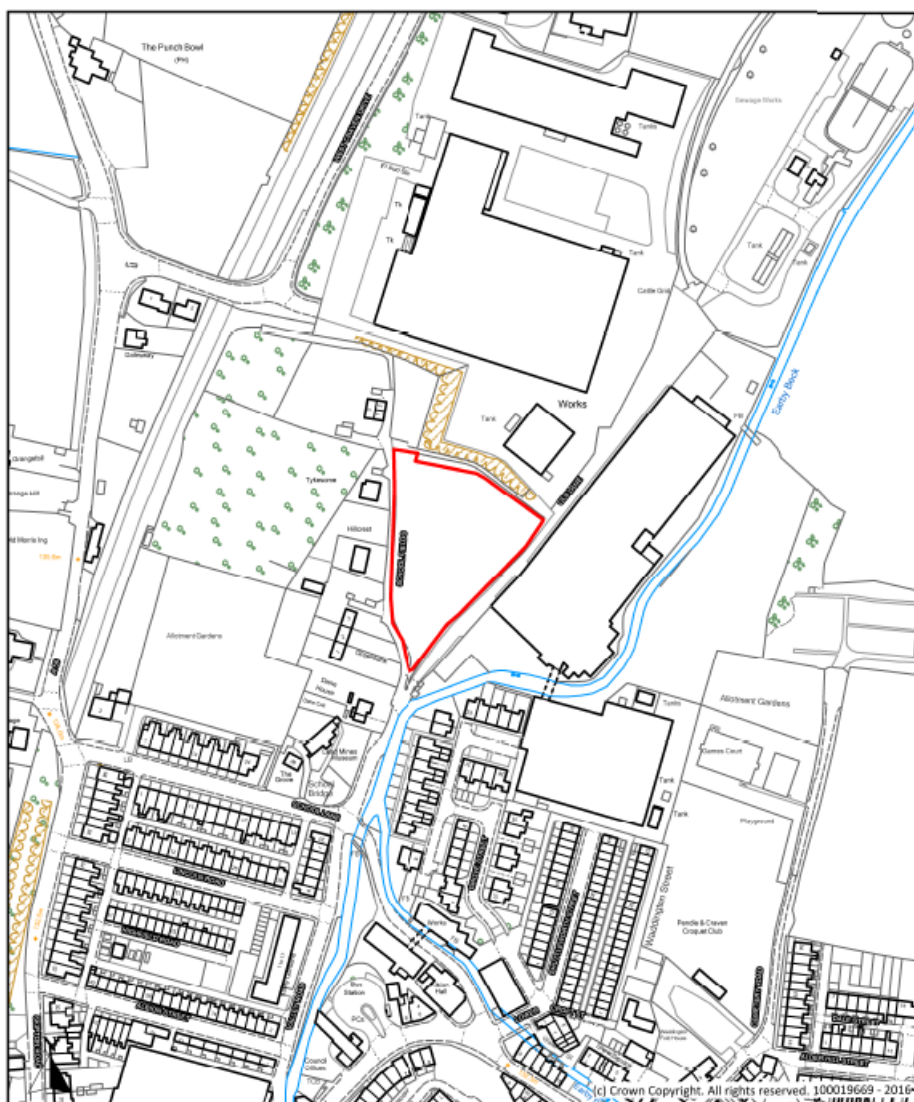


## P205 Land off School Fields, Earby

### Site Details

Capacity:	18	Settlement:	Earby
Site Area (ha):	0.53	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Land off School Fields, Old Lane, Earby**

Scale

1 : 2,500

Ref No.

**P205**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

836



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Relatively small scale site located within the settlement boundary, contained on all sides by neighbouring land uses. The site benefits from relatively strong accessibility to existing services available within Earby. The site is adjacent to the Earby Conservation Area and located near to the former Grammar School (Grade II\*). The proposal has the potential to harm the

historic environment subject to its design, however the proximity of existing industrial uses is likely to detract from this environment at present. There is some flood risk associated with the site. The site is adjacent to existing industrial uses which are likely to be incompatible to the proposed residential use. Mitigation measures to reduce potential effects from noise/air pollution will need to be explored. The intentions of the landowner are unknown. The site is therefore assessed as not being deliverable within the next 15 years.							
Available		Suitable		Achievable			
Uncertain		Uncertain		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	18
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Uncertain		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Unknown		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					<25% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Uncertain		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II*	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					No		

