at the edge of Higherford. The proposal is distant from most essential services and facilities necessitating the need to travel by car. The proposal is likely to have a significant effect on landscape character and quality, as well as the setting of the settlement. The site is highly prominent from wider viewpoints. The scale of the proposal is likely to be disproportionate to that of the wider settlement.

Available		Suitable		Achievable		
Yes		No		Yes		
<b>Timescales (Anticipated Delivery)</b>						
0-5 years				6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27		
0	0	0	0	0	0	100
<b>1. Availability</b>						
Is the landowner(s) aware and supports the proposals for the site?				Yes		
Is the site in single landownership?				Yes		
Is there any developer interest in the site?				Unknown		
If so, what is the developer involvement?				Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?				Yes		
What are the timescales for the availability of the site?				0-5 years		
<b>2. Suitability</b>						
<b>2a. Designations</b>						
Is the site affected by any of the following designations? (tick all that apply)						
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>	
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>	
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>	
<b>2b. Flooding</b>						
What Flood Zone is the site in?				Flood Zone 1		
What is the risk of Surface Water flooding?				Medium		
What is the risk of groundwater flooding?				None		
<b>2c. Natural Environment</b>						
Is the proposal affected by priority habitats or species?				No		
Would the proposal likely result in adverse effects for an ecological corridor or network?				No		
Would the proposal likely result in the loss of a TPO?				Yes		
Would the proposal result in a loss of agricultural land?				Yes, Grade 4		
What is the likely affect caused for Landscape Character?				Substantial		
What is the likely affect caused for Landscape Visibility?				Local Detrimental Impact		
<b>2d. Built Environment</b>						
Is the proposal likely to affect the historic environment?				No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?				No		
<b>2e. Other Environment</b>						
Is the proposal site likely affected by contamination?				No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?				No		
Does the topography of the land constraint development potential?				None/Minimal		
Is the proposal compatible with neighbouring land uses?				No		
<b>2f. Accessibility</b>						
Bus Stop Proximity	450m		Service Frequency	>60mins interval		
Primary School	1.5km		Town or Local Shopping Centre	2km		
Secondary School	3.6km		Strategic Employment Site	4.2km		



Open Space	1.3km	Convenience Store	1.9km
Leisure Centre	4.1km	GP	2.9km
<b>2g. Benefits</b>			
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.
<b>3. Achievability</b>			
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.

## P125, Land adjacent to 373 King's Causeway, Nelson

Site Details			
Capacity:	20	Settlement:	Nelson
Site Area (ha):	0.69	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
 <p>(c) Crown Copyright. All rights reserved. 100019669 - 2016</p>			
Description			
Land adjacent to 373 Kings Causeway, Kings Causeway, Brierfield		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P125
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S260

### Summary Assessment

**Summary:** The site forms part of a golf course and is located outside the settlement boundary. Before development could commence, it would need to be demonstrated that the site is surplus to requirements. This evidence has not been provided to date. The site is relatively well accessible to existing services and facilities though steep topography experienced locally will result in

additional car trips. There are limited landscape effects associated with the development. With long distant views to the south somewhat contained by landform changes and existing vegetation.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	20	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						6-10 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

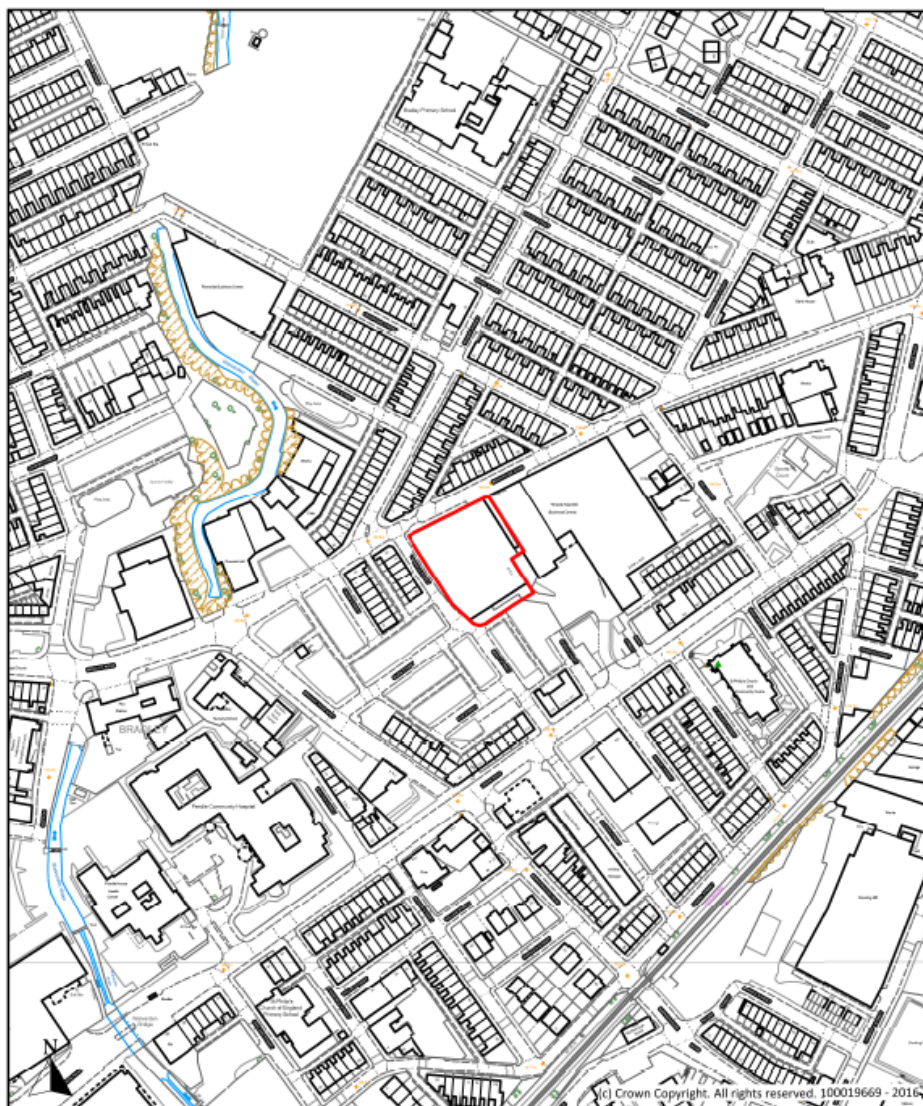
Secondary School	<a href="#">Click here to enter text.</a>	Strategic Employment Site	<a href="#">Click here to enter text.</a>
Open Space	<a href="#">Click here to enter text.</a>	Convenience Store	<a href="#">Click here to enter text.</a>
Leisure Centre	<a href="#">Click here to enter text.</a>	GP	<a href="#">Click here to enter text.</a>
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Uncertain
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
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

## P128 Throstle Nest Mill, Nelson

### Site Details

Capacity:	8	Settlement:	Nelson
Site Area (ha):	0.27	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Throstle Nest Mill, Bankhouse Road, Nelson**

Scale

1 : 2,500

Ref No.

**P128**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S083



**Borough of Pendle**  
Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Developed site in active employment use (protected for employment through the Bradley Area Action Plan) within the settlement boundary Nelson. The site is centrally located and as such is highly accessible to existing services, facilities, shops and employment opportunities located within Nelson. The site is situated within an area of transitional uses and as such could

<p>accommodated a higher density development. The site is occupied by a traditional weaving shed structure which is likely to have heritage value. It is unlikely that this structure could be retain as part of the redevelopment of the site for housing given its form and large floorspace. The site is in an area which experiences poor viability, however funding has been secured to assist with the redevelopment of the site. Flood risk is a potential major constraint. The active employment uses and constraints to development means that the site is not current suitable for housing.</p>							
Available		Suitable		Achievable			
Yes		Uncertain		No			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	8
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					No		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Owner		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					Unknown		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					50-75% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Yes		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		

