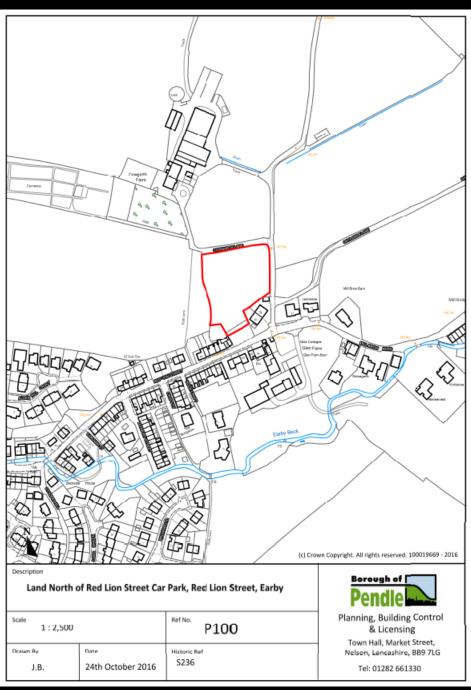
# P100, Land beyond Car Park, Red Lion Street, Earby

Site Details			
Capacity:	15	Settlement:	Earby
Site Area (ha):	0.5	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

### Site Plan



### **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 highw	•					_	The	site is in	Cour	ncil	owne	rship	but no	t on
its disposal list. Availability is therefore unknown.														
Available				Suit	table			Achievable						
U	ncertain				Uncerta	ain		Uncertain						
Timescales	(Anticipa	ted C	Deliver	y)										
		0-	-5 yeaı	rs				6-10 yea	ırs	11-	·15 ye	ears	16 yea	ars +
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		0			15		0	
1. Availab	ility													
Is the landowner(s) aware and supports the proposals for the site?  Uncertain														
Is the site in	single la	ndow	vnersh	ip?						Yes				
Is there any	develope	er inte	erest i	n the	e site?					No				
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	n itei	m.	
Is the site af	fected by	, any	tenan	cies,	third party	rights,	or re	estricted		Unc	ertai	n		
covenants?														
What are th		ales f	or the	avail	lability of th	e site?				Unk	nowi	า		
2. Suitabil	_													
2a. Designa														
Is the site af	fected by	/ any	of the				? (ti	ck all that	<del></del>	• •				
Green Belt			Ш		I/SPA/SPAC			Ш				egua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS				tect				
										mployment Land				
Open Count	ryside		$\boxtimes$	Ope	en Space						y Sho	pping	3	
									Fro	nta	ge			
2b. Flooding														
What Flood Zone is the site in? What is the risk of Surface Water flooding?								Flood Zone 1						
					_					Very low				
What is the			water	tloo	ding?					Nor	ne			
2c. Natural									1					
Is the propo										No				
Would the p	•	ikely	result	ın ad	dverse effec	cts for a	in ec	cological		No				
corridor or r		9 .1				TD03				N.1 -				
Would the p									_	No				
Would the p										No, urban				
What is the								Moderate  Minor Impact						
What is the			ausea 1	or La	andscape v	ISIDIIITY	!			IVIIN	ior im	ipact		
2d. Built En			.f+ +  _	a b:a						V				
Is the propo	T T				hoose an it			servation		Yes		O+h	<b>~</b> r	
Listed Buildi	O . ,		Grade								$\boxtimes$	Oth	er	Ш
Will the pro			e the c	oaies	scence or se	eparate	sett	iements?		No				
2e. Other E			- tt t -	al la		L: 2				N.I				
Is the propo										No				
Is the propo		•		а ву	on-site stru	uctures	, uns	stable land	ן	No				
or culverted watercourses?								Nor	\ \ /\ /i	nima	ı			
Does the topography of the land constraint development potential?  Is the proposal compatible with neighbouring land uses?								None/Minimal						
2f. Accessib	•	atible	C WILII	ııeıg	induiling la	iiu uses	) !			Yes				
Bus Stop Pro	-	600	lm			Sprvio	ρ Fr	equency		20	)-40m	ins ir	nterval	
Primary Sch		660				Town				_	1-4011 10m	11113 11	icci val	
i initially Juli	001	550	,,,,,					Ocai Centre		54	70111			

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

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

# 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:	Click here to enter text.	Date Added:	Click here to enter text.
Sita Plan			

# Land to rear of Osbourne Terrace, Spen Brook Road, Spen Brook Planning, Building Control 1:2,500 P103 & Licensing Town Hall, Market Street, Historic Ref Nelson, Lancashire, BB9 7LG S217, S262 24th October 2016 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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 0 0 29 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding X**AONB**  $\boxtimes$ BHS/SLNI/LNR/GHS **Protected Employment Land** П Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? **Major Constraint 2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Significant Adverse 2d. Built Environment Is the proposal likely to affect the historic environment? Yes **Conservation Area**  $\boxtimes$ Other Will the proposal promote the coalescence of separate settlements? 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility

Bus Stop Proximity	160m	Service Frequency	>60mins interval			
Primary School	300m	Town or Local	4.9km			
		Shopping Centre				
Secondary School	5.7km	Strategic Employment	4.6km			
		Site				
Open Space	120m	Convenience Store	2.1km			
Leisure Centre	5.3km	GP	5km			
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	Yes			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain			
Will the proposal pro	ovide for any other benefit	in additional to housing?				
No information.						

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

## 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:	Click here to enter text.

### Site Plan



### **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 **Timescales (Anticipated Delivery)** 6-10 years 11-15 years 0-5 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 75 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Yes If so, what is the developer involvement? Option/Promotion Is the site affected by any tenancies, third party rights, or restricted covenants? What are the timescales for the availability of the site? **Immediately** 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) SSSI/SPA/SPAC Green Belt Minerals Safeguarding AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Primary Shopping Open Space Frontage** 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? Yes, on site Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? Yes Yes, Grade 4 Would the proposal result in a loss of agricultural land? What is the likely affect caused for Landscape Character? Minor What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes Listed Building(s) ☐ Grade: Choose an item. **Conservation Area**  $\boxtimes$ Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses?

None/Minimal

Does the topography of the land constraint development potential?

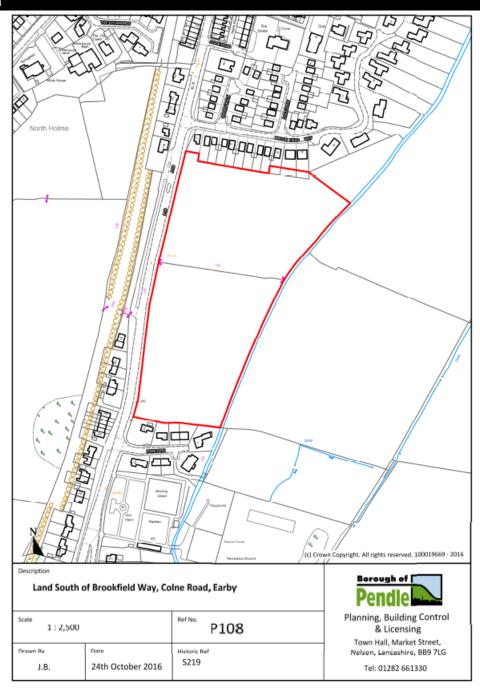
Is the proposal com	Yes		
2f. Accessibility			
Bus Stop Proximity	300m	Service Frequency	20-40mins interval
Primary School	200m	Town or Local	300m
		Shopping Centre	
Secondary School	2.8km	Strategic Employment	2.2km
		Site	
Open Space	150m	Convenience Store	400m
Leisure Centre	1.9km	GP	520m
2g. Benefits			
Will the proposal su	pport the delivery o	f affordable housing?	Yes
Will the proposal su	pport the delivery o	f self-build/custom build homes?	? No
Will the proposal pr	ovide for any other	benefit in addition to new housir	ng?
No information			
3. Achievability			

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

# 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:	Click here to enter text.	Date Added:	Click here to enter text.

### Site Plan



### **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 wou					•	•	•	<b>.</b>						
settlements radically altering the character, appearance an						d setting of these settlements.								
Available				Suit	table			Achievable						
	Yes				No			No						
Timescales	(Anticipa	ted [	Deliver	y)										
		0	-5 yea	rs				6-10 yea	ars	11	-15 ye	ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026	/27							
0	0		0		0	0		0			0		10	3
1. Availab	ility													
Is the landowner(s) aware and supports the proposals for the site?														
Is the site in	single lar	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Unl	know	n		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	an ite	m.	
Is the site af	fected by	any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th	e timesca	ales f	or the	avail	lability of th	ne site î	?			0-5	years	S		
2. Suitabil														
2a. Designa	tions													
Is the site af	fected by	any any	of the	follo	owing desig	nation	s? (ti	ck all that	t app	oly)				
Green Belt				SSS	I/SPA/SPAC	2			Mi	inera	als Sa	fegua	rding	$\boxtimes$
AONB				BHS	S/SLNI/LNR,	/GHS			Pr	otec	ted			
				l E						nployment Land				
Open Count	ryside		$\boxtimes$	Ope	en Space					Primary Shopping $\qed$				
									Fro	onta	ge			
2b. Flooding														
What Flood Zone is the site in?								>75% in Flood Zone 2/3						
What is the					_					High				
What is the			lwater	floo	ding?					Noi	ne			
2c. Natural	Environm	nent												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies	?			No				
Would the p	-	-	result	in ac	dverse effec	cts for	an ec	ological		Yes	, min	imal i	mpact	
corridor or r														
Would the p										No				
Would the p	•									Yes, Grade 4				
What is the									Substantial					
What is the			aused 1	for La	andscape Vi	isibility	/?			Loc	al De	trime	ntal Im	pact
2d. Built En									1					
Is the propo	ľ	to af		-			1			No	1			1
Listed Buildi	• • •		Grade		hoose an it		l	servation		ea		Oth	er	
Will the pro			e the c	oales	scence of se	eparate	e sett	lements	)	Yes	, clos	e gap		
2e. Other E	nvironme	nt												
Is the propo										No				
Is the propo				d by	on-site stru	uctures	s, uns	stable lan	d	No				
or culverted watercourses?														
Does the topography of the land constraint development potential?							Noi	ne/M	inima	l				
Is the propo		atible	e with	neig	hbouring la	nd use	es?			Yes				
2f. Accessib						ı				1				
Bus Stop Pro		0m						equency		_		nins ir	nterval	
Primary Sch	ool	1.7	km			Towr				64	10m			
			Shopping Centre											

Secondary School	3.3km	Strategic Employment	1.6km			
		Site				
Open Space	250m	Convenience Store	350m			
Leisure Centre	3.3km	GP	840m			
2g. Benefits						
Will the proposal support the delivery of affordable housing?  Yes						
Will the proposal sup	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information.						

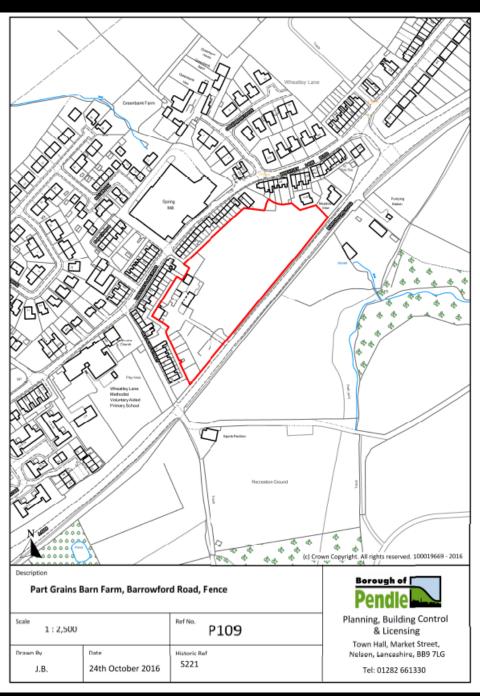
2	Achievability
No	o information.
VV	ill the proposal provide for any other benefit in additional to housing?