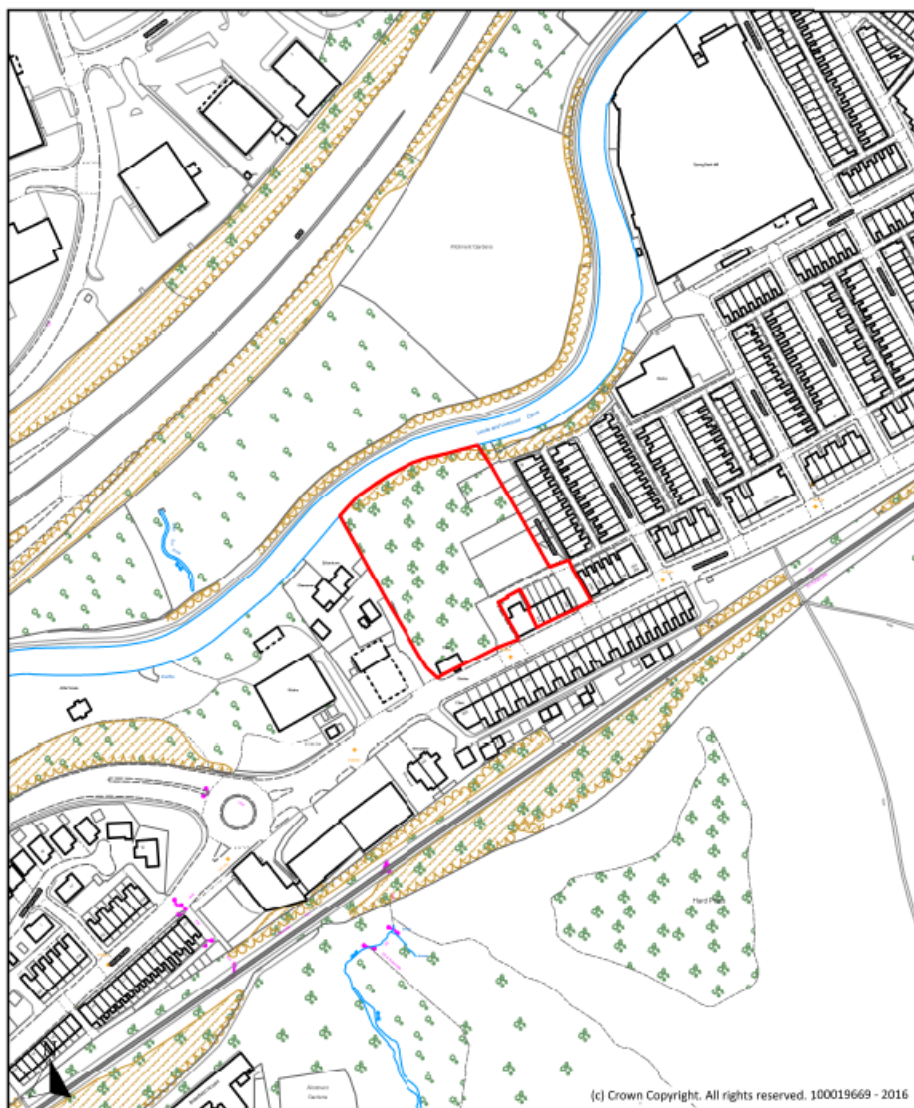
<b>2f. Accessibility</b>			
Bus Stop Proximity	220m	Service Frequency	20-40mins interval
Primary School	780m	Town or Local Shopping Centre	150m
Secondary School	2.61km	Strategic Employment Site	0m
Open Space	0m	Convenience Store	280m
Leisure Centre	2.63km	GP	<a href="#">Click here to enter text.</a>
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No


## P209 Former Joinery Works, Nelson

### Site Details

Capacity:	47	Settlement:	Nelson
Site Area (ha):	0.88	Ward:	Whitefield and Walverden
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	13/07/0495P (Lapsed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description <b>Former Joinery Works, Manchester Road, Nelson</b>			 <b>Borough of Pendle</b> Planning, Building Control & Licensing  Town Hall, Market Street, Nelson, Lancashire, BB9 7LG  Tel: 01282 661330
Scale <b>1 : 2,500</b>		Ref No. <b>P209</b>	
Drawn By <b>J.B.</b>	Date <b>24th October 2016</b>	Historic Ref <b>1044</b>	



### Summary Assessment

**Summary:** Previously developed site within the settlement boundary of Nelson, accessible to both Nelson and Brierfield town centres and located on the Mainline High Quality Bus Network. The site is therefore highly accessible and its development for housing would promote travel by non-car modes of transport. The site is located close to the Leeds and Liverpool Canal and Whitefield

Conservation Area. This creates sensitivities which will need to be addressed through the detailed design of the proposal but does not render the site unsuitable for housing. The former use of the site creates possible viability issues due to associated contamination and ground stability. The site is in an area which experiences poor viability – as reflected by the planning history of the site.							
Available			Suitable		Achievable		
Yes			Yes		No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	47	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					Yes, adjoins site		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Uncertain		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	0m			Service Frequency	<20mins interval		