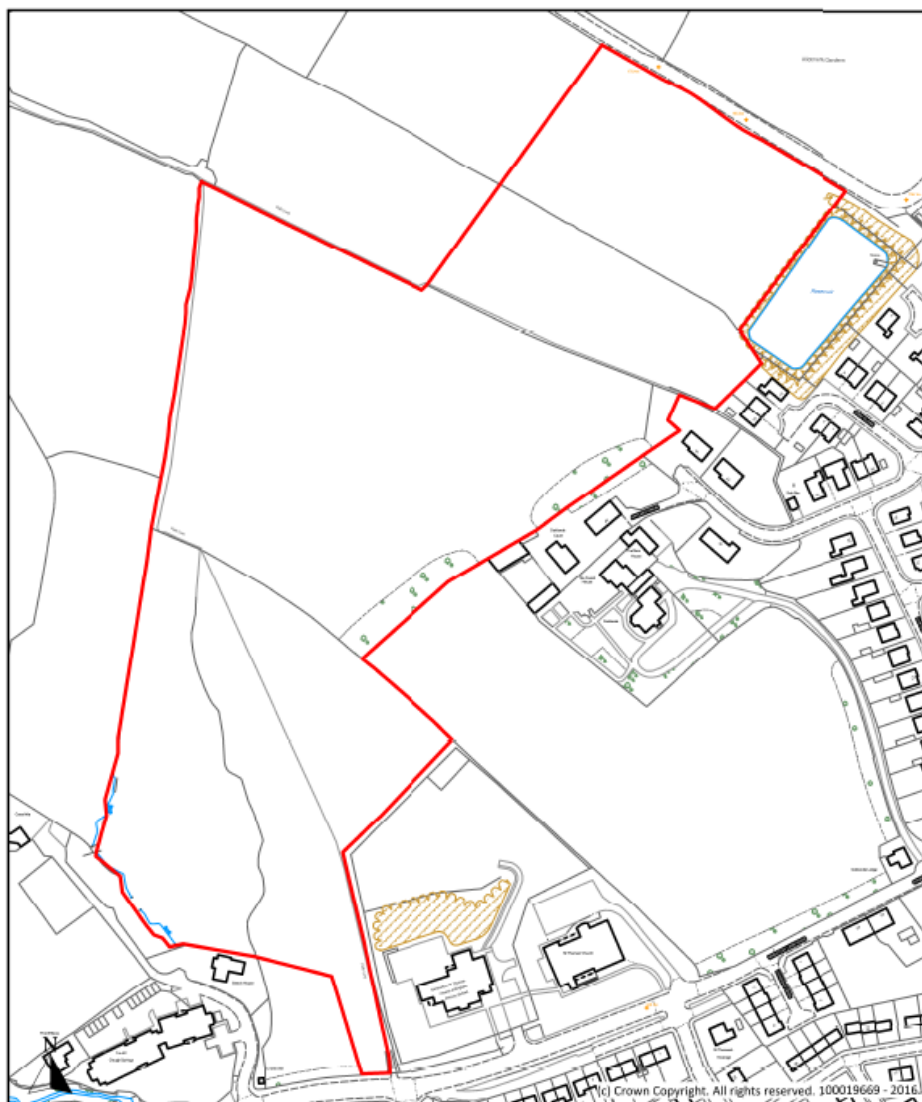
<b>2f. Accessibility</b>			
Bus Stop Proximity	60m	Service Frequency	<20mins interval
Primary School	200m	Town or Local Shopping Centre	500m
Secondary School	1.2km	Strategic Employment Site	500m
Open Space	200m	Convenience Store	260m
Leisure Centre	400m	GP	400m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? Not a benefit but worth highlighting that the proposal would result in a loss of employment land.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P130 Land to rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford

### Site Details

Capacity:	140	Settlement:	Barrowford
Site Area (ha):	6.56	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	21/0949/FUL (Withdrawn)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to rear of St Thomas's Primary School,  
Wheatley Lane Road, Barrowford

Scale  
1 : 2,500

Ref No.  
**P130**

Drawn By  
J.B.

Date  
24th October 2016

Historic Ref  
S199



Planning, Building Control  
& Licensing  
Town Hall, Market Street,  
Nelson, Lancashire, BB9 7LG  
Tel: 01282 661330

### Summary Assessment

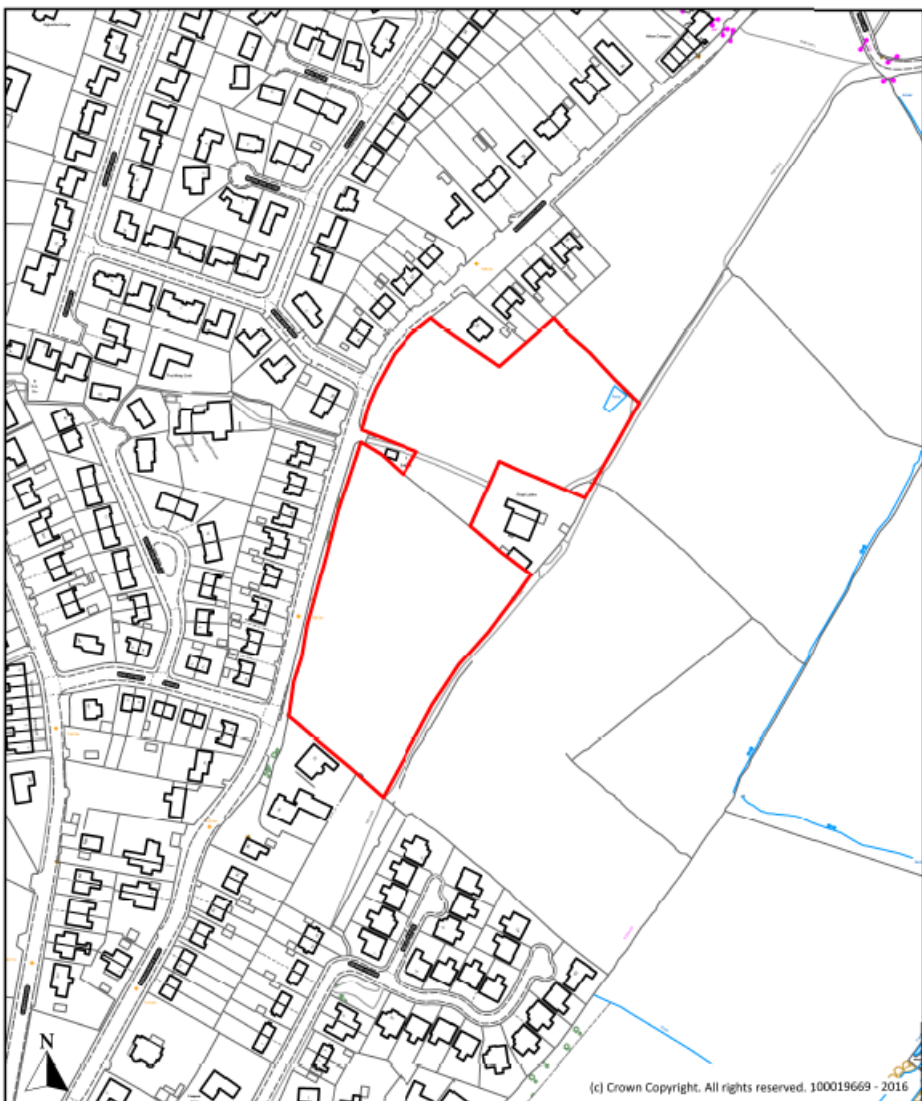

**Summary:** Edge of settlement greenfield site. The site is accessible to some services and facilities though its development would encourage travel by car owing to limited pedestrian infrastructure



available linking the site to these services. The site is on a raised landscape and its development would likely have adverse effects for landscape character and the setting of the settlement. The highway network is constrained locally due to narrowing of the network. This is not likely to be overcome by offsite highway works.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	100	40
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Immediately		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Yes		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	130m		Service Frequency		>60mins interval		

Primary School	150m	Town or Local Shopping Centre	610m
Secondary School	2.59km	Strategic Employment Site	2.3km
Open Space	10m	Convenience Store	700m
Leisure Centre	2.1km	GP	530m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
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.

## P136 Land at Ralph Laithe, Barrowford

Site Details			
Capacity:	66	Settlement:	Barrowford
Site Area (ha):	2.2	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
 <p>(c) Crown Copyright. All rights reserved. 100019669 - 2016</p>			
Description			
Land at Ralph Laithe, Barnoldswick Road, Barrowford		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P136
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S206

### Summary Assessment

**Summary:** Greenfield site adjacent to the settlement boundary of Barrowford. The site is relatively distant from existing services and as such its development would promote travel by car. Whilst relatively well enclosed, the site sits on elevated ground and is visible from the east from Barrowford locks. Developing the site for housing is likely to affect landscape character and the setting of the settlement. The site is designated green belt and assessed to make a critical

contribution to green belt purposes. There are no exceptional circumstances demonstrated to justify releasing the site from the green belt and developing the site for housing.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	66
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