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

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

46	Settlement:	Fence
1.54	Ward:	Fence and Higham
Greenfield	Spatial Area:	M65 Rural Area
Click here to enter text.	Date Added:	Click here to enter text.
	1.54 Greenfield	1.54 Ward: Greenfield Spatial Area:

### Site Plan



### **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 Bypass. 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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 0 0 0 0 46 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt  $\boxtimes$ SSSI/SPA/SPAC Minerals Safeguarding X BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** X**Frontage** 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Minor What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No **Conservation Area** Other Listed Building(s) Grade: Choose an item. Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 40m Service Frequency 40-60mins interval

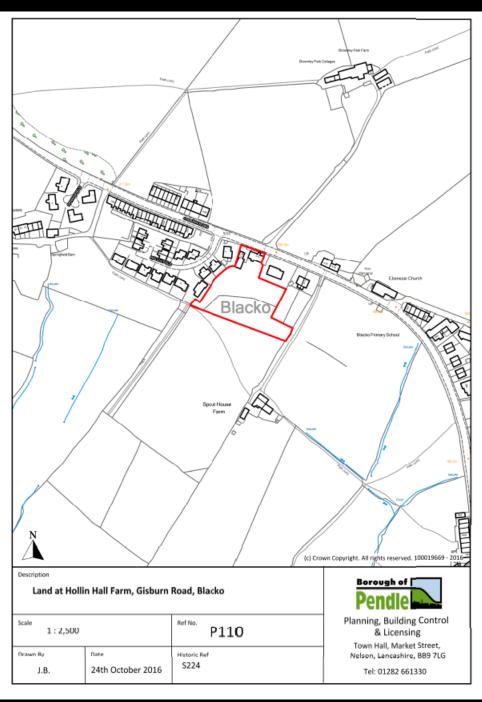
Primary School	190m	Town or Local	2.7km		
		Shopping Centre			
Secondary School	3.5km	Strategic Employment	2.2km		
		Site			
Open Space	190m	Convenience Store	130m		
Leisure Centre	3.3km	GP	3km		
2g. Benefits					
Will the proposal su	pport the delivery of afford	dable housing?	Yes		
Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal pr	ovide for any other benefit	in additional to housing?			
No information.					

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

### Site Plan



### **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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 15 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 Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П П Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside X**Open Space Primary Shopping** Frontage 2b. Flooding Flood Zone 1 What Flood Zone is the site in? What is the risk of Surface Water flooding? Low What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 130m Service Frequency >60mins interval

Primary School	250m	Town or Local	2.4km			
		Shopping Centre				
Secondary School	4.8km	Strategic Employment	4.7km			
		Site				
Open Space	260m	Convenience Store	2.22km			
Leisure Centre	4.7km	GP	3.3km			
2g. Benefits						
Will the proposal support the delivery of affordable housing?  Yes						
Will the proposal sup	Yes					
Will the proposal provide for any other benefit in additional to housing?						
Proposals include a la	arge area set aside for biod	iversity enhancement.				

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

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

44	Settlement:	Colne
2.68	Ward:	Vivary Bridge
Greenfield	Spatial Area:	M65 Urban Area
Click here to enter text.	Date Added:	Click here to enter text.
	2.68 Greenfield	2.68 Ward: Greenfield Spatial Area:

# Site Plan ved. 100019669 - 2016 Sports Field adjacent to former Nelson and Colne College, Barrowford Road, Colne Planning, Building Control 1:2,500 P111 & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG S241 24th October 2016 Tel: 01282 661330

### **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 Uncertain Yes Yes **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 10-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 44 0 0 0 0 0 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain 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 SSSI/SPA/SPAC Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside **Primary Shopping** Open Space  $\boxtimes$ Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? 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 ☐ Grade: Choose an item. ☐ Other Listed Building(s) **Conservation Area** XWill the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal

Yes

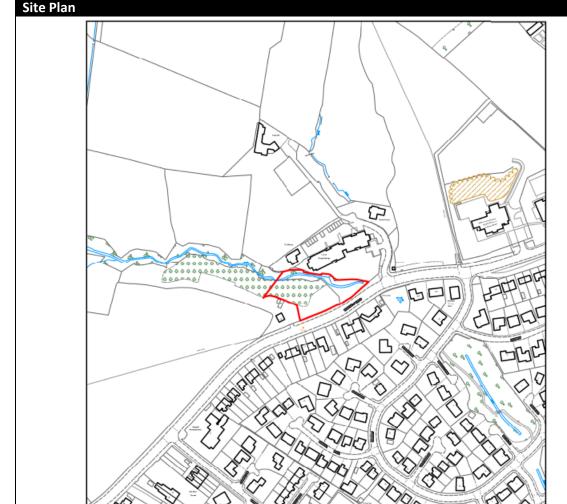
Is the proposal compatible with neighbouring land uses?

2f. Accessibility			
Bus Stop Proximity	280m	Service Frequency	>60mins interval
Primary School	1.38km	Town or Local Shopping Centre	1.3km
Secondary School	2.3km	Strategic Employment Site	1.3km
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
2g. Benefits			
Will the proposal su	pport the delivery o	f affordable housing?	Yes
Will the proposal su	pport the delivery o	f self-build/custom build homes?	Uncertain
Will the proposal pro	ovide for any other	benefit in additional to housing?	
No information			

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

## 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:	Click here to enter text.



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

Tel: 01282 661330

#### **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 s					-	vill ther	efor	e require	the	test	ts of t	he N	PPF to b	e
met which currently are not demonstrated.														
Available Suitable						Achievable								
Yes No							Yes							
Timescales	(Anticipa	ted D	Deliver	y)										
0-5 years							6-10 yea	rs	11-15 years   16 ye				ars +	
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		0		0	0		0			0		15	5
1. Availab								_						
Is the landowner(s) aware and supports the proposals for the site?  Yes														
Is the site in				•						Yes				
Is there any											now			
If so, what i											ose a		m.	
Is the site at	tected by	/ any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?	. +:	loo f	م مالح م	ا: د، ده	المامانانية	:+				أمدا				
What are the <b>2.</b> Suitabil		aies i	or the	avan	lability of th	ie site?				Unk	know	11		
2a. Designa														
Is the site at		, anv	of the	follo	wing desig	nations	2 (+i	ck all that	ann	ılv)				
Green Belt	rected by	arry			I/SPA/SPAC		: (נו				alc Sa	fegua	rding	
AONB					S/SLNI/LNR,					otec		icgua	iruirig	
AOND				DIT	S/ SLIVI/ LIVIV	70113					ymen	t Lan	d	Ш
Open Count	rvside		$\boxtimes$	One	en Space			$\boxtimes$		rimary Shopping				
open count	, 5. 40			Op.	en opace					Frontage				
2b. Flooding	3	l	I								0 -			
What Flood	Zone is tl	he sit	te in?							Floo	od Zo	ne 1		
What is the	risk of Su	rface	Wate	r flo	oding?					Hig	h			
What is the					_					Maj	jor Co	nstra	aint	
2c. Natural	Environm	nent								-				
Is the propo	sal affect	ed by	y prior	ity h	abitats or s <sub>l</sub>	pecies?				No				
Would the p	roposal l	ikely	result	in ac	dverse effec	cts for a	n ec	ological		No				
corridor or i														
Would the p	roposal l	ikely	result	in th	ne loss of a	TPO?				Yes				
Would the p	roposal r	esult	t in a lo	oss o	f agricultura	al land?	)			Yes	, Grad	de 4		
What is the	likely affe	ect ca	aused 1	or La	andscape Cl	haracte	r?			Mir	or			
What is the			aused 1	or La	andscape Vi	isibility	?			Mir	or In	pact		
2d. Built En														
Is the propo	sal likely	to af	fect th	e his	toric enviro	nment				No				
Listed Build			Grade		choose an it			servation		a		Oth	er	
Will the pro			e the c	oales	scence of se	eparate	sett	lements?		No				
2e. Other E														
Is the propo										No				
Is the propo		•		d by	on-site stru	uctures,	uns	table land	t	No				
or culverted														
Does the to								otential?			ne/M	inima	<u> </u>	
Is the propo	•	atible	e with	neig	hbouring la	nd uses	;?			Yes				
2f. Accessib										1 -				
Bus Stop Pro	-	160						equency		_	50mir	is inte	erval	
Primary Sch	001	280	ım			Town								

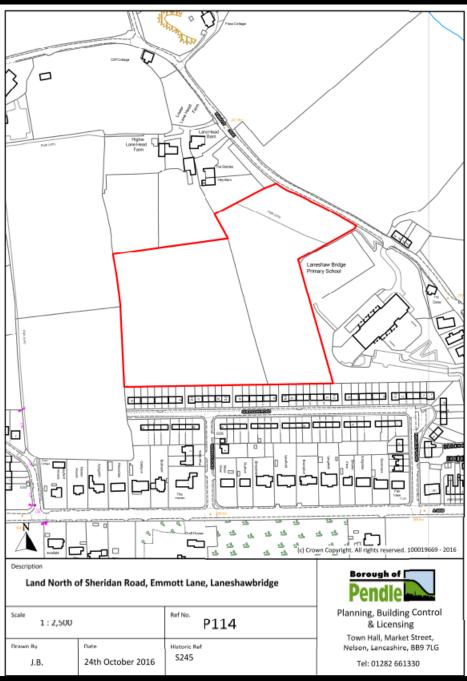
Secondary School	3.4km	Strategic Employment	2.5km		
		Site			
Open Space	0m	Convenience Store	1km		
Leisure Centre	2.5km	GP	800m		
2g. Benefits					
Will the proposal support the delivery of affordable housing?  Yes					
Will the proposal support the delivery of self-build/custom build homes? Uncertain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

3. Achievability	
Is the site accessible to the public highway?	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:	Click here to enter text.	Date Added:	Click here to enter text.

# Site Plan



### **Summary Assessment**

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

character of	the site	also i	means	that	its develop	ment i	s like	ely to adv	erse	ly af	fect t	he se	tting,	
character ar	nd appear	rance	e of the	e villa	age and wid	ler land	dscap	e.						
Available Suitable			table			Achieva	Achievable							
Yes Uncertain						Yes								
Timescales (Anticipated Delivery)														
		0	-5 yea	rs				6-10 yea	ars	10	-15 y	ears	16 yea	ars +
2022/23	2023/24	1 :	2024/2	25	2025/26	2026	/27							
0	0		0		0 0 0				74		0			
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for tl	he site?		Yes				
Is the site in	single la	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Unknown				
If so, what is the developer involvement?						Cho	ose a	an ite	m.					
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	ertai	n		
covenants?														
What are th	e timesca	ales f	or the	avail	lability of th	e site?	)			0-5	year	S		
2. Suitabil														
2a. Designa														
Is the site af	fected by	<i>i</i> any	of the				s? (ti	ck all that						
Green Belt					I/SPA/SPAC				Mi	inera	als Sa	fegua	rding	
AONB				BHS	S/SLNI/LNR,	/GHS				otec				
					nployment Land									
Open Count					rimary Shopping $\Box$									
									Fro	onta	ge			
2b. Flooding														
What Flood Zone is the site in?							od Zo							
What is the risk of Surface Water flooding?						y low	'							
What is the risk of groundwater flooding?						Nor	ne							
<b>2c. Natural Environment</b> Is the proposal affected by priority habitats or species? No														
				_						No				
Would the p	•		result	in ac	dverse effec	cts for a	an ec	cological		No				
corridor or i										No				
Would the p	•									No.				
Would the p	<u> </u>									Yes, Grade 4				
What is the										Moderate Moderate Impact				
What is the			aused 1	ror La	andscape v	ISIDIIITY	' ?			IVIO	derai	e imp	oact	
2d. Built En			TC 4 4 1-	- 1-:-						V				
Is the propo						nmen				Yes		041		
Listed Buildi	O( )		Grade		/lultiple			servation			Ш	Oth	er	
•	Will the proposal promote the coalescence of separate settlements?						No							
2e. Other E			· ·			2				•••				
Is the proposal site likely affected by contamination?					No									
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					a	No								
				1				-+13		N 4:				
Does the to								otentiai?		Mir				
Is the propo	•	atible	e with	neig	inpouring la	na use	5!			Yes				
2f. Accessib	-	400	)m			Cond	-0 F-	OGHODO:		20	1 // 0:	ains i	ntonyal	
Bus Stop Pro		480 200				Town		equency			0-40n 6km	11115 11	nterval	
i illilai y Sull	001	200	7111					Ocai Centre		3.	UKIII			

Secondary School	2.77km	Strategic Employment	3.6km		
		Site			
Open Space	370m	Convenience Store	2.7km		
Leisure Centre	4.78km	GP	3.9km		
2g. Benefits					
Will the proposal support the delivery of affordable housing?  Yes					
Will the proposal su	Uncertain				
Will the proposal provide for any other benefit in additional to housing?					
No information.					