Primary School	710m	Town or Local Shopping Centre	730m
Secondary School	2.1km	Strategic Employment Site	1.1km
Open Space	0m	Convenience Store	120m
Leisure Centre	1.13km	GP	1.28km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P211 Land off Fry Street, Nelson

Site Details			
Capacity:	30	Settlement:	Nelson
Site Area (ha):	0.42	Ward:	Marsden and Southfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	17/0202/OUT (w'drawn)	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description			
Land off Fry Street, Fry Street, Nelson		Planning, Building Control & Licensing	
Scale	1 : 2,500	Ref No.	P211
Drawn by	J.B.	Date	24th October 2016
		Historic Ref	217
		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	

### Summary Assessment

**Summary:** Contained site within the settlement boundary of Nelson. The site is accessible to a good range of services. Its development would promote modal shift to non-car modes of transport. The proposal site is relatively unconstrained by physical factors. The principal barrier to

development is viability, with the site located in an area of the borough which experiences poor viability. The site is not considered deliverable in the short or medium term.							
Available			Suitable		Achievable		
Yes			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	30	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	250m			Service Frequency	40-60mins interval		
Primary School	420m			Town or Local Shopping Centre	670m		

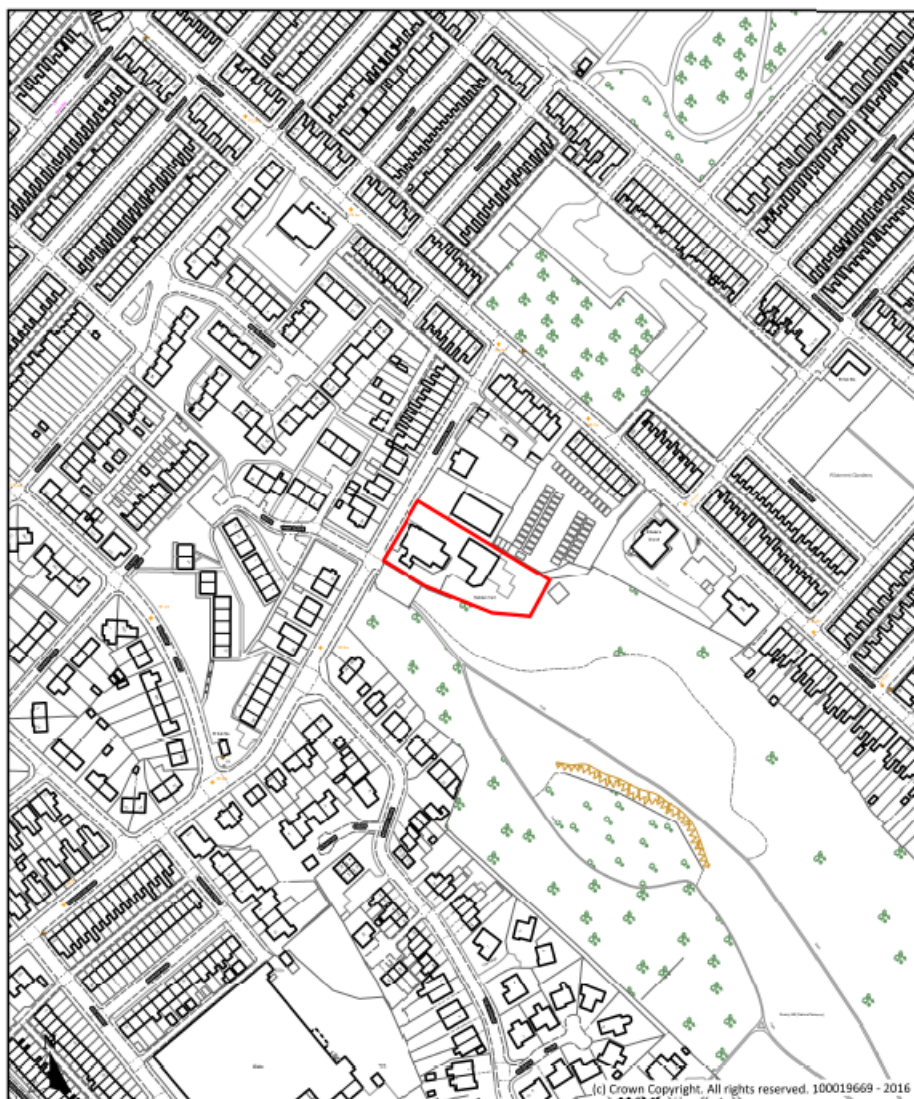
Secondary School	670m	Strategic Employment Site	100m
Open Space	120m	Convenience Store	290m
Leisure Centre	810m	GP	800m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P224 Russell Brothers Ltd, Nelson

### Site Details

Capacity:	8	Settlement:	Nelson
Site Area (ha):	0.27	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	22/0148/REM (Industrial)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Russell Brothers Ltd, Waidshouse Road, Nelson

Scale

1 : 2,500

Ref No.