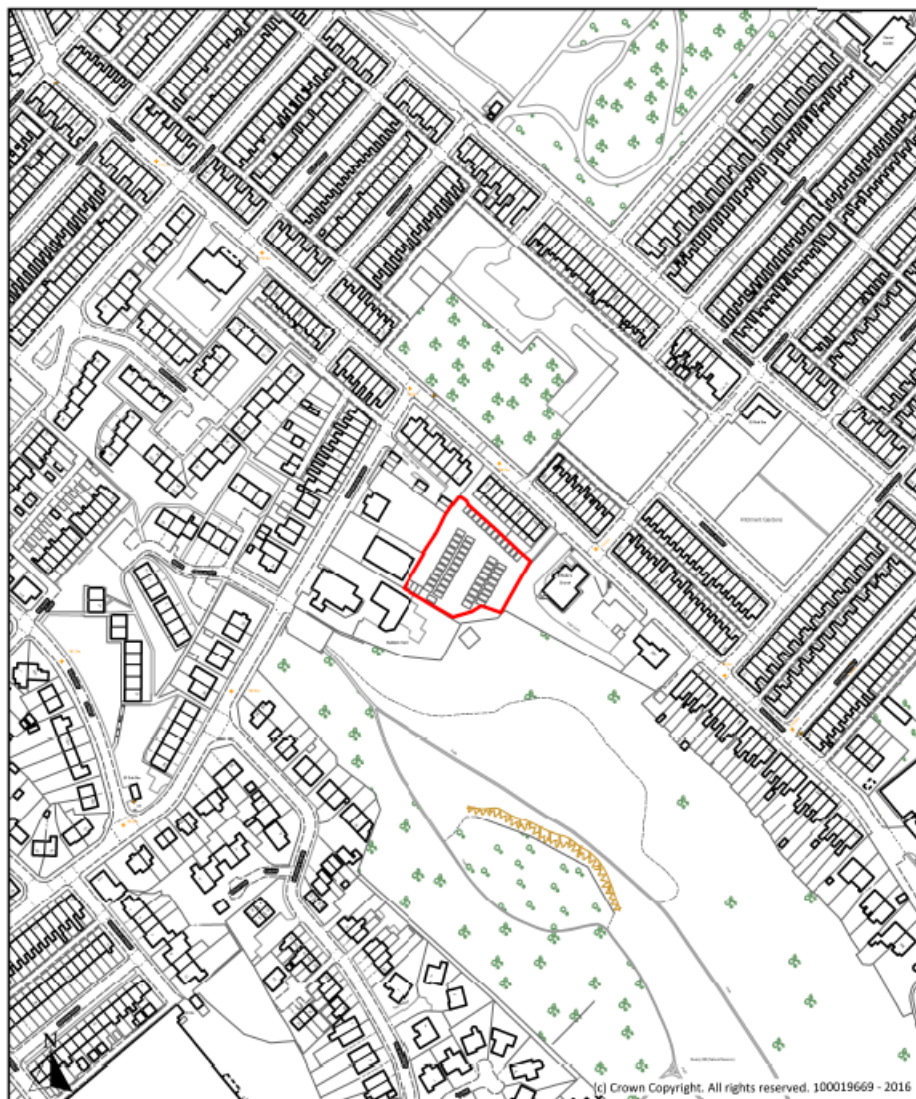
Secondary School	Click here to enter text.	Strategic Employment Site	Click here to enter text.
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.
Leisure Centre	Click here to enter text.	GP	Click here to enter text.
<b>2g. Benefits</b>			
Will the proposal support the delivery 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			
<b>3. Achievability</b>			
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.

## P139 Railway Street Garage Site, Nelson

### Site Details

Capacity:	9	Settlement:	Nelson
Site Area (ha):	0.25	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	21/0427/OUT (Approved)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Railway Street Garage Site, Railway Street, Nelson

Scale

1 : 2,500

Ref No.

P139

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S210



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Previously developed site within the settlement boundary of Nelson. The site is highly accessible to existing services, helping to encourage modal shift. There is relatively limited physical constraints to developing the site for housing. The site may be contaminated (although the risk for this is considered to be low). There is potential for nuisance from active adjacent

employment uses. The site is in an area which has low viability. A recent planning application has been approved for employment uses on the site.							
Available			Suitable		Achievable		
No			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	9
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Potential Issues	
<b>2f. Accessibility</b>							
Bus Stop Proximity	80m			Service Frequency	20-40mins interval		
Primary School	600m			Town or Local Shopping Centre	740m		

Secondary School	830m	Strategic Employment Site	280m
Open Space	0m	Convenience Store	250m
Leisure Centre	930m	GP	1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

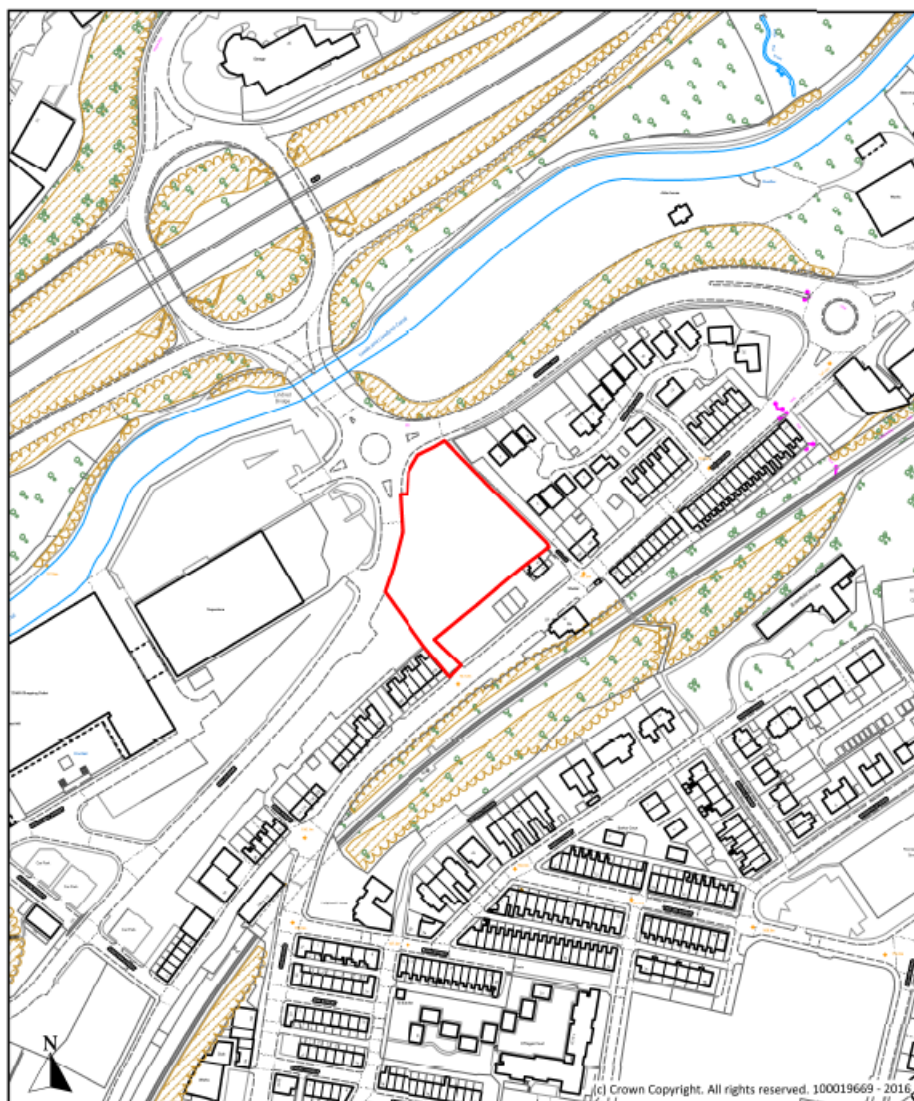


## P144 Land off Hollin Bank, Brierfield

### Site Details

Capacity:	19	Settlement:	Brierfield
Site Area (ha):	0.53	Ward:	Brierfield West and Reedley
Site Typology:	Mixed	Spatial Area:	M65 Urban Area
Planning History:	13/01/0392P (Lapsed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Land off Hollin Bank, Hollin Bank, Brierfield**

Scale

1 : 2,500

Ref No.

**P144**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

121, E131



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** The site is located within the settlement boundary and is highly accessible to existing services and facilities. The proposal is relatively unconstrained and would represent a suitable location for new housing (although commercial uses may be more suitable). The site is located in

an area of Pendle which suffers from poor land values and as such it is unclear whether the proposal is deliverable.							
Available			Suitable		Achievable		
Yes			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
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	19	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, within buffer zone	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