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

# Site Plan **5** ...... (c) Crown Copyright. All rights reserved. 100019669 - 2016 Land off Carr Hall Road, Carr Hall Road, Barrowford Planning, Building Control 1:2,500 P115 & Licensing Town Hall, Market Street, Historic Ref Nelson, Lancashire, BB9 7LG S249 J.B. 24th October 2016 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

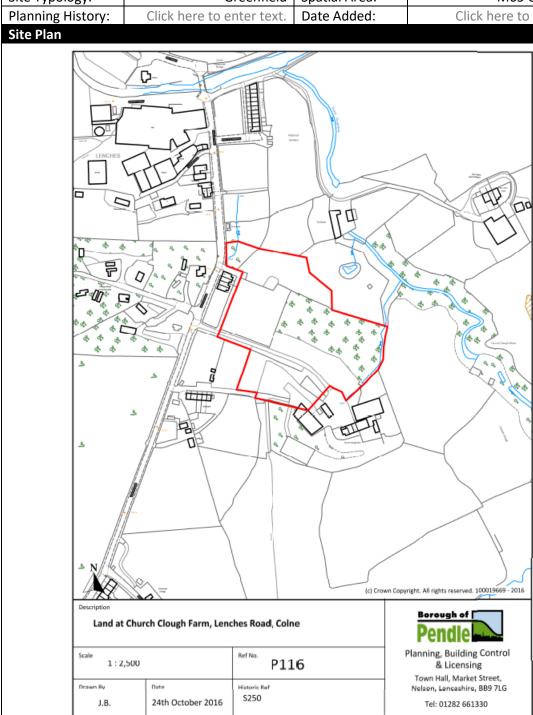
historic environment. The site is designated green belt, and is assessed to fulfil a moderate contribution to green belt purposes. There are currently no exceptional circumstances to justify the release of this land from the green belt for the development of housing. Available Suitable Achievable Yes Yes No **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 68 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 Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC  $\boxtimes$ П Minerals Safeguarding  $\boxtimes$ AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Open Space Primary Shopping** Frontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? 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 2d. Built Environment Is the proposal likely to affect the historic environment? Yes Listed Building(s) Grade: Choose an item. **Conservation Area**  $\boxtimes$ Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 180m Service Frequency >60mins interval

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

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

### 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:	Click here to enter text.	Date Added:	Click here to enter text.



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

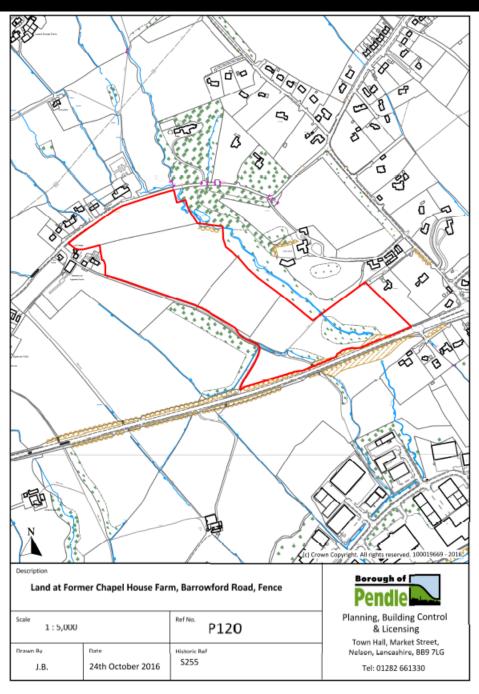
	1	1				
Primary School	900m	Town or Local	900m			
		Shopping Centre				
Secondary School	2.1km	Strategic Employment	900m			
		Site				
Open Space	500m	Convenience Store	1.1km			
Leisure Centre	1.3km	GP	1.35km			
2g. Benefits						
Will the proposal support the delivery of affordable housing?						
Will the proposal support the delivery of self-build/custom build homes? Uncertain						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?					
No Information						

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

# P120 Land at former Chapel House Farm, Fence

Fence
Fence and Higham
M65 Rural Area
Click here to enter text.

#### Site Plan



# **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 **Timescales (Anticipated Delivery)** 6-10 years 11-15 years 0-5 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 0 0 200 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 Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC  $\boxtimes$ Minerals Safeguarding  $\boxtimes$ AONB BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside  $\boxtimes$ **Primary Shopping Open Space Frontage** 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? What is the risk of groundwater flooding? **Minor Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? Yes, adjoins site Would the proposal likely result in adverse effects for an ecological Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? Yes Yes, Grade 4 Would the proposal result in a loss of agricultural land? What is the likely affect caused for Landscape Character? Substantial What is the likely affect caused for Landscape Visibility? Significant Adverse 2d. Built Environment Is the proposal likely to affect the historic environment? Yes Listed Building(s)  $\boxtimes$ Grade: Grade II **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? Yes, significant 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses?

None/Minimal

Does the topography of the land constraint development potential?

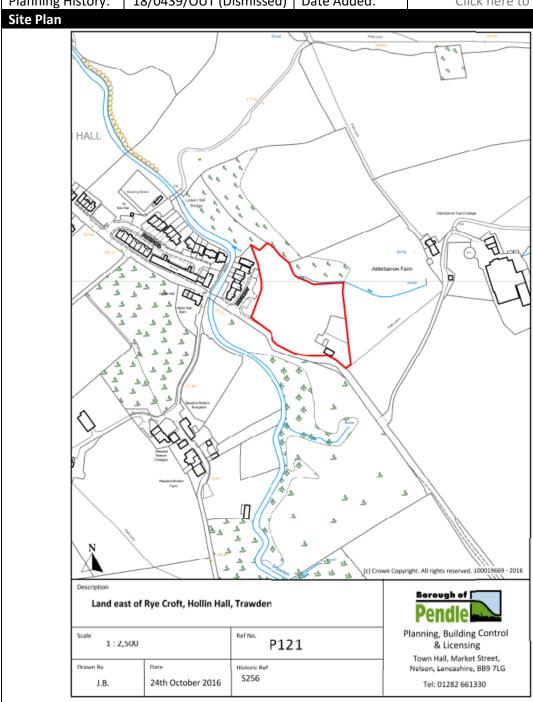
Is the proposal comp	Yes		
2f. Accessibility			
Bus Stop Proximity	200m	Service Frequency	40-60mins interval
Primary School	1.95km	Town or Local Shopping Centre	1.7km
Secondary School	4.45km	Strategic Employment Site	900m
Open Space	1.2km	Convenience Store	1.7km
Leisure Centre	3km	GP	1.6km
2g. Benefits			
Will the proposal sup	Yes		
Will the proposal sup	? Uncertain		
Will the proposal pro	ovide for any other be	enefit in additional to housing?	

3. Achievability
------------------

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

24	Settlement:	Trawden
0.81	Ward:	Boulsworth and Foulridge
Greenfield	Spatial Area:	M65 Rural Area
18/0439/OUT (Dismissed)	Date Added:	Click here to enter text.
	0.81 Greenfield	0.81 Ward: Greenfield Spatial Area:



#### **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 Uncertain Yes Uncertain **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 0 0 0 0 8 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? 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 Choose an item. covenants? 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 SSSI/SPA/SPAC Minerals Safeguarding X BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** XFrontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Low What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes **Conservation Area** Other Listed Building(s) Grade: Choose an item.  $\boxtimes$ Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? Moderate Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 620m Service Frequency 20-40mins interval

Primary School	1.43km	Town or Local	4.10km
		Shopping Centre	
Secondary School	4km	Strategic Employment	4.10km
		Site	
Open Space	790m	Convenience Store	1.17km
Leisure Centre	5.27km	GP	1.51km
2g. Benefits			
Will the proposal sup	port the delivery of afforda	able housing?	No
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No
Will the proposal pro	ovide for any other benefit i	in additional to housing?	
No information.			

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

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

27	Settlement:	Brierfield
0.9	Ward:	Brierfield West and Reedley
Greenfield	Spatial Area:	M65 Urban Area
Click here to enter text.	Date Added:	Click here to enter text.
_	Greenfield	0.9 Ward: Greenfield Spatial Area:

### Site Plan Land at Holme End, Greenhead Lane, Brierfield Planning, Building Control 1:2,500 P122 & Licensing Town Hall, Market Street, Historic Ref Nelson, Lancashire, BB9 7LG S257 24th October 2016 J.B. 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					•	rcumstand	ces c	lemonstra	ted to	o justif	У		
the release	of this lar	Ashiovahla											
Available Suitable						Achievable							
Yes No Timescales (Anticipated Delivery)							Yes						
Timescales													
		0-5 y		T	l <i>-</i>	6-10 yea	ars	11-15 yea	ars	16 yea	ars +		
2022/23	2023/24 0	2024	1/25 0	2025/26	2026/27	0		0		27	,		
ū			U	U	U	U		U		21			
1. Availability Is the landowner(s) aware and supports the proposals for the site?  Vos													
Is the landowner(s) aware and supports the proposals for the site?  Yes  Is the site in single landownership?  Yes													
Is there any				o cito?				Yes Unknown					
If so, what is	· · · · · · · · · · · · · · · · · · ·							Choose ar		2			
Is the site af		•			riabte or r	octricted		No	riteii	1.			
covenants?	rected by	any ten	ancies	, tilliu party	rigills, or i	estricted		INO					
What are th	e timesca	les for tl	ne ava	ilability of th	ne site?			Immediat	elv				
2. Suitabil									,				
2a. Designa													
Is the site af		any of t	ne foll	owing desig	nations? (t	ick all that	app	oly)					
Green Belt		,		SI/SPA/SPAC				nerals Safe	eguar	ding	$\boxtimes$		
AONB			_	IS/SLNI/LNR				otected	- 0	. 0			
				,,,	, 0			mployment Land					
Open Count	rvside	$\boxtimes$	Or	en Space				mary Shop			П		
	, , , , , , ,							ntage					
2b. Flooding	3	•				· ·				l e e e e e e e e e e e e e e e e e e e			
What Flood	Zone is th	ne site in	?					<25% in F	lood 2	Zone 2	/3		
What is the	risk of Su	rface Wa	ter flo	oding?				Very low					
What is the	risk of gro	oundwat	er floc	ding?				Major Cor	nstrai	nt			
2c. Natural	Environm	ent		<del>_</del>				<u> </u>					
Is the propo	sal affect	ed by pr	ority ł	nabitats or s	pecies?			No					
Would the p						cological		No					
corridor or i	network?	-				-							
Would the p	roposal I	ikely resi	ılt in t	he loss of a	TPO?			Yes					
Would the p								Yes, Grade	e 4				
What is the	likely affe	ect cause	d for L	andscape C	haracter?			Substantia	al				
What is the	likely affe	ect cause	d for L	andscape V	isibility?			Minor Imp	oact				
2d. Built En	vironmen	it											
Is the propo	sal likely	to affect	the hi	storic enviro	onment?			No					
Listed Buildi	ing(s)	☐ Gra	de:	Choose an it	em. Co	nservation	ı Are	ea 🗆	Othe	er			
Will the pro	posal pro	mote the	coale	scence of se	eparate set	tlements?		No					
2e. Other E	nvironme	nt											
Is the propo	sal site lil	cely affe	ted by	, contamina	tion?			No					
Is the propo	sal site lil	cely affe	ted by	on-site stru	uctures, un	stable land	d	Uncertain					
or culverted	waterco	urses?											
Does the topography of the land constraint development potential?								Moderate	<u> </u>				
Is the propo	sal comp	atible wi	h neig	ghbouring la	nd uses?			No					
2f. Accessib	ility												
Bus Stop Pro	oximity	1km			Service F	requency		40-60mi	ns int	terval			
Primary Sch	ool	1.4km			Town or I	Local		3.5km					
					Shopping	Centre							

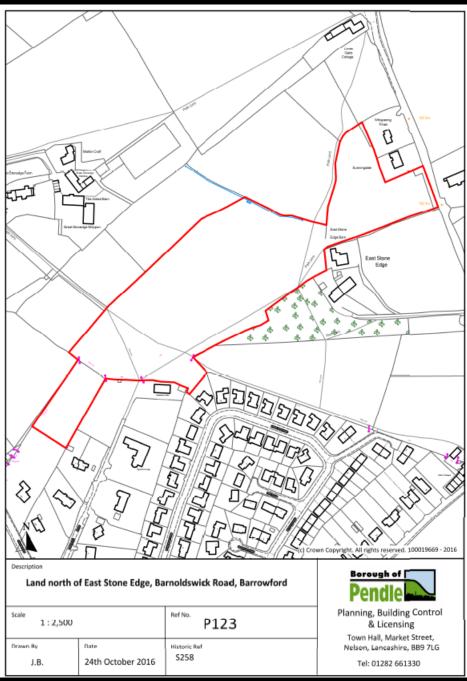
Secondary School	3.4km	Strategic Employment	3.2km					
		Site						
Open Space	900m	Convenience Store	1.8km					
Leisure Centre	3.3km	GP	3.2km					
2g. Benefits								
Will the proposal su	pport the delivery of afford	able housing?	Uncertain					
Will the proposal su	pport the delivery of self-bu	uild/custom build homes?	Uncertain					
Will the proposal pr	ovide for any other benefit	in additional to housing?						
No Information.								