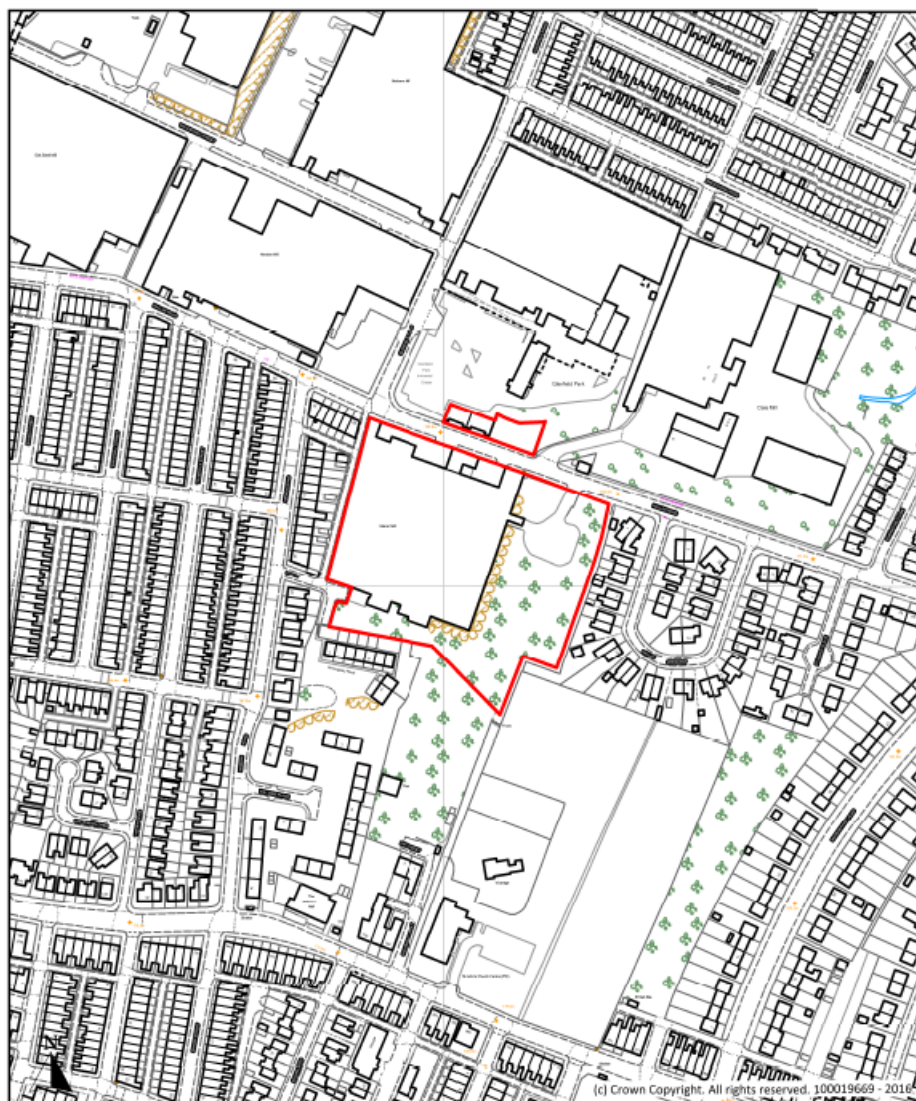
Secondary School	<a href="#">Click here to enter text.</a>	Strategic Employment Site	<a href="#">Click here to enter text.</a>
Open Space	<a href="#">Click here to enter text.</a>	Convenience Store	<a href="#">Click here to enter text.</a>
Leisure Centre	<a href="#">Click here to enter text.</a>	GP	<a href="#">Click here to enter text.</a>
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P148 Manor Mill, Nelson

### Site Details

Capacity:	44	Settlement:	Nelson
Site Area (ha):	1.47	Ward:	Marsden and Southfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Manor Mill, Hallam Road, Nelson

Scale

1 : 2,500

Ref No.

P148

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S005



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Developed site within the settlement boundary of Nelson. The proposal benefits from good accessibility to existing services and facilities. There is flood risk from multiple sources at the site. There is potential heritage effects due to the loss of the existing mill building which the proposal would necessitate. The existing mill is not listed but likely to be a non-designated

heritage asset. The proposal site is in active employment use, and there is no indication that the site is available for the development of housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	44
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	260m			Service Frequency	20-40mins interval		

Primary School	800m	Town or Local Shopping Centre	1km
Secondary School	900m	Strategic Employment Site	0m
Open Space	10m	Convenience Store	450m
Leisure Centre	1km	GP	640m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No




## P150, IAC Ltd, Edward Street, Nelson

### Site Details

Capacity:	77	Settlement:	Nelson
Site Area (ha):	2.59	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description			 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
IAC Ltd, Edward Street, Nelson			
Scale 1 : 2,500	Ref No. P150		
Drawn By J.B.	Date 24th October 2016	Historic Ref S142	

### Summary Assessment

**Summary:** Developed site within the settlement boundary of Nelson. The site is accessible to a good range of existing services promoting sustainable travel. The site is subject to risk of flooding from groundwater. The site is adjacent to an active employment use which is unlikely compatible with housing. The site does not benefit from a highway access and it is unclear how a sufficient

access could be obtained in parallel with the continued adjacent employment use. There is no evidence that the site is available for housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	77
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Uncertain		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Unknown		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Medium		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					No		
<b>2f. Accessibility</b>							
Bus Stop Proximity	240m			Service Frequency	20-40mins interval		



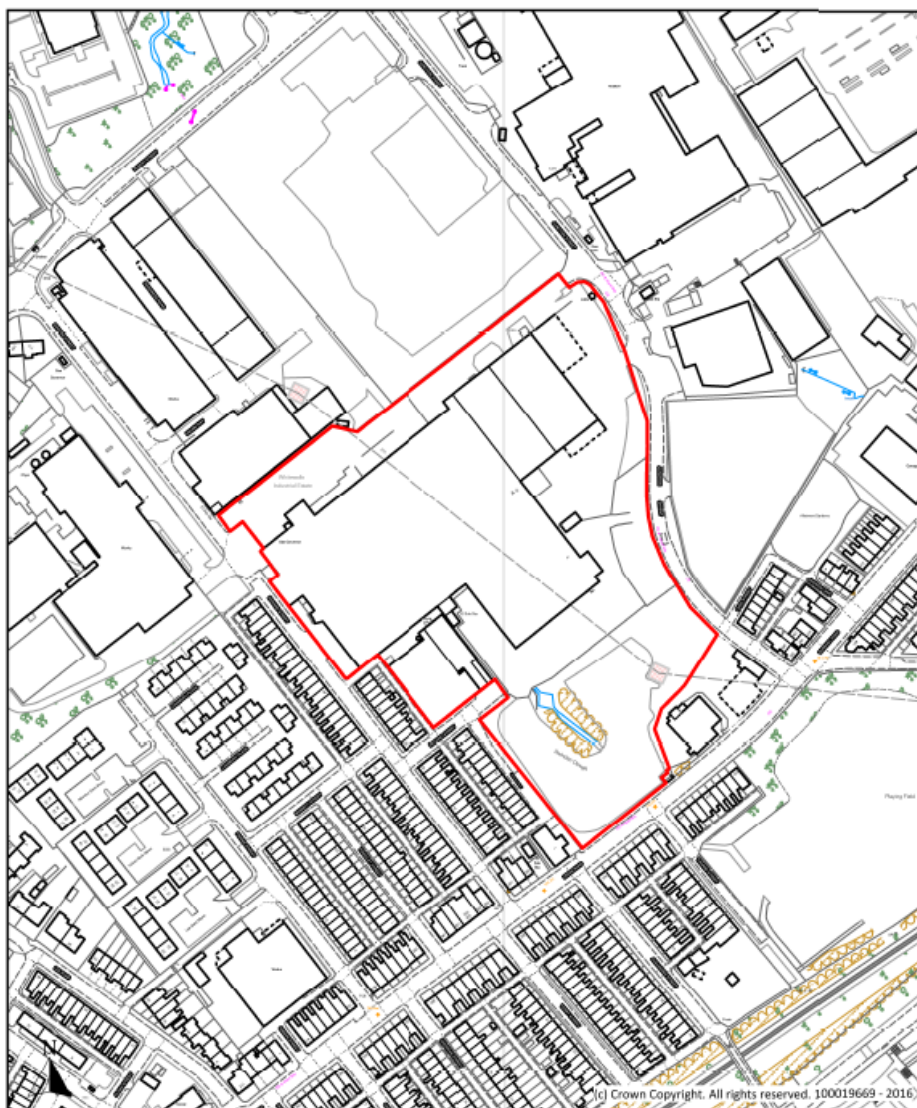
Primary School	1.2km	Town or Local Shopping Centre	2.2km
Secondary School	1.7km	Strategic Employment Site	0m
Open Space	200m	Convenience Store	500m
Leisure Centre	1.7km	GP	1.7km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information
<b>3. Achievability</b>			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P151 Profile Park, Junction Street, Nelson

### Site Details

Capacity:	120	Settlement:	Nelson
Site Area (ha):	4.05	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Profile Park, Junction Street, Nelson**

Scale

1 : 2,500

Ref No.