1.0	
3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	No

#### 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:	Click here to enter text.	Date Added:	Click here to enter text.

#### Site Plan



#### **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.

Yes	Available				Suit	able		Achievable				
0.5 years						No			Yes			
2022/23   2023/24   2024/25   2025/26   2026/27	Timescales	(Anticipa	ted D	Deliver	y)							
Navailability   State   Stat							T	6-10 yea	ars	11-15 years	16 yea	ars +
1. Availability  Is the landowner(s) aware and supports the proposals for the site?  Is the site in single landownership?  Is there any developer interest in the site?  If so, what is the developer involvement?  Is the site affected by any tenancies, third party rights, or restricted covenants?  What are the timescales for the availability of the site?  2. Suitability  2. Suitability  Green Belt		2023/24	1 2		25							
Is the landowner(s) aware and supports the proposals for the site?  Is the site in single landownership?  Is there any developer interest in the site?  If so, what is the developer involvement?  Is the site affected by any tenancies, third party rights, or restricted covenants?  What are the timescales for the availability of the site?  O-5 years	_	·		0		0	0	0		100	9	
Is the site in single landownership?  Is there any developer interest in the site?  If so, what is the developer involvement?  Is the site affected by any tenancies, third party rights, or restricted covenants?  What are the timescales for the availability of the site?  2. Suitability  2a. Designations  Is the site affected by any of the following designations? (tick all that apply)  Green Belt  AONB  BHS/SLNI/LNR/GHS  BHS/SLNI/LNR/GHS  Protected Employment Land  Open Countryside  Open Space  Primary Shopping Frontage  2b. Flooding  What Is the risk of Surface Water flooding?  What is the risk of Surface Water flooding?  What is the risk of Surface Water flooding?  None  2c. Natural Environment  Is the proposal affected by priority habitats or species?  Would the proposal likely result in aloss of a gricultural land?  What is the likely affect caused for Landscape Character?  Would the proposal Promote the coalescence of separate settlements?  What is the likely affect caused for Landscape Character?  Substantial  What is the likely affect caused for Landscape Character?  What is the likely affect caused for Landscape Oracter?  Will the proposal promote the coalescence of separate settlements?  Is the proposal site likely affect deby on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential?  None/Minimal  Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential?  None/Minimal  Is the proposal compatible with neighbouring land uses?  Poes the topography of the land constraint development potential?  None/Minimal  Stop Proximity  ASDM:  Service Frequency  Secondary School  3.6km  Strategic Employment  4.2km												
Is there any developer interest in the site?  If so, what is the developer involvement?  If so, what is the developer involvement?  Is the site affected by any tenancies, third party rights, or restricted covenants?  What are the timescales for the availability of the site?  2. Suitability  22. Suitability  SESSI/SPA/SPAC   Minerals Safeguarding   Minerals Safegua						rts the pro	posals for t	he site?				
If so, what is the developer involvement?  Is the site affected by any tenancies, third party rights, or restricted covenants?  What are the timescales for the availability of the site?  2. Suitability  2a. Designations  Is the site affected by any of the following designations? (tick all that apply)  Green Belt					_							
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What are the timescales for the availability of the site?  2. Suitability  2a. Designations  St the site affected by any of the following designations? (tick all that apply)  Green Belt		ffected by	, any	tenan	cies,	third party	rights, or re	estricted		Yes		
Suitability   Sa. Designations   Is the site affected by any of the following designations? (tick all that apply)   Green Belt		e timesca	ales fo	or the	avail	ability of th	ne site?			0-5 years		
State   Stat						,				,		
Sthe site affected by any of the following designations? (tick all that apply)   Green Belt												
AONB    BHS/SLNI/LNR/GHS   Protected Employment Land			, any	of the	follo	wing desig	nations? (ti	ck all that	app	oly)		
Open Countryside	Green Belt				SSS	I/SPA/SPAC			Mi	inerals Safegua	rding	$\boxtimes$
Open Countryside	AONB				BHS	S/SLNI/LNR	/GHS		Pr	otected		
2b. Flooding  What Flood Zone is the site in?  What is the risk of Surface Water flooding?  What is the risk of groundwater flooding?  What is the risk of groundwater flooding?  Cc. Natural Environment  Is the proposal affected by priority habitats or species?  Would the proposal likely result in adverse effects for an ecological corridor or network?  Would the proposal likely result in the loss of a TPO?  Would the proposal likely result in a loss of agricultural land?  What is the likely affect caused for Landscape Character?  What is the likely affect caused for Landscape Visibility?  Local Detrimental Impact  2d. Built Environment  Is the proposal likely to affect the historic environment?  Will the proposal promote the coalescence of separate settlements?  No  2e. Other Environment  Is the proposal site likely affected by contamination?  Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential?  No  2f. Accessibility  Bus Stop Proximity   450m   Service Frequency   >60mins interval   Shopping Centre   Secondary School   3.6km   Strategic Employment   4.2km									En	nployment Lan	d	
What Flood Zone is the site in?   Flood Zone 1	Open Count	ryside		$\boxtimes$	Оре	en Space			Pri	imary Shopping	3	
What Flood Zone is the site in?  What is the risk of Surface Water flooding?  What is the risk of groundwater flooding?  Rone  2c. Natural Environment  Is the proposal affected by priority habitats or species?  No Would the proposal likely result in adverse effects for an ecological corridor or network?  Would the proposal result in a loss of agricultural land?  What is the likely affect caused for Landscape Character?  Substantial  What is the likely affect caused for Landscape Visibility?  Local Detrimental Impact  2d. Built Environment  Is the proposal likely to affect the historic environment?  No Listed Building(s)  Grade: Choose an item. Conservation Area Other  Will the proposal promote the coalescence of separate settlements?  No  2e. Other Environment  Is the proposal site likely affected by contamination?  No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential?  None/Minimal  Sthe proposal compatible with neighbouring land uses?  No  2f. Accessibility  Bus Stop Proximity 450m Service Frequency >60mins interval  Primary School 3.6km Strategic Employment 4.2km									Fre			
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Steen proposal affected by priority habitats or species?   No	What is the	risk of Su	ırface	Wate	r floo	oding?				Medium		
Is the proposal affected by priority habitats or species?  Would the proposal likely result in adverse effects for an ecological corridor or network?  Would the proposal likely result in the loss of a TPO?  Would the proposal likely result in a loss of agricultural land?  What is the likely affect caused for Landscape Character?  What is the likely affect caused for Landscape Visibility?  Local Detrimental Impact  2d. Built Environment  Is the proposal likely to affect the historic environment?  No  Listed Building(s)  Grade: Choose an item. Conservation Area Other  Will the proposal promote the coalescence of separate settlements?  No  2e. Other Environment  Is the proposal site likely affected by contamination?  No  Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential?  None/Minimal  Is the proposal compatible with neighbouring land uses?  No  2f. Accessibility  Bus Stop Proximity  450m  Service Frequency  Service Frequency  Service Frequency  Service Frequency  Service Frequency  Service Frequency  Ackem  Secondary School  3.6km  Strategic Employment  4.2km				water	flood	ding?				None		
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Would the proposal result in a loss of agricultural land? Yes, Grade 4   What is the likely affect caused for Landscape Character? Substantial   What is the likely affect caused for Landscape Visibility? Local Detrimental Impact   2d. Built Environment Is the proposal likely to affect the historic environment? No   Listed Building(s) Grade: Choose an item. Conservation Area Other   Will the proposal promote the coalescence of separate settlements? No   2e. Other Environment No   Is the proposal site likely affected by contamination? No   Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? None/Minimal   Does the topography of the land constraint development potential? None/Minimal   Is the proposal compatible with neighbouring land uses? No   2f. Accessibility Service Frequency >60mins interval   Primary School 1.5km Town or Local Shopping Centre   Secondary School 3.6km Strategic Employment 4.2km												
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Sthe proposal likely to affect the historic environment?   No   Listed Building(s)   Grade:   Choose an item.   Conservation Area   Other   Will the proposal promote the coalescence of separate settlements?   No   Recomposed State   No   Recomposed State   R		-				•						
Is the proposal likely to affect the historic environment? No  Listed Building(s) Grade: Choose an item. Conservation Area Other  Will the proposal promote the coalescence of separate settlements? No  2e. Other Environment  Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?  Does the topography of the land constraint development potential? None/Minimal  Is the proposal compatible with neighbouring land uses? No  2f. Accessibility  Bus Stop Proximity 450m Service Frequency >60mins interval  Primary School 1.5km Town or Local Shopping Centre  Secondary School 3.6km Strategic Employment 4.2km				aused	for La	andscape V	isibility?			Local Detrime	ntal Im	pact
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or culverted watercourses?  Does the topography of the land constraint development potential?  Is the proposal compatible with neighbouring land uses?  No  2f. Accessibility  Bus Stop Proximity								table lan	Ч			
Does the topography of the land constraint development potential?  Is the proposal compatible with neighbouring land uses?  No  2f. Accessibility  Bus Stop Proximity			•		u by	OII-SILE SLIC	actures, uns	stable lain	u	NO		
Is the proposal compatible with neighbouring land uses?  2f. Accessibility  Bus Stop Proximity					l con	straint deve	elonment n	otential?		None/Minima	1	
2f. AccessibilityBus Stop Proximity450mService Frequency>60mins intervalPrimary School1.5kmTown or Local Shopping Centre2kmSecondary School3.6kmStrategic Employment4.2km						oteritiar:			•			
Bus Stop Proximity 450m Service Frequency >60mins interval Primary School 1.5km Town or Local 2km Shopping Centre Secondary School 3.6km Strategic Employment 4.2km			30,010				43631					
Primary School 1.5km Town or Local 2km Shopping Centre  Secondary School 3.6km Strategic Employment 4.2km			450	m			Service Fr	eguency		>60mins inte	erval	
Secondary School 3.6km Strategic Employment 4.2km												
Secondary School 3.6km Strategic Employment 4.2km		-		•								
,	Secondary S	School	3.6k	ĸm					ent	4.2km		
	,						_	. ,				

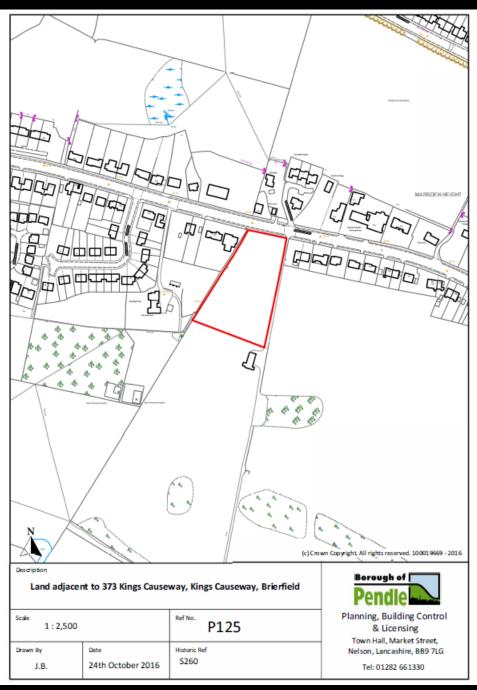
Open Space	1.3km	Convenience Store	1.9km					
Leisure Centre	4.1km	GP	2.9km					
2g. Benefits								
Will the proposal sup	Yes							
Will the proposal sup	Uncertain							
Will the proposal provide for any other benefit in additional to housing?								
No information.								

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

#### 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:	Click here to enter text.	Date Added:	Click here to enter text.

#### Site Plan



#### **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 c					•							•			
long distant views to the south somewhat contained by land Available Suitable															
								Achievable							
Yes Uncertain								Yes							
Timescales	(Anticipa	ted [	Deliver	y)											
		0	-5 yea	rs				6-10 yea	ırs	11	-15 y	ears	16 yea	ars +	
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	/27								
0	0		0		0	0		0			20		0		
1. Availability															
Is the landowner(s) aware and supports the proposals for the site?  Yes															
Is the site in				•						Yes					
Is there any											now				
If so, what is												an ite	m.		
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	ertai	n			
covenants?		. I £	- مالم م		- l-:1:4 £ 4.l-	:				C 1	0				
What are th		iles t	or the	avaii	ability of th	ie site?				p-1	0 yea	rs			
2. Suitabil 2a. Designa	_														
Is the site af		, anv	of the	follo	wing desig	nations	:7 (ti	ck all that	ann	ılv)					
Green Belt	rected by	arry			I/SPA/SPAC		, (				als Sa	fegua	rding	$\boxtimes$	
AONB					S/SLNI/LNR					otec		гедии	. ub		
7.0112				Diric	<i>5,52.11,2.111,</i>	0115		Employment Land				d			
Open Count	rvside		$\boxtimes$	Ope	en Space			$\boxtimes$				pping		П	
орон оошно	, , 5.0.0			O p s	opacc					nta	•	, , , , ,	•		
2b. Flooding	3		ı												
What Flood	Zone is tl	he sit	te in?							Flood Zone 1					
What is the	risk of Su	rface	e Wate	r floo	oding?					Ver	y low				
What is the	risk of gro	ound	lwater	flood	ding?					Nor	ne				
2c. Natural	Environm	nent													
Is the propo	sal affect	ed b	y prior	ity ha	abitats or s <sub>l</sub>	pecies?	)			No					
Would the p	roposal I	ikely	result	in ac	dverse effec	cts for a	n ec	ological		No					
corridor or i	network?														
Would the p	roposal I	ikely	result	in th	e loss of a	ГРО?				No					
Would the p							)			No, urban					
What is the	likely affe	ect ca	aused 1	or La	andscape Cl	haracte	er?	Minor							
What is the	likely affe	ect ca	aused 1	or La	andscape Vi	isibility	?			Mir	or In	npact			
2d. Built En	vironmen	nt													
Is the propo	sal likely	to af	fect th	e his	toric enviro	nment	?			No					
Listed Buildi	ng(s)		Grade	: C	hoose an it	em.	Con	servation	Are	a		Oth	er		
Will the pro	posal pro	mote	e the c	oales	scence of se	parate	sett	lements?		No					
2e. Other E	nvironme	nt													
Is the propo	sal site lil	kely a	affecte	d by	contamina	tion?				No					
Is the propo	sal site lil	kely a	affecte	d by	on-site stru	uctures	, uns	table land	b	No					
or culverted watercourses?															
Does the topography of the land constraint development potential?								Nor	ne/M	inima					
Is the proposal compatible with neighbouring land uses? Yes															
2f. Accessib	-					1									
Bus Stop Pro					nter text.			equency		_		an it			
Primary Sch	ool	Clic	k here	to e	nter text.	Town				Cl	ick h	ere to	enter	text.	
						i ∖noni	าเทฮ	Centre		Ì					

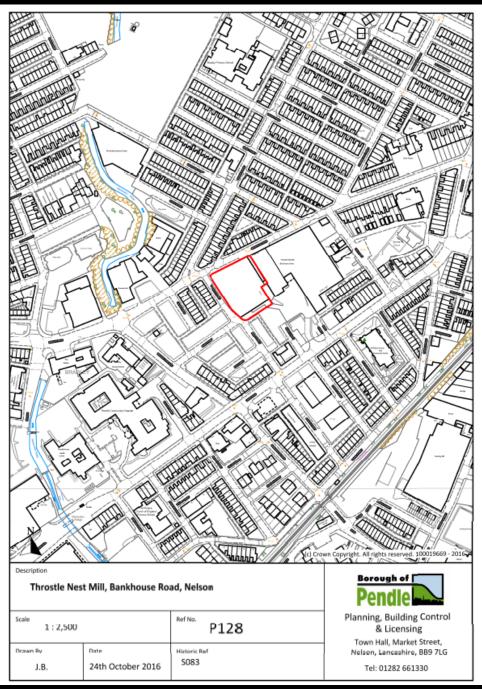
Secondary School	Click here to enter text.	Strategic Employment	Click here to enter text.			
		Site				
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.			
Leisure Centre	Click here to enter text.	Click here to enter text.				
2g. Benefits						
Will the proposal support the delivery of affordable housing?  Uncertain						
Will the proposal sup	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
No information.						

3. Achievability	
Is the site accessible to the public highway?	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:	Click here to enter text.	Date Added:	Click here to enter text.
ott pl			

#### Site Plan



#### **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

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.

Available Suitable						Achievable						
	Yes			Uncert	ain		No					
Timescales	(Anticipated	Deliver	y)									
		0-5 yea	rs				6-10 years		11-15 years 10		16 ye	ars +
2022/23	2023/24	2024/2	25	2025/26	2026/2	7						
0	0	0		0	0		0			0	8	
1. Availab	ility											
Is the landowner(s) aware and supports the proposals for the site?									No			
Is the site in single landownership?									Yes			
Is there any	developer ir	nterest i	n the	e site?					Unk	nown		
If so, what i	s the develor	oer invo	lvem	ent?					Owr	ner		
Is the site a	ffected by an	ıy tenan	cies,	third party	rights, o	r re	estricted		Yes			
covenants?												
	e timescales	for the	avail	lability of th	ne site?				Unk	nown		
2. Suitabil	ity											
2a. Designa	tions											
	ffected by an	y of the				(ti	ck all that	app	oly)			
Green Belt			SSS	I/SPA/SPAC	2			Mi	nera	ls Safegu	arding	
AONB			BHS	S/SLNI/LNR	/GHS			Pro	otect	ed		
								Em	ploy	ment Lar	nd	
Open Count	tryside		Open Space					Pri	Primary Shopping			
								Fro	rontage			
2b. Floodin												
	Zone is the								50-75% in Flood Zone 2/3			
	risk of Surfa								High			
	risk of groun		floo	ding?					Maj	or Constr	aint	
	Environmen											
	sal affected								No			
	oroposal likel	ly result	in ac	dverse effe	cts for an	ec	cological		No			
corridor or												
•	oroposal likel	•							No			
-	proposal resu								No, urban			
	likely affect					?			Little or none			
	likely affect	caused 1	for La	andscape V	isibility?				Not	visible		
2d. Built En												
Is the proposal likely to affect the historic environment?							Yes			1		
Listed Build	U.,	Grade		choose an it			servation		ea	Ot	her	$\boxtimes$
Will the pro	posal promo	te the c	oales	scence of se	eparate s	ett	lements?		No			
	nvironment											
Is the proposal site likely affected by contamination?								Uncertain				
	sal site likely		d by	on-site stru	uctures, ı	uns	stable land	t	Yes			
or culverted watercourses?												
	pography of					_	otential?		None/Minimal			
Is the proposal compatible with neighbouring land uses?							Ves					

2f. Accessibility						
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					
2g. Benefits						
Will the proposal sup	No					
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes?					

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.

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

### 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	Date Added:	Click here to enter text.
	(Withdrawn)		

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

#### **Summary Assessment**

1:2,500

J.B.

**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

P130

Historic Ref

S199

24th October 2016

Planning, Building Control

& Licensing Town Hall, Market Street,

Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

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 Uncertain Uncertain Yes **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 0 0 0 100 40 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Yes Is the site in single landownership? Is there any developer interest in the site? Yes If so, what is the developer involvement? Option/Promotion Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? **Immediately** 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** XFrontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Low What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Yes or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 130m Service Frequency >60mins interval

		1				
Primary School	150m	Town or Local	610m			
		Shopping Centre				
Secondary School	2.59km	Strategic Employment	2.3km			
		Site				
Open Space	10m	Convenience Store	700m			
Leisure Centre	2.1km	GP	530m			
2g. Benefits						
Will the proposal support the delivery of affordable housing?  Yes						
Will the proposal support the delivery of self-build/custom build homes? No						
Will the proposal provide for any other benefit in additional to housing?						
No information.						

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

#### P136 Land at Ralph Laithe, Barrowford

Settlement:	Barrowford
	Dailowiold
Ward:	Barrowford and Pendleside
Spatial Area:	M65 Urban Area
Date Added:	Click here to enter text.
S	Spatial Area:

### Site Plan (c) Crown Copyright, All rights reserved, 100019669 - 2016 Land at Ralph Laithe, Barnoldswick Road, Barrowford Planning, Building Control 1:2,500 P136 & Licensing Town Hall, Market Street, Historic Ref Nelson, Lancashire, BB9 7LG S206 24th October 2016 J.B. Tel: 01282 661330

#### **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														
	sing the s	ite fr	om th			devel	oping	g the site for housing.						
Available				Suit	table			Achievable						
	Yes				No			Yes						
Timescales	(Anticipat	ted [	Deliver	у)										
			-5 yea		ı			6-10 yea	ars	11	-15 y	ears	16 yea	ars +
2022/23	2023/24		2024/2	25	2025/26	2026	/27							
0	0		0		0	0		0			0		66	5
1. Availability														
Is the landowner(s) aware and supports the proposals for the site?									Yes					
Is the site in	single lar	ndow	vnersh	ip?						Yes				
Is there any	develope	r int	erest i	n the	e site?					Unk	now	n		
If so, what is	the deve	elope	er invo	lvem	ent?					Cho	ose a	an ite	m.	
Is the site af	fected by	any	tenan	cies,	third party	rights	, or re	estricted		No				
covenants?														
What are th		les f	or the	avail	lability of th	e site	?			Imr	nedia	tely		
2. Suitabil	-													
2a. Designa			. (	C . II .			-2 (1:	.111.111						
Is the site af	fected by	any					s? (ti							
Green Belt			$\boxtimes$		I/SPA/SPAC							tegua	rding	Ш
AONB				BHS	S/SLNI/LNR,	/GHS				otec			_	
										nployment Land				
Open Count	ryside		$\boxtimes$	Ope	en Space					imary Shopping $\Box$				
									Fro	onta	ge			
2b. Flooding														
What Flood				-						Flood Zone 1				
What is the					_					Low				
What is the			lwater	floo	ding?					None				
2c. Natural									1					
Is the propo				_						No				
Would the p	•	ikely	result	in ac	dverse effec	ts for	an ec	cological		No				
corridor or i										1				
Would the p										No				
Would the p	•									Yes, Grade 4				
What is the	-										derat			
What is the			aused 1	for La	andscape Vi	isibility	/}			Mo	derat	e Imp	oact	
2d. Built Environment														
Is the propo		to af								No				
Listed Buildi	<u> </u>		Grade		hoose an it		1	servation		ea		Oth	er	
Will the pro	· · · ·		e the c	oales	scence of se	eparate	e sett	lements?	l	No				
2e. Other Environment														
Is the proposal site likely affected by contamination?							No							
Is the propo	sal site lik	cely a	affecte	d by	on-site stru	uctures	s, uns	stable land	d	No				
or culverted watercourses?														
Does the topography of the land constraint development potential?						None/Minimal								
Is the propo	•	atible	e with	neig	hbouring la	nd use	es?			Yes				
2f. Accessib	-									1				
Bus Stop Pro	•				nter text.			equency				an it		
Primary Sch	ool	Clic	k here	to e	nter text.	Towr				Cl	ick h	ere to	enter 1	ext.
Shopping Centre														

Secondary School	Click here to enter text.	Strategic Employment	Click here to enter text.				
		Site					
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.				
Leisure Centre	ure Centre Click here to enter text. GP						
2g. Benefits	2g. Benefits						
Will the proposal support the delivery of affordable housing?  Yes							
Will the proposal sup	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No information							

3. Achievability	
Is the site accessible to the public highway?	New infrastructure
	required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	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:	Click here to enter text.
Planning History:	21/0427/OUT (Approved)	Date Added:	Click here to ente

# Site Plan Copyright. All rights reserved. 100019669 - 2016 Railway Street Garage Site, Railway Street, Nelson

#### **Summary Assessment**

1:2,500

J.B.