**P151**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S153, E038



**Borough of Pendle**  
Planning, Building Control  
& Licensing

Town Hall, Market Street,  
Nelson, Lancashire, BB9 7LG  
Tel: 01282 661330

### Summary Assessment

**Summary:** Developed site within the settlement boundary of Nelson. The site has good accessibility to existing services and facilities. The site is subject to flood risk from multiple sources. The site is likely to be highly contaminated and is located at a culverted watercourse and near to existing pylons. Adjacent uses are not compatible with the proposal. The site is in active

use and not available for housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			No		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	00	0	0	0	0	120
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						No	
<b>2f. Accessibility</b>							
Bus Stop Proximity	50m			Service Frequency	<20mins interval		
Primary School	1.5km			Town or Local Shopping Centre	2.2km		

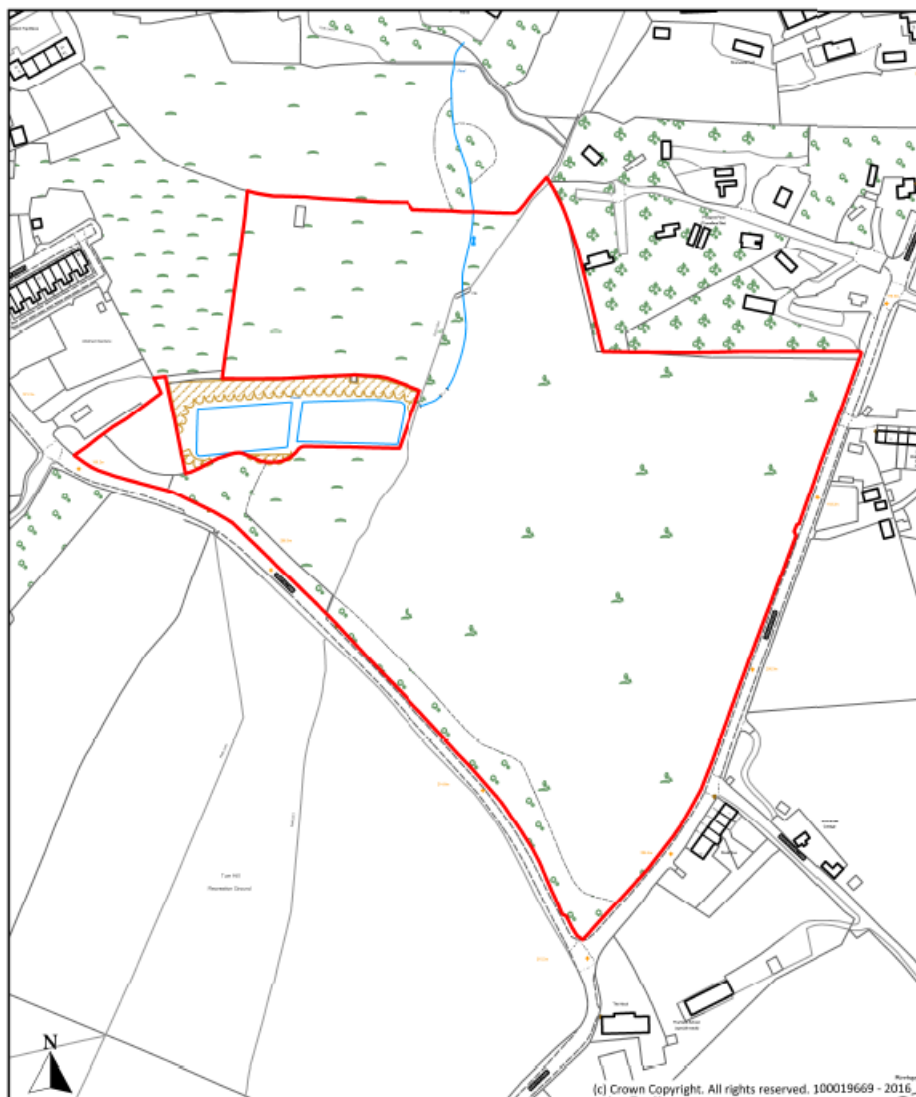
Secondary School	1.5km	Strategic Employment Site	0m
Open Space	400m	Convenience Store	300m
Leisure Centre	1.5km	GP	1.5km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
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?			Yes
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P152, Land at Lenches Road, Knotts Lane, Colne

### Site Details

Capacity:	240	Settlement:	Colne
Site Area (ha):	7.57	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	21/0947/FUL (withdrawn)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Lenches Road/Knotts Lane, Lenches Road, Colne

Scale

1 : 2,500

Ref No.

P152

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S161, S248



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site located near to Colne. Steep topographical changes experienced between the site and most nearby services is likely to encourage travel by car. The development of the site may adversely affect the historic environment, particularly noting the rural setting the site currently provides for these existing assets. The site is highly prominent to a larger

surrounding area. Its development is likely to degrade the quality and character of the local landscape and adversely affect the setting of Colne. The site is detached from the settlement boundary of Colne, and would represent a significant intrusion of urban development into the open countryside.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	100	140
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Immediately		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Medium		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Local Detrimental Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	560m			Service Frequency	40-60mins interval		

Primary School	1km	Town or Local Shopping Centre	800m
Secondary School	1.6km	Strategic Employment Site	750m
Open Space	100m	Convenience Store	600m
Leisure Centre	1km	GP	1.07km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

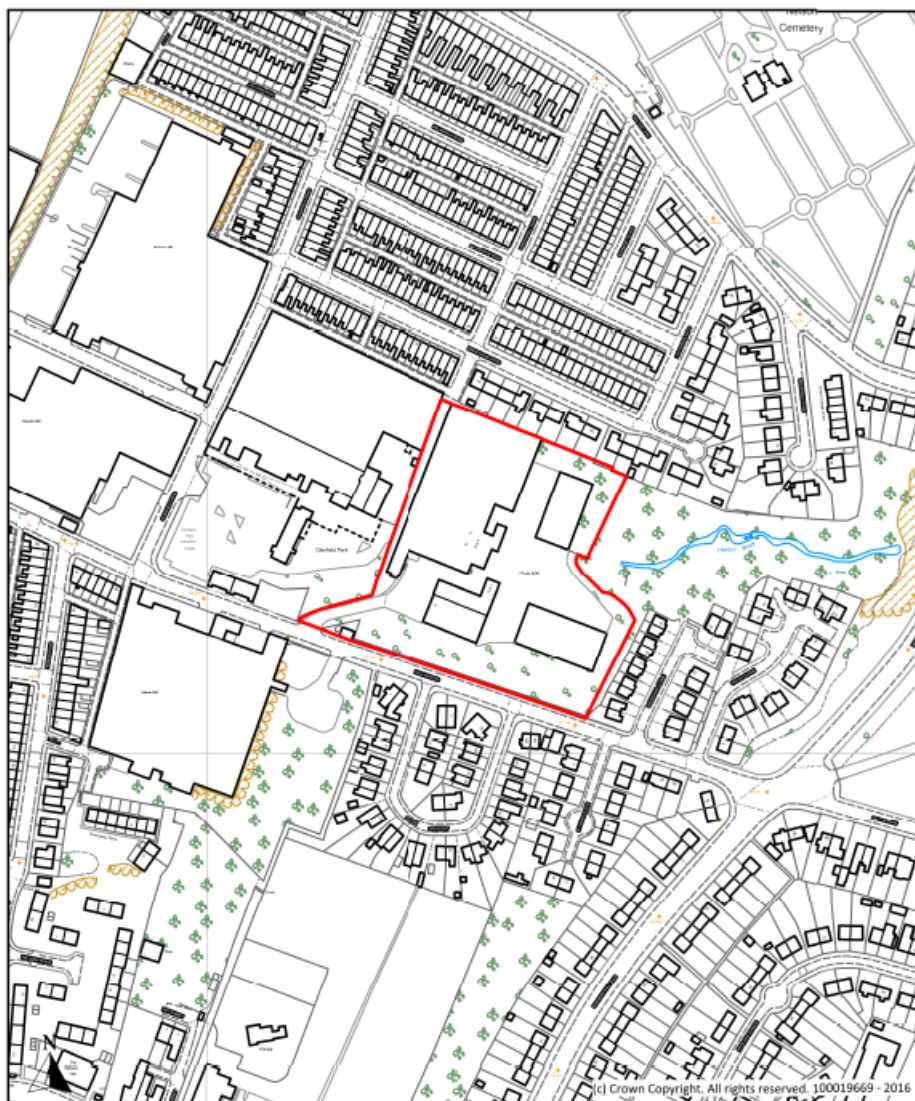


## P153 Dale Mill, Hallam Road, Nelson

### Site Details

Capacity:	49	Settlement:	Nelson
Site Area (ha):	1.62	Ward:	Marsden and Southfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Dale Mill, Hallam Road, Nelson

Scale

1 : 2,500

Ref No.