**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

P139

Historic Ref

S210

24th October 2016

Planning, Building Control

& Licensing Town Hall, Market Street,

Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

employmen							viabi	ility. A red	ent	plar	nning	appli	cation l	nas
been approv	ved for er	nplo	yment			2.								
Available Suitable				Achievable										
No			Yes					Uncertain						
Timescales	(Anticipa	ted [	Deliver	y)										
					-10 years   11-15 y		-15 ye	ears	16 yea	ars +				
2022/23	2023/24	1 :	2024/2	25	2025/26	2026,	/27							
0	0		0		0 0			0			0		9	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	orts the pro	posals	for tl	he site?		Und	certai	n		
Is the site in	single la	ndov	vnersh	ip?						Yes				
Is there any	develope	er int	erest i	n the	e site?					Unl	know	า		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	ın itei	m.	
Is the site af	fected by	any any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th	e timesca	ales f	for the	avail	lability of th	e site?	)			Unl	know	า		
2. Suitabil														
2a. Designa														
Is the site af	fected by	/ any	of the	follo	owing desig	nations	s? (ti	ck all that	app	oly)				
Green Belt	□ SSSI/SPA/SPAC □					Mi	inera	als Sa	fegua	rding				
AONB				] BHS/SLNI/LNR/GHS □				Pr	rotected					
									En	mployment Land				
Open Count	ryside			Ope	en Space				Pr	rimary Shopping				
									Fre	onta	ge			
2b. Flooding	3													
What Flood	Zone is the	he sit	te in?							Flo	od Zo	ne 1		
What is the risk of Surface Water flooding?														
What is the	risk of gro	ound	dwater	floo	ding?					Mir	nor Co	nstra	aint	
2c. Natural	Environm	nent												
Is the propo	sal affect	ed b	y prior	ity h	abitats or s	pecies	•			No				
Would the p	roposal I	ikely	result	in ac	dverse effe	cts for a	an ec	cological		No				
corridor or r	network?													
Would the p	roposal I	ikely	result	in th	ne loss of a	TPO?				No				
Would the p	roposal r	esul	t in a lo	oss o	f agricultur	al land	?			No,	urba	n		
What is the	likely affe	ect ca	aused 1	for La	andscape C	haracte	er?			Little or none				
What is the	likely affe	ect ca	aused 1	for La	andscape V	isibility	?			Not	t visib	le		
2d. Built En	vironmen	nt												
Is the propo	sal likely	to af	ffect th	e his	storic enviro	nment	t?			No				
Listed Buildi	ing(s)		Grade	e: C	hoose an it	em.	Con	servation	n Are	ea		Oth	er	
Will the pro	posal pro	mote	e the c	oales	scence of se	eparate	sett	lements	)	No	•	•		•
2e. Other Ei	nvironme	nt												
Is the propo	sal site lil	kely a	affecte	d by	contamina	tion?				Und	certai	n		
Is the propo	sal site lil	kely a	affecte	d by	on-site stru	uctures	, uns	table lan	d	Und	certai	n		
or culverted		•		•										
Does the to	pography	of th	he land	con	straint deve	elopme	ent p	otential?		Noi	ne/M	inima	I	
Is the propo											entia			
2f. Accessib														
Bus Stop Pro		80n	n			Servi	ce Fr	equency		20	0-40n	nins ir	nterval	
Primary Sch	-	600	)m			Town				74	40m			
•				Shopping Cent				Centre						

Secondary School	830m	Strategic Employment	280m			
		Site				
Open Space	0m	Convenience Store	250m			
Leisure Centre	930m	GP	1km			
2g. Benefits						
Will the proposal support the delivery of affordable housing?  No						
Will the proposal support the delivery of self-build/custom build homes? No						
Will the proposal provide for any other benefit in additional to housing?						
No information						

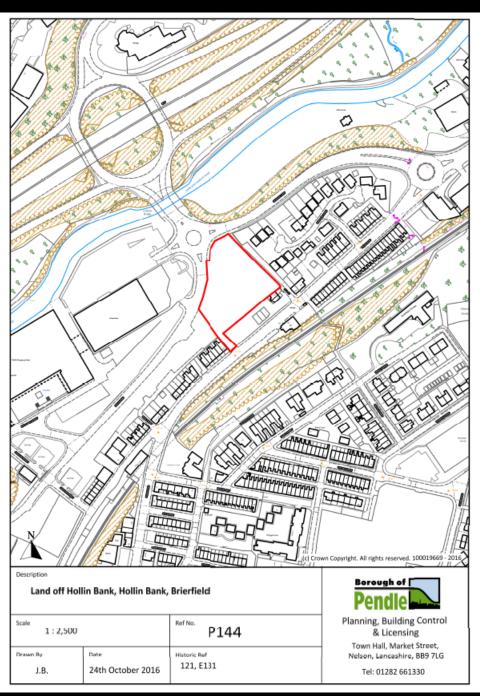
Will the proposal provide for any other benefit in additional to housing?
No information

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

#### 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:	Click here to enter text.

#### Site Plan



#### **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 P	endle wh	ich s	uffers	from	poor land	values	and	as such it	is uı	ncle	ar wh	ether	the	
proposal is	deliverabl	e.												
Available			Suitable			Achievable								
Yes			Yes				Uncertain							
Timescales	(Anticipat	ted [	Deliver	y)										
0-5 yea			-5 yeaı	rs			6-10 yea	ars	11	-15 ye	ears	16 yea	ars +	
2022/23	2023/24		2024/2	25	2025/26	2026	/27							
0	0		0		0	0		0			19		0	
1. Availab	ility													
Is the lando	wner(s) a	ware	e and s	uppc	rts the pro	posals	for t	he site?		Yes				
Is the site in	single lar	ndov	vnersh	ip?						Yes				
Is there any	develope	r int	erest i	n the	site?					Unł	know	n		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	n ite	m.	
Is the site af	fected by	any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th		les f	or the	avail	ability of th	e site î	?			Unk	know	n		
2. Suitabil	2. Suitability													
2a. Designa														
Is the site affected by any of the following designations? (tick all that apply)														
Green Belt	n Belt 🔲 SSSI/SPA/SPAC 🗀					Mi	nerals Safeguarding							
AONB				BHS	S/SLNI/LNR,	/SLNI/LNR/GHS □ F			Pro	otected				
									Em	ployment Land				
Open Count	ryside			Ope	en Space				Pri	imary Shopping				
									Fro	onta	ge			
2b. Flooding														
What Flood											od Zo			
What is the risk of Surface Water flooding? Very low														
	What is the risk of groundwater flooding?  Major Constraint													
2c. Natural														
Is the propo				_						Yes	, with	in bu	ffer zor	ne
Would the p	-	kely	result	in ac	dverse effec	ts for	an ed	ological		Yes	, mini	imal i	mpact	
corridor or i														
Would the p	•									No				
Would the p	•									No, urban				
What is the					•					Little or none				
What is the	•		aused 1	or La	andscape Vi	isibility	/?			Not	visib	le		
2d. Built En														
Is the propo	r i	to af								No		1		
Listed Buildi	<u> </u>		Grade		hoose an it			servation		ea		Oth	er	
Will the pro	· · · · ·		e the c	oales	scence of se	eparate	e sett	:lements?		No				
2e. Other E														
Is the propo										Und	certai	n		
Is the propo		-		d by	on-site stru	uctures	s, uns	stable land	d	Und	certai	n		
or culverted														
Does the to								otential?			ne/M	inima	1	
Is the propo	•	atibl	e with	neig	hbouring la	nd use	s?			Yes				
2f. Accessib	-	61:												
Bus Stop Pro	-				nter text.			equency		Choose an item.				
Primary Sch	001	Clic	k nere	to e	nter text.	Towr				Cl	ick he	ere to	enter t	ext.
						ı snop	มเทฐ	Centre		1				

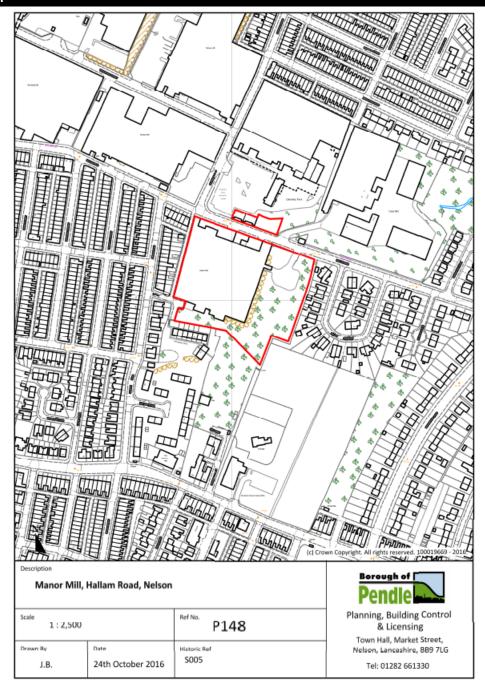
Secondary School	Click here to enter text.	Strategic Employment	Click here to enter text.			
		Site				
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.			
Leisure Centre	Click here to enter text.	GP	Click here to enter text.			
2g. Benefits						
Will the proposal support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

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

#### 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:	Click here to enter text.	Date Added:	Click here to enter text.

#### Site Plan



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

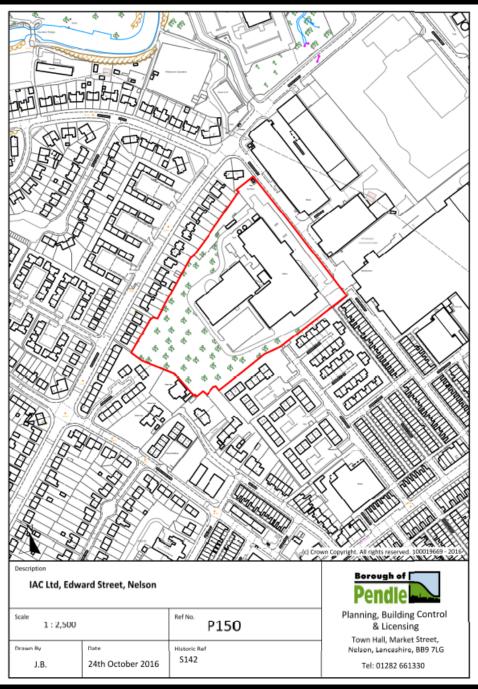
Primary School	800m	Town or Local	1km
		Shopping Centre	
Secondary School	900m	Strategic Employment	0m
		Site	
Open Space	10m	Convenience Store	450m
Leisure Centre	1km	GP	640m
2g. Benefits			
Will the proposal su	pport the delivery of afford	able housing?	No
Will the proposal su	No		
Will the proposal pro	ovide for any other benefit	in additional to housing?	
No information.			
3. Achievability			

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

#### P150, IAC Ltd, Edward Street, Nelson

77	Settlement:	Nelson
2.59	Ward:	Bradley
Brownfield	Spatial Area:	M65 Urban Area
Click here to enter text.	Date Added:	Click here to enter text.
(	Brownfield	2.59 Ward: Brownfield Spatial Area:

#### Site Plan



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

Primary School	1.2km	Town or Local	2.2km		
		Shopping Centre			
Secondary School	1.7km	Strategic Employment	0m		
		Site			
Open Space	200m	Convenience Store	500m		
Leisure Centre	1.7km	GP	1.7km		
2g. Benefits					
Will the proposal su	No				
Will the proposal su	No				
Will the proposal provide for any other benefit in additional to housing?					
No information					

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

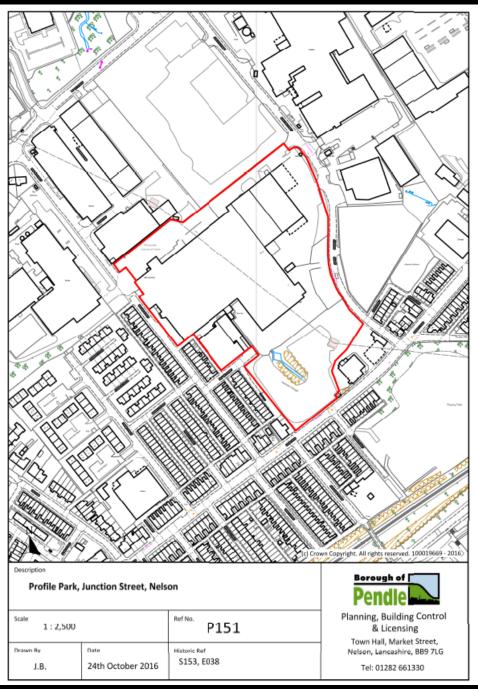
No

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

#### 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:	Click here to enter text.	Date Added:	Click here to enter text.
C'L - Dis-			