P153

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S220



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Developed site within the settlement boundary of Nelson. The proposal benefits from good accessibility to existing services and facilities. There is flood risk from multiple sources at the site. There is potential heritage effects due to the loss of the existing mill building which the proposal would necessitate. The existing mill is not listed but likely to be a non-designated



heritage asset. The proposal site is in active employment use, and there is no indication that the site is available for the development of housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	49
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	660m			Service Frequency	20-40mins interval		

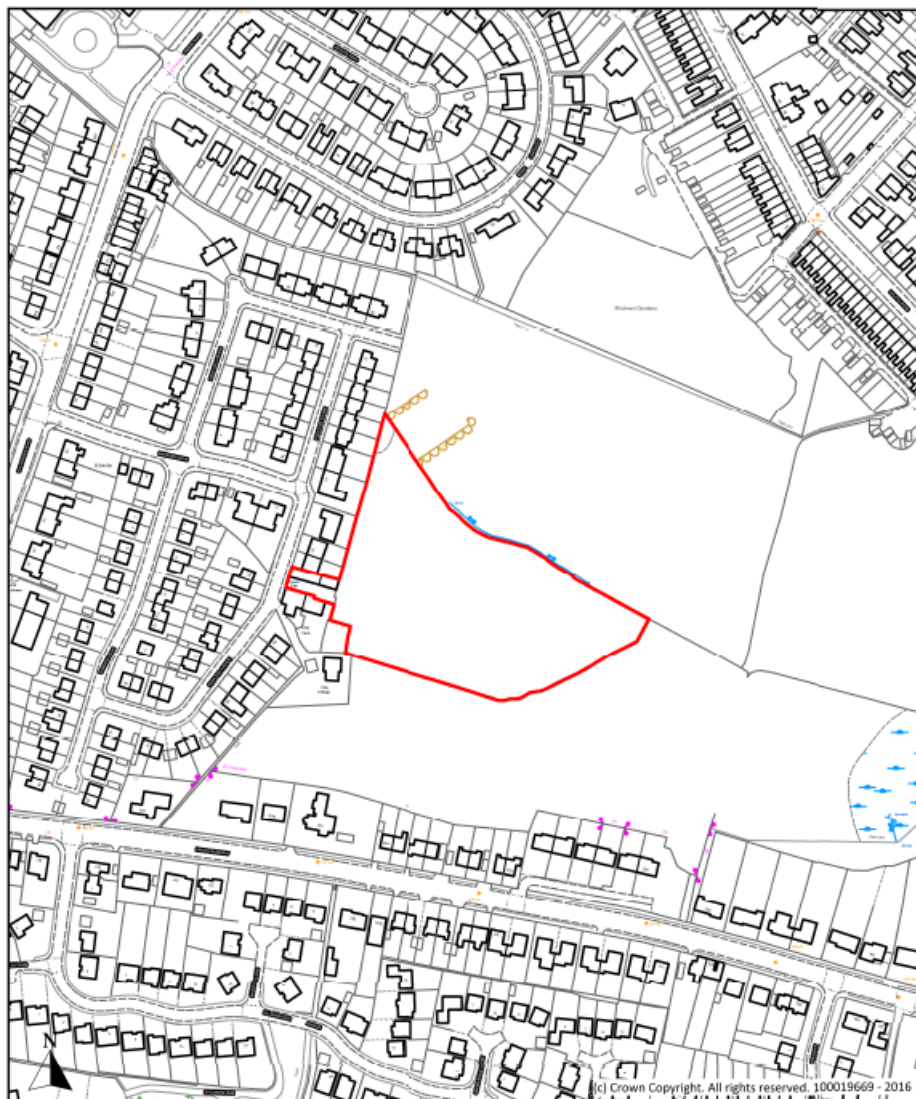
Primary School	670m	Town or Local Shopping Centre	1km
Secondary School	980m	Strategic Employment Site	0m
Open Space	0m	Convenience Store	550m
Leisure Centre	1.10km	GP	790m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P165 Land at Clay Farm (Site A), Brierfield

### Site Details

Capacity:	75	Settlement:	Brierfield
Site Area (ha):	1.26	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Clay Farm (Site A), Edge End Avenue, Brierfield

Scale

1 : 2,500

Ref No.

P165

Drawn By

J.B.

Date

24th October 2016

Historic Ref

SHLAAS28, S265



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site within the settlement boundary. The site current forms part of a wider parcel currently designated 'site of settlement character' and is valued by the community for providing an undeveloped area within the settlement boundary. The site is relatively accessible to existing services and amenities helping to reduce the need to travel by car. The site relates closely

to a listed building, forming part of its setting. The site is elevated and is visible from some viewpoints. Developing the site for housing would moderately alter this landscape. There is no highway access to the site, requiring new infrastructure.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
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	75	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	240m			Service Frequency	20-40mins interval		

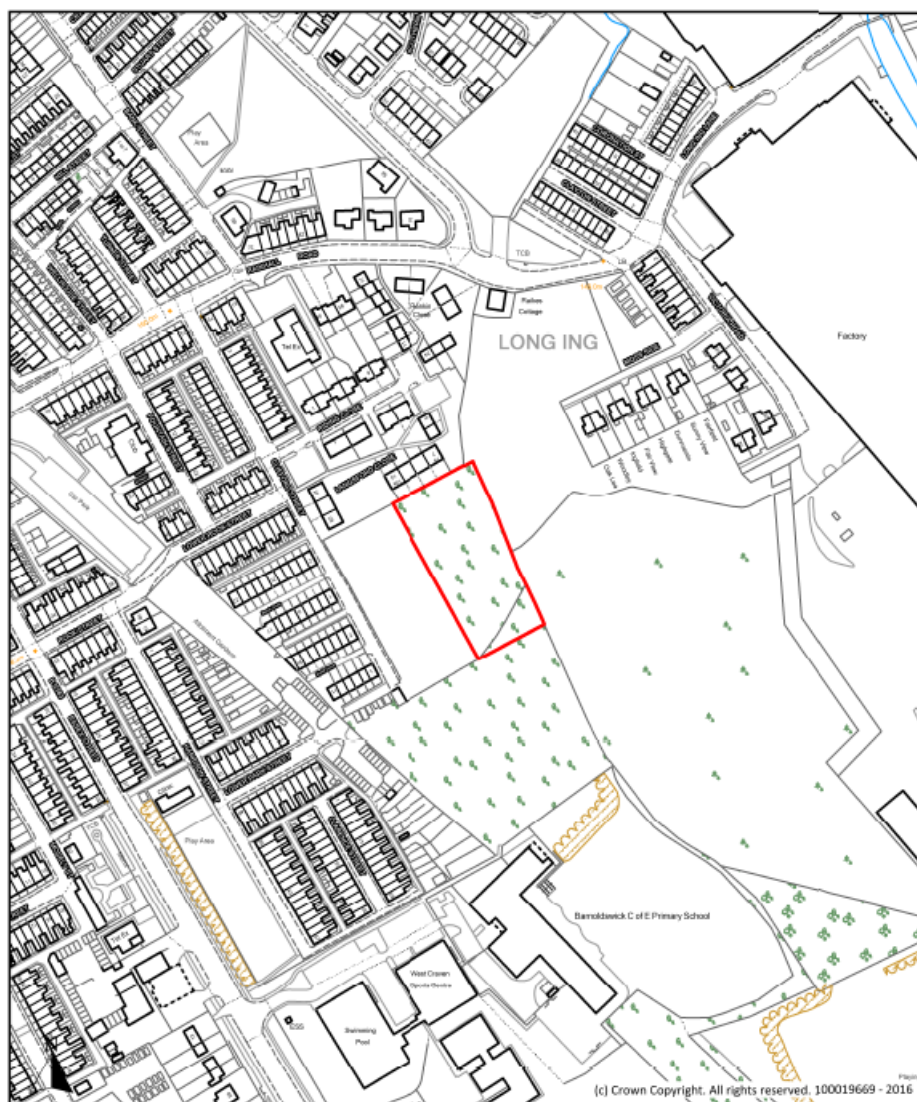
Primary School	500m	Town or Local Shopping Centre	1.4km
Secondary School	300m	Strategic Employment Site	3.5km
Open Space	200m	Convenience Store	500m
Leisure Centre	2.3km	GP	1.5km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P170 Land at Clifford Street, Barnoldswick

### Site Details

Capacity:	12	Settlement:	Barnoldswick
Site Area (ha):	0.41	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Clifford Street, Clifford Street, Barnoldswick

Scale

1 : 2,500

Ref No.

P170

Drawn By

J.B.

Date

24th October 2016

Historic Ref

1055



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** The site is located within the settlement boundary of Barnoldswick and largely contained by surrounding uses and natural features. The site is highly accessible to nearby services and facilities, promoting access by foot and bicycle. This significantly reduces the potential for adverse effects as a result of the development of the site on the setting of the

settlement and surrounding landscape quality. The proposal is isolated from the highway network forming a major constraint to its development. The proposal is subject to a high risk of flooding from surface water and groundwater. The proposal site is not currently available, and as a result is not considered deliverable within the next 15-years.							
Available		Suitable		Achievable			
No		Yes		No			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	12
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					No		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Unknown		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					No		
<b>2f. Accessibility</b>							
Bus Stop Proximity	240m		Service Frequency		20-40mins interval		

Primary School	450m	Town or Local Shopping Centre	350m
Secondary School	600m	Strategic Employment Site	300m
Open Space	0m	Convenience Store	410m
Leisure Centre	600m	GP	430m
<b>2g. Benefits</b>			
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.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