#### Site Plan



#### **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				_	•			•	land	, an	d has	beer	n evider	nced
by the Employment Land Review														
Available			Suitable			Achievable								
No			No			Uncertain								
Timescales (Anticipated Delivery)														
							6-10 years   11-15 years   16 y			16 yea	ars +			
2022/23	2023/24	1 2	2024/2	25	2025/26	2026/	27							
0	0		00		0	0		0		0 120			0	
	1. Availability													
Is the landowner(s) aware and supports the proposals for the site?  Uncertain  Yes														
				_						Yes		_		
Is there any											now			
If so, what is										Choose an item.				
Is the site af	тестеа ву	/ any	tenan	cies,	tnira party	rights,	or re	estricted		Und	ertai	n		
covenants? What are th	a timasca	aloc f	or the	avail	lability of th	o cito?				Hol	now	2		
2. Suitabil		iles it	or the	avan	ability of th	ie site:				OH	KIIOW			
2a. Designa														
Is the site af		, anv	of the	follo	wing desig	nations	? (ti	ck all that	ann	ılv)				
Green Belt	rected by	, a,			I/SPA/SPAC		. (				als Sa	fegua	rding	П
AONB					S/SLNI/LNR,						nerals Safeguarding   tected			
AOND				Dit	o, ocivi, civit,	7 0115				otected 🛮 🖂 nployment Land				
Open Count	rvside		П	One	en Space									П
open count	i ysiac			Ор	en space					rontage				
2b. Flooding	3										<u> </u>			
What Flood Zone is the site in?								Flood Zone 1						
What is the	risk of Su	rface	Wate	r flo	oding?					Hig	h			
What is the	risk of gro	ound	lwater	floo	ding?					Major Constraint				
2c. Natural	Environm	nent												
Is the propo	sal affect	ed by	y prior	ity h	abitats or s	pecies?				No				
Would the p	roposal I	ikely	result	in ac	dverse effec	cts for a	n ec	cological		No				
corridor or r	network?													
Would the p	roposal I	ikely	result	in th	ne loss of a	ГРО?				No				
Would the proposal result in a loss of agricultural land?							No, urban							
What is the likely affect caused f				for Landscape Character?					Litt	le or i	none			
What is the likely affect caused for Landscape Visibility?							Not visible							
2d. Built Environment														
Is the propo	sal likely	to af	fect th	e his	toric enviro	nment	?			No				
Listed Buildi	ng(s)		Grade	: C	hoose an it	em.	Con	servation	Are	a		Oth	er	
Will the proposal promote the coalescence of separate settlements?						No								
2e. Other E	nvironme	nt												
Is the proposal site likely affected by contamination?							Yes							
Is the proposal site likely affected by on-site structures, unstable land Y							Yes							
or culverted watercourses?														
Does the topography of the land constraint development potential?							None/Minimal							
Is the propo	•	atible	e with	neig	hbouring la	nd uses	5?			No				
2f. Accessib	-					T								
Bus Stop Pro		50n		Service Frequency <20mins interval										
Primary Sch	ool	1.5k	1.5km Town or Local					2.	2km					
Shonning Centre				Centre		1								

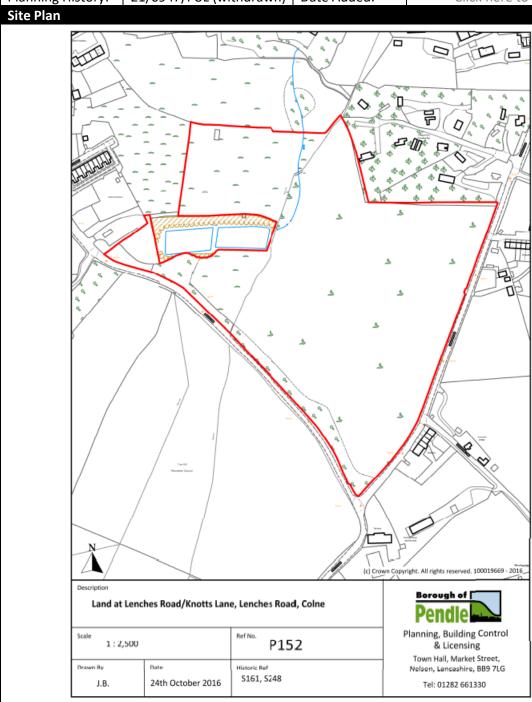
Secondary School	1.5km	1.5km Strategic Employment			
		Site			
Open Space	400m	Convenience Store	300m		
Leisure Centre	1.5km	GP	1.5km		
2g. Benefits					
Will the proposal su	No				
Will the proposal su	No				
Will the proposal provide for any other benefit in additional to housing?					
No information.					

Will the proposal provide for any other benefit in additional to housing	?
No information.	

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	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:	Click here to enter text.
C'L. Plan	21,03 17,1 01 (Withard Will)	Date Added.	Chek here to effect te



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

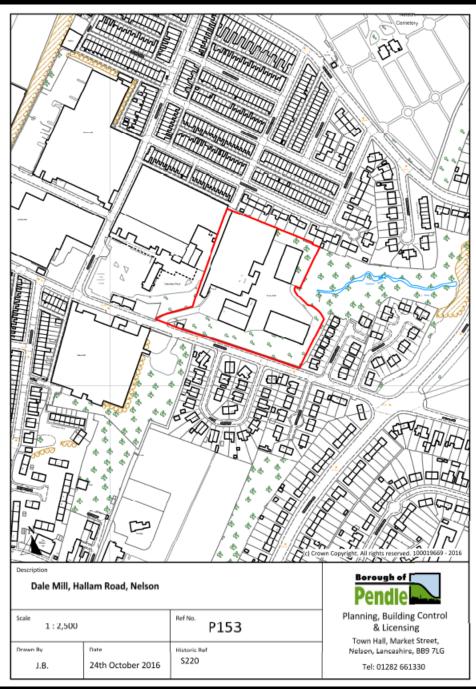
Primary School	1km	Town or Local	800m	
		Shopping Centre		
Secondary School	1.6km	Strategic Employment	750m	
		Site		
Open Space	100m	Convenience Store	600m	
Leisure Centre	1km	GP	1.07km	
2g. Benefits				
Will the proposal sup	No			
Will the proposal sup	No			
Will the proposal provide for any other benefit in additional to housing?				
No information.				

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

#### Site Plan



#### **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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 0 49 1. Availability Is the landowner(s) aware and supports the proposals for the site? Uncertain Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected X**Employment Land** Open Countryside **Open Space Primary Shopping Frontage** 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? Little or none What is the likely affect caused for Landscape Visibility? Not visible 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) Grade: Choose an item. **Conservation Area** Other  $\boxtimes$ Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? Yes Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? Minor Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 660m Service Frequency 20-40mins interval

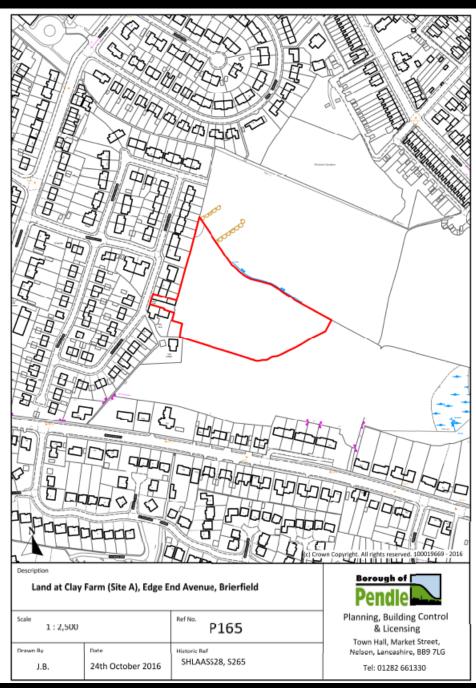
Primary School	670m	Town or Local	1km		
		Shopping Centre			
Secondary School	980m	Strategic Employment	0m		
		Site			
Open Space	0m	Convenience Store	550m		
Leisure Centre	1.10km	GP	790m		
2g. Benefits					
Will the proposal sup	No				
Will the proposal sup	No				
Will the proposal provide for any other benefit in additional to housing?					
No information.					
3. Achievability					

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

# 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:	Click here to enter text.	Date Added:	Click here to enter text.

### Site Plan



#### **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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 75 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П Minerals Safeguarding **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside **Open Space Primary Shopping** Frontage 2b. Flooding Flood Zone 1 What Flood Zone is the site in? What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes **Conservation Area** Other П Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Yes or culverted watercourses? Does the topography of the land constraint development potential? Minor Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 240m Service Frequency 20-40mins interval

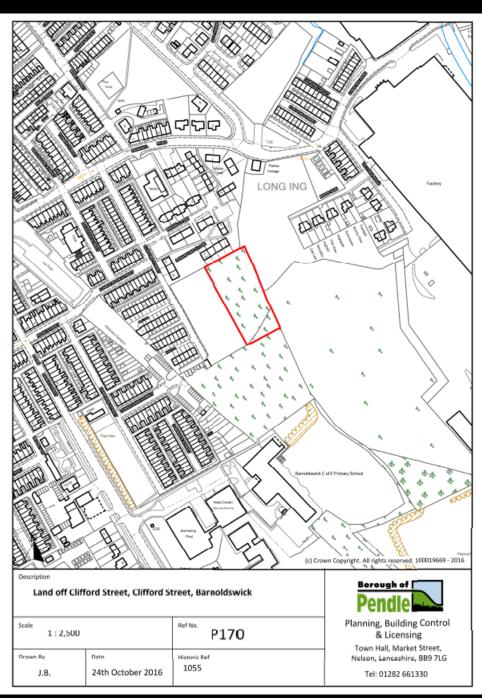
Primary School	500m	Town or Local	1.4km	
		Shopping Centre		
Secondary School	300m	Strategic Employment	3.5km	
		Site		
Open Space	200m	Convenience Store	500m	
Leisure Centre	2.3km	GP	1.5km	
2g. Benefits				
Will the proposal sup	No			
Will the proposal support the delivery of self-build/custom build homes? Uncertain				
Will the proposal provide for any other benefit in additional to housing?				
No information.				

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

# P170 Land at Clifford Street, Barnoldswick

Barnoldswick
Barnoldswick
West Craven
e to enter text.
(

#### Site Plan



### **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 in not considered deliverable within the next 15-years. Available Suitable Achievable No Yes No **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2024/25 2023/24 2025/26 2026/27 0 0 0 0 12 0 1. Availability 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 Uncertain covenants? What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding X BHS/SLNI/LNR/GHS **AONB** Protected **Employment Land** Open Countryside **Open Space Primary Shopping** XFrontage 2b. Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? **Major Constraint** 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No **Conservation Area** Other Listed Building(s) Grade: Choose an item. Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? No 2f. Accessibility **Bus Stop Proximity** 240m Service Frequency 20-40mins interval

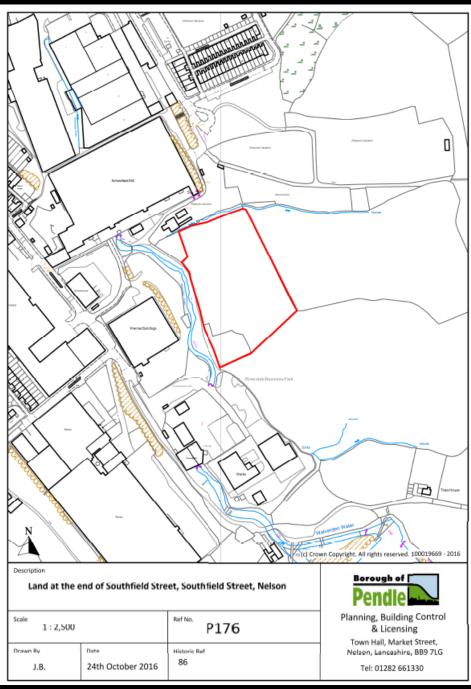
Primary School	450m	Town or Local	350m		
,		Shopping Centre			
Secondary School	600m	Strategic Employment	300m		
		Site			
Open Space	0m	Convenience Store	410m		
Leisure Centre	600m	GP	430m		
2g. Benefits					
Will the proposal support the delivery of affordable housing?  Yes					
Will the proposal support the delivery of self-build/custom build homes? Uncertain					
Will the proposal provide for any other benefit in additional to housing?					
No information					

3. Achievability	
Is the site accessible to the public highway?	No
Is the site served or serviceable to utility infrastructure?	New Infrastructure
	Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	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:	Click here to enter text.	Date Added:	Click here to enter text.
C' DI			

#### Site Plan



#### **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 **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2022/23 2023/24 2024/25 2025/26 2026/27 0 0 0 40 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC П П Minerals Safeguarding  $\boxtimes$ **AONB** BHS/SLNI/LNR/GHS Protected **Employment Land** Open Countryside **Open Space Primary Shopping Frontage** 2b. Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate Minor Impact What is the likely affect caused for Landscape Visibility? 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other П Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? Minor Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 500m Service Frequency 40-60mins interval

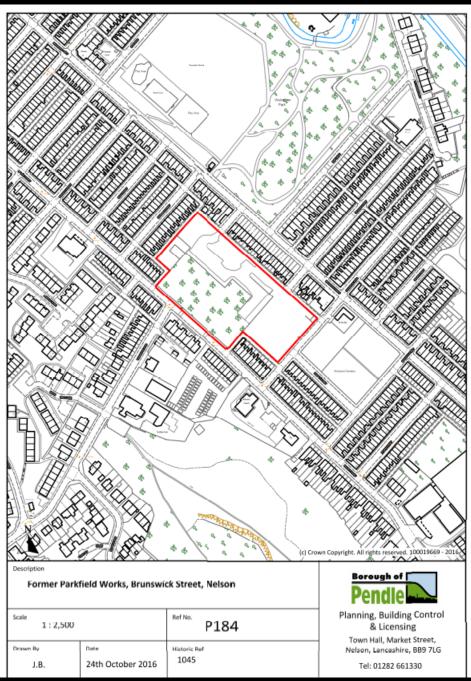
Primary School	780m	Town or Local	1.1km	
		Shopping Centre		
Secondary School	1.35km	Strategic Employment	30m	
		Site		
Open Space	Click here to enter text.	Convenience Store	920m	
Leisure Centre	Click here to enter text.	GP	1.29km	
2g. Benefits				
Will the proposal support the delivery of affordable housing?				
Will the proposal support the delivery of self-build/custom build homes? Uncertain				
Will the proposal provide for any other benefit in additional to housing?				
No information.				

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

# 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:	Click here to enter text.





#### **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				Suit	table			Achievable						
	No				Yes			No						
Timescales (Anticipated Delivery)														
	0-5 years 6-10 ye					6-10 yea	rs	11	-15 ye	ears	16 yea	ars +		
2022/23	2023/24	. 2	2024/2	25	2025/26	2026,	/27							
0	0		0		0	0		0			0		49	)
1. Availability														
Is the landowner(s) aware and supports the proposals for the site?														
Is the site in	single lar	ndow	vnersh	ip?						Yes				
Is there any	develope	er inte	erest i	n the	e site?					Unl	know	n		
If so, what is	s the deve	elope	er invo	lvem	ent?					Cho	ose a	n ite	m.	
Is the site af	fected by	any	tenan	cies,	third party	rights,	or re	estricted		Und	certai	n		
covenants?														
What are th	e timesca	les f	or the	avail	lability of th	e site?	1			Unl	know	n		
2. Suitabil	_													
2a. Designa	tions													
Is the site af	fected by	any	of the	follo	owing desig	nations	s? (ti	ck all that	app	ly)				
Green Belt				SSS	I/SPA/SPAC	2			Mi	nera	als Sa	fegua	rding	$\boxtimes$
AONB				BHS	S/SLNI/LNR,	/GHS			Pro	otec	ted			
									Em	mployment Land				
Open Count	ryside			Ope	en Space				Pri	imary Shopping				
									Fro	onta	ge			
2b. Flooding														
What Flood										Flood Zone 1				
What is the										High				
What is the			water	floo	ding?					Ma	jor Co	nstra	int	
2c. Natural	Environm	ent												
Is the propo										No				
Would the p	•	ikely	result	in ac	dverse effec	cts for a	an ec	ological		No				
corridor or i														
Would the p										No				
Would the p											urba			
What is the	-				•						le or			
What is the			aused 1	or La	andscape Vi	isibility	?			Not	visib	le		
2d. Built En									-					
Is the propo	ľ	to af								No	1	1		1
Listed Buildi	• • •		Grade		hoose an it			servation		ea		Oth	er	
Will the proposal promote the coalescence of separate settlements?							No							
2e. Other Environment														
Is the proposal site likely affected by contamination?						Und	certai	n						
Is the proposal site likely affected by on-site structures, unstable land							t	Und	certai	n				
or culverted watercourses?														
Does the topography of the land constraint development potential? None/Minimal						l								
	Is the proposal compatible with neighbouring land uses?  Yes													
2f. Accessib						Г				ı				
Bus Stop Pro		360						equency		+		nins ir	nterval	
Primary Sch	ool	780	)m			Town				1.	1km			
	Shopping Centre													

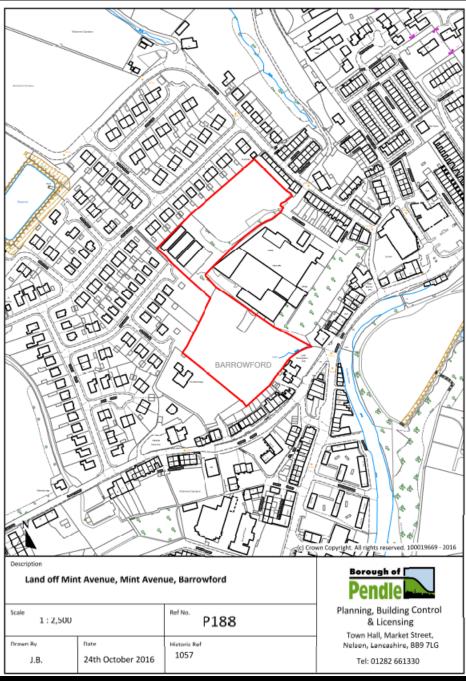
Secondary School	1.35km	Strategic Employment	30m				
		Site					
Open Space	30m	Convenience Store	930m				
Leisure Centre	1.07km	GP	1.29km				
2g. Benefits							
Will the proposal sup	Will the proposal support the delivery of affordable housing?  No						
Will the proposal sup	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No Information.							

3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	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:	Click here to enter text.

### Site Plan



#### **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.

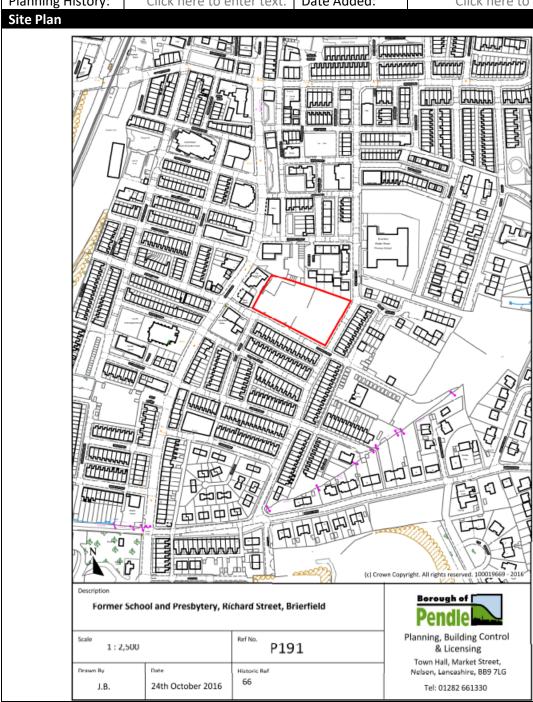
within the next 15 years.											
Available						Achievable					
Yes			Uncerta	ain				Uncertain			
Timescales (Anticipated	Deliver	y)									
(	0-5 year	·s				6-10 yea	rs 2	11-15 ye	ears	16 yea	ars +
2022/23 2023/24	2024/2	25	2025/26	2026/2	7						
0 0	0		0	0		0		0		50	)
1. Availability											
Is the landowner(s) aware and supports the proposals for the site?									n		
Is the site in single lando	wnershi	ip?					N	lo			
Is there any developer in	terest i	n the	site?				U	Inknowr	า		
If so, what is the develop	er invol	vem	ent?				C	hoose a	n ite	m.	
Is the site affected by any	y tenan	cies,	third party	rights, o	r re	estricted	U	Incertaii	n		
covenants?											
What are the timescales	for the	avail	ability of th	e site?			6	-10 yeai	rs		
2. Suitability											
2a. Designations											
Is the site affected by any	y of the	follo	wing desig	nations?	(tio	ck all that	apply	/)			
Green Belt		SSS	I/SPA/SPAC	;			Mine	Ninerals Safeguarding ☐			
AONB		BHS	S/SLNI/LNR,	/GHS			Prot	rotected			
							Emp	mployment Land			
Open Countryside		Оре	en Space				Prim	rimary Shopping			
							Fron	rontage			
2b. Flooding											
What Flood Zone is the si	ite in?						F	lood Zoi	ne 1		
What is the risk of Surfac	e Wate	r floc	oding?				L	ow			
What is the risk of ground	dwater	flood	ding?				٨	Minor Constraint			
2c. Natural Environment	;										
Is the proposal affected b	oy prior	ity ha	abitats or s	pecies?			N	No			
Would the proposal likely	y result	in ac	lverse effec	ts for an	ec	ological	N	No			
corridor or network?											
Would the proposal likely	y result	in th	e loss of a	гро?			N	No			
Would the proposal result in a loss of agricultural land?							Υ	Yes, Grade 4			
What is the likely affect caused for Landscape Character?						L	ittle or r	none			
What is the likely affect caused for Landscape Visibility?						Λ	/linor Im	pact			
2d. Built Environment											
Is the proposal likely to affect the historic environment?							Υ	es			
Listed Building(s) ☐ Grade: Grade II* Conservation A							Area	$\boxtimes$	Oth	er	
Will the proposal promote the coalescence of separate settlements?							N	lo	•		
2e. Other Environment											
Is the proposal site likely	affecte	d by	contamina	tion?			N	No			
Is the proposal site likely	affecte	d by	on-site stru	ıctures, ι	ıns	table land	J b	Incertaii	n		
or culverted watercourses?											

Does the topography	None/Minimal					
Is the proposal comp	Yes					
2f. Accessibility						
Bus Stop Proximity	190m	Service Frequency	20-40mins interval			
Primary School	270m	Town or Local	110m			
	Shopping Centre					
Secondary School	1.85km	Strategic Employment	2.6km			
		Site				
Open Space	10m	Convenience Store	600m			
Leisure Centre	1.25km	GP	540m			
2g. Benefits						
Will the proposal sup	Yes					
Will the proposal sup	P No					
Will the proposal provide for any other benefit in additional to housing?						
No information.						

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



#### **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 wi							_			
which experiences po	oor viability	and as such is r	not conside	red delive	rable in	the short	or med	ium		
term.		1		1						
Available		Suitable		Achieval	ole					
Yes		Uncert	ain			No				
Timescales (Anticipa			1							
	0-5 yea	1	1	6-10 yea	ırs   11	15 years	16 ye	ars +		
2022/23 2023/24	1 2024/	25 2025/26	2026/27							
0 0	0	0	0	0		17	0	i		
1. Availability										
Is the landowner(s) a			posals for t	he site?		certain				
Is the site in single la		•			Yes					
Is there any develope					No					
If so, what is the dev	•				Ch	oose an ite	m.			
Is the site affected by	y any tenar	icies, third party	rights, or r	estricted	Un	certain				
covenants?										
What are the timesca	ales for the	availability of th	ne site?		Un	known				
2. Suitability										
2a. Designations										
Is the site affected by	y any of the			ck all that						
Green Belt		SSSI/SPA/SPAC			Miner	als Safegua	rding			
AONB		BHS/SLNI/LNR	/GHS		Protec					
						mployment Land				
Open Countryside		Open Space				rimary Shopping				
					Fronta	rontage				
2b. Flooding					1					
What Flood Zone is t						25-50% in Flood Zone 2/3				
What is the risk of Su						High				
What is the risk of gr		flooding?			Ma	ijor Constra	aint			
2c. Natural Environm					1					
Is the proposal affect			•		No					
Would the proposal I	•	: in adverse effe	cts for an ed	cological	No					
corridor or network?										
Would the proposal I	•					No				
Would the proposal i						, urban				
What is the likely affor						tle or none				
What is the likely affor		for Landscape V	isibility?		No	t visible				
2d. Built Environment										
Is the proposal likely	Grade				No			_		
Listed Building(s)	Area	□ Oth	ner	Ш						
Will the proposal pro		coalescence of se	eparate set	tlements?	No					
2e. Other Environme			2		1					
Is the proposal site li	No d Yes									
The state of the s	Is the proposal site likely affected by on-site structures, unstable land									
or culverted watercourses?										
Does the topography				otential?		None/Minimal				
Is the proposal comp	atible with	neighbouring la	ind uses?		Yes	5				
2f. Accessibility	1		1		1					
Bus Stop Proximity 100m Service Frequency						20mins into	erval			

Primary School	150m	50m Town or Local	
,,		Shopping Centre	
Secondary School	610m	Strategic Employment	2.1km
,		Site	
Open Space	100m	Convenience Store	330m
Leisure Centre	2.37km	GP	320m
2g. Benefits			
Will the proposal sup	pport the delivery of afford	able housing?	No
Will the proposal sup	pport the delivery of self-bu	uild/custom build homes?	Uncertain
Will the proposal pro	ovide for any other benefit	in additional to housing?	
No Information.			
3. Achievability			
Is the site accessible	Yes		
Is the site served or	Yes		
Is the site affected b	No		
Is the proposal viable	e?		No

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

No