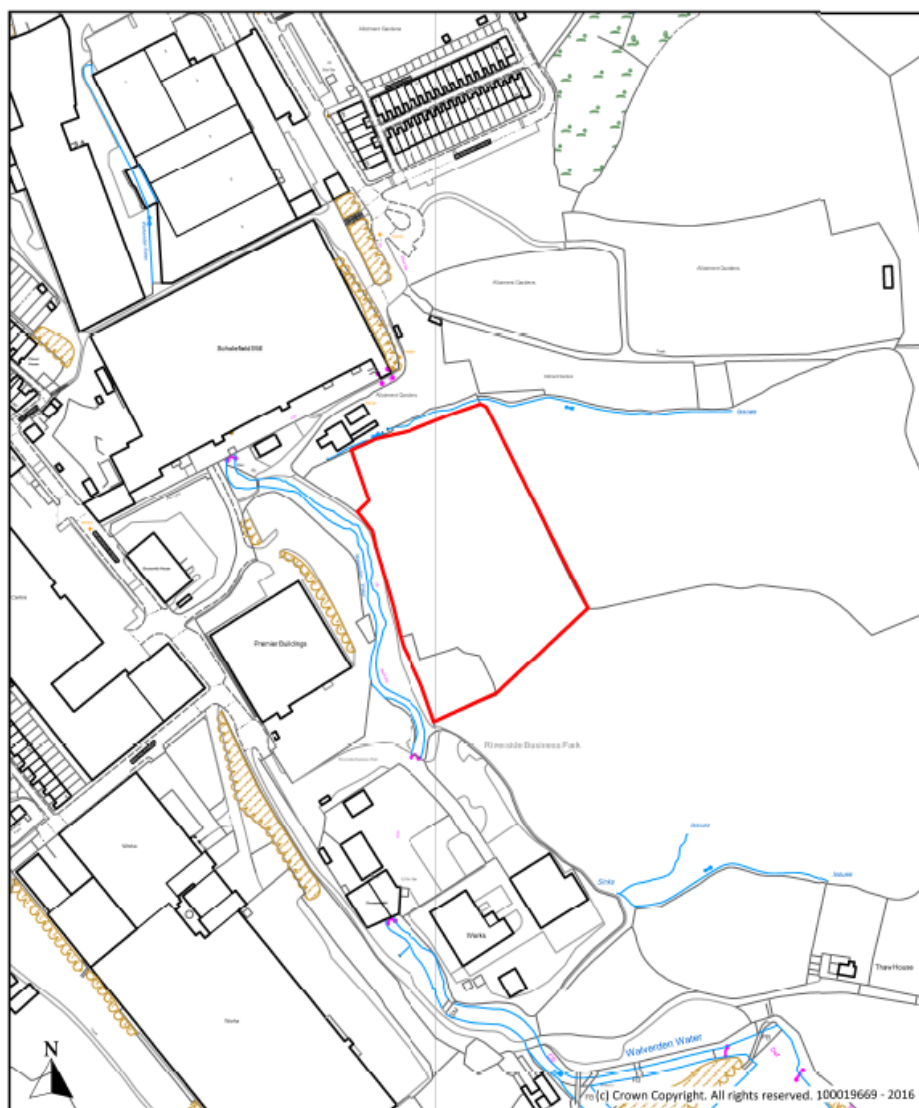


## P176 Land at the end of Southfield Street, Nelson

### Site Details

Capacity:	40	Settlement:	Nelson
Site Area (ha):	1.24	Ward:	Marsden and Southfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at the end of Southfield Street, Southfield Street, Nelson

Scale  
1 : 2,500

Ref No.  
P176

Drawn By  
J.B.

Date  
24th October 2016

Historic Ref  
86



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

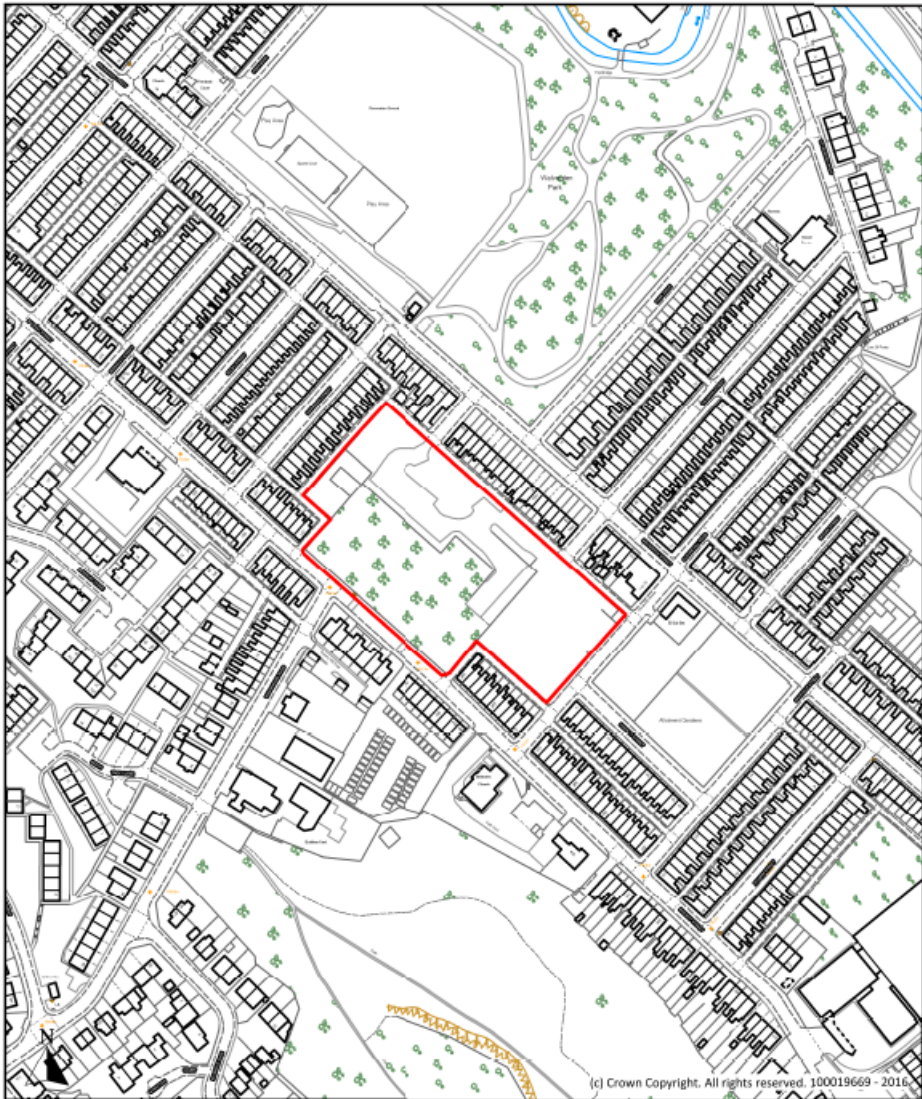

### Summary Assessment

**Summary:** Edge of settlement greenfield site within the settlement boundary. The site is somewhat distant from existing services and facilities available in Nelson, reflecting its edge of settlement location, promoting travel by car. The site sits contained within a sloping valley. This limits the visual effects of the proposal reducing the impacts on the setting of the settlement.

Constraints to development are relatively limited, although the site is located in an area of the borough which experiences relatively poor viability. The site is inaccessible to the highway network, preventing its development for housing.							
Available			Suitable		Achievable		
Yes			Uncertain		No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	40
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
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		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	500m			Service Frequency	40-60mins interval		

Primary School	780m	Town or Local Shopping Centre	1.1km
Secondary School	1.35km	Strategic Employment Site	30m
Open Space	<a href="#">Click here to enter text.</a>	Convenience Store	920m
Leisure Centre	<a href="#">Click here to enter text.</a>	GP	1.29km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
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?			No
Is there any prospect for third party funding to support site delivery?			No

## P184 Former Parkfield Works, Nelson

Site Details			
Capacity:	49	Settlement:	Nelson
Site Area (ha):	1.34	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	19/0810/FUL (Approved)	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description			
Former Parkfield Works, Brunswick Street, Nelson		Planning, Building Control & Licensing	
Scale	1 : 2,500	Ref No.	P184
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	1045
		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	

### Summary Assessment

**Summary:** PDL site within the settlement boundary of Nelson. The site experiences a high risk of flooding from surface water and groundwater which may render the proposal unsuitable for housing subject to more detailed assessment. The site may be affected by contamination and ground stability issues owing the site's former use and physical condition. Addressing these issues may affect development viability at a site located in an area which already experiences poor

development viability. The site is in active use for employment and not known to be available for housing. As a result the proposal is assessed as deliverable after 15 years.							
Available			Suitable		Achievable		
No			Yes		No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	49
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						No	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	360m			Service Frequency	20-40mins interval		
Primary School	780m			Town or Local Shopping Centre	1.1km		

Secondary School	1.35km	Strategic Employment Site	30m
Open Space	30m	Convenience Store	930m
Leisure Centre	1.07km	GP	1.29km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
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

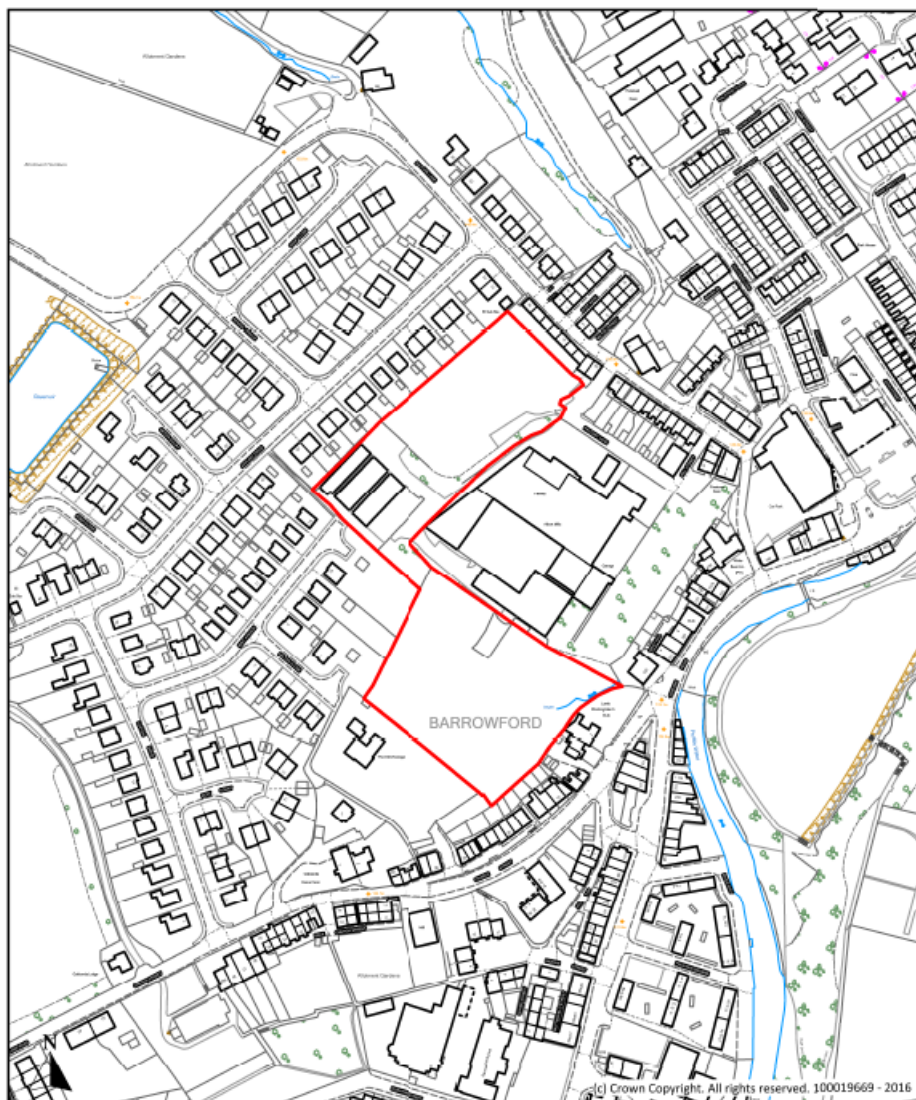


## P188 Land off Mint Avenue, Barrowford

### Site Details

Capacity:	50	Settlement:	Barrowford
Site Area (ha):	1.65	Ward:	Barrowford and Pendleside
Site Typology:	Mixed	Spatial Area:	M65 Urban Area
Planning History:	13/04/0890P (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Mint Avenue, Mint Avenue, Barrowford

Scale

1 : 2,500

Ref No.

P188

Drawn By

J.B.

Date

24th October 2016

Historic Ref

1057



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Mixed typology site located within the settlement boundary of Barrowford. The site is relatively well accessible by foot to existing services available in the village, though there is topography and other constraints along the route which reduces its suitability for some. The site is well contained by surrounding uses and as such removes potential effects on the wider landscape

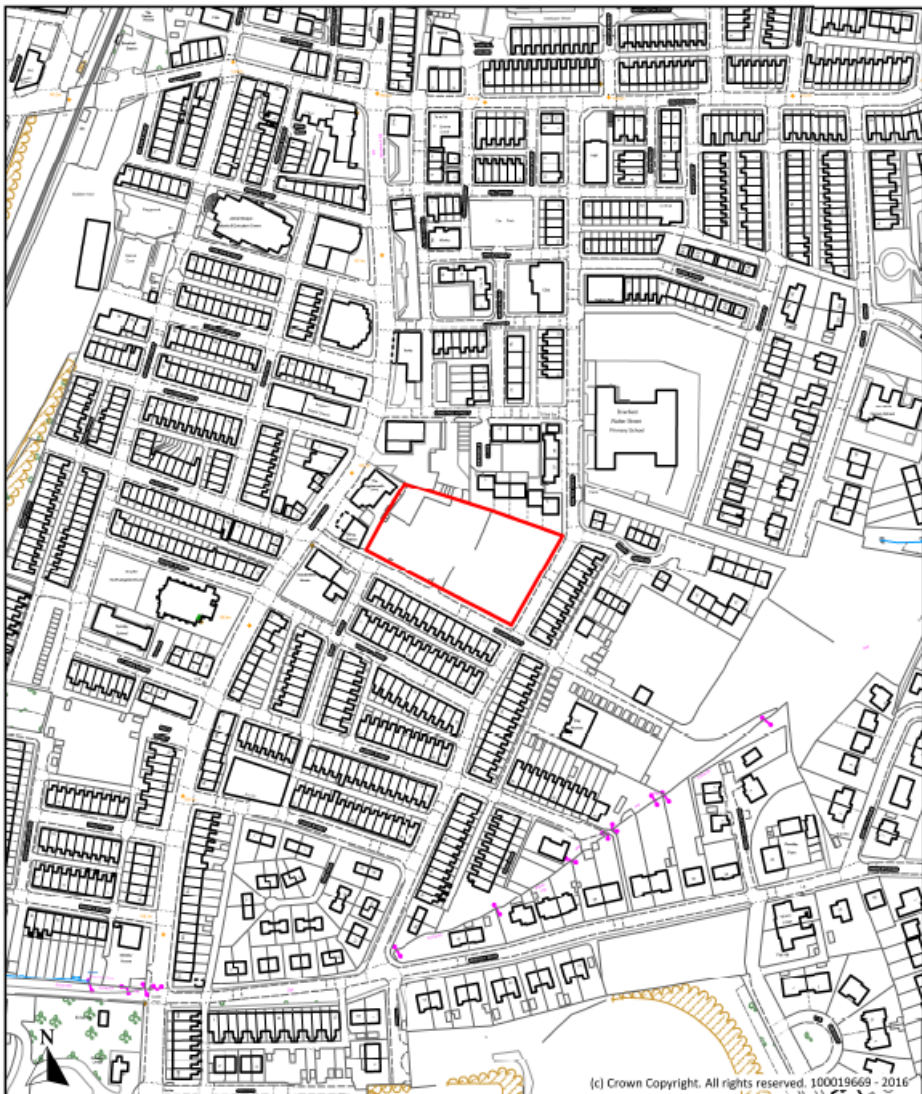

and settlement setting. The site is relatively unaffected by flood risk issues, and has limited value for ecology. The site is located in close proximity to existing historical designations and as such there is potential for harm to occur to the historic environment. The most significant constraint affecting the site is its accessibility to the highway. Pasture Lane does not have sufficient capacity to support the development and cannot be modified. Access would be required via Mint Avenue via ransomed land outside the ownership of the primary landowner. The lack of an available sufficient and safe means to access the site means that the site is assessed to not be deliverable within the next 15 years.

Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	50
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						No	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						6-10 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II*	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	



Does the topography of the land constraint development potential?		None/Minimal	
Is the proposal compatible with neighbouring land uses?		Yes	
<b>2f. Accessibility</b>			
Bus Stop Proximity	190m	Service Frequency	20-40mins interval
Primary School	270m	Town or Local Shopping Centre	110m
Secondary School	1.85km	Strategic Employment Site	2.6km
Open Space	10m	Convenience Store	600m
Leisure Centre	1.25km	GP	540m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?		Yes	
Will the proposal support the delivery of self-build/custom build homes?		No	
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
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?		Yes	
Is the proposal viable?		Yes	
Is there any prospect for third party funding to support site delivery?		No	

## P191 Former School and Presbytery, Richard Street, Brierfield

Site Details			
Capacity:	17	Settlement:	Brierfield
Site Area (ha):	0.42	Ward:	Brierfield West and Reedley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description			
Former School and Presbytery, Richard Street, Brierfield		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P191
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	66

### Summary Assessment

**Summary:** Previously developed site located within the settlement boundary of Brierfield and close to the town centre. The site is highly accessible to existing services and facilities available within the town centre, helping to promote sustainable modes of travel. The site is relatively unconstrained. The most significant physical constraints relate to the sites location on top of a culverted watercourse and the challenges this brings for developing the site and managing flood

risk in accordance with national planning policy. The site is located within a part of the borough which experiences poor viability and as such is not considered deliverable in the short or medium term.							
Available			Suitable		Achievable		
Yes			Uncertain		No		
<b>Timescales (Anticipated Delivery)</b>							
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	17	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						No	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						25-50% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	100m			Service Frequency	<20mins interval		

Primary School	150m	Town or Local Shopping Centre	20m
Secondary School	610m	Strategic Employment Site	2.1km
Open Space	100m	Convenience Store	330m
Leisure Centre	2.37km	GP	320m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
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