P224

Drawn By

J.B.

Date

24th October 2016

Historic Ref

1046



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Previously developed site within the settlement boundary of Nelson. The site benefits from reasonable accessibility to existing services and facilities. The site is relatively unconstrained. The site's existing land uses may result in ground contamination/stability issues which would increase costs of redeveloping the site. The site is not however available for housing, being in

active employment use with a recent application approved to develop these uses further. As a result the site is not considered deliverable for housing for the next 15-years.							
Available			Suitable		Achievable		
No			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	8
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	50m			Service Frequency	20-40mins interval		
Primary School	690m			Town or Local Shopping Centre	810m		

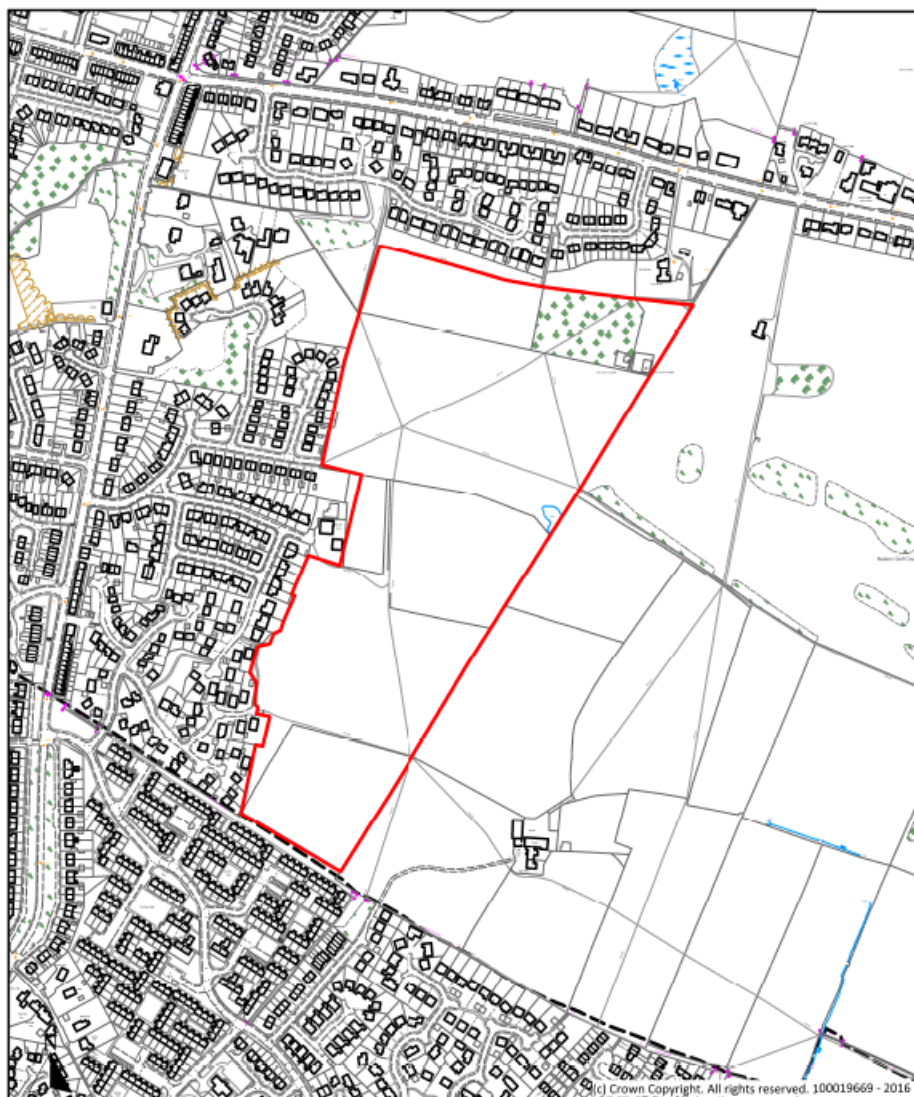
Secondary School	1.58km	Strategic Employment Site	710m
Open Space	0m	Convenience Store	400m
Leisure Centre	1.3km	GP	1.45km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P225 Little Tom's Farm, Brierfield

### Site Details

Capacity:	150	Settlement:	Brierfield
Site Area (ha):	14.52	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	17/0008/OUT (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Little Tom's Farm, Little Tom's Lane, Brierfield

Scale

1 : 5,000

Ref No.

P225

Drawn By

J.B.

Date

24th October 2016

Historic Ref

GEN/01/08/2011/04



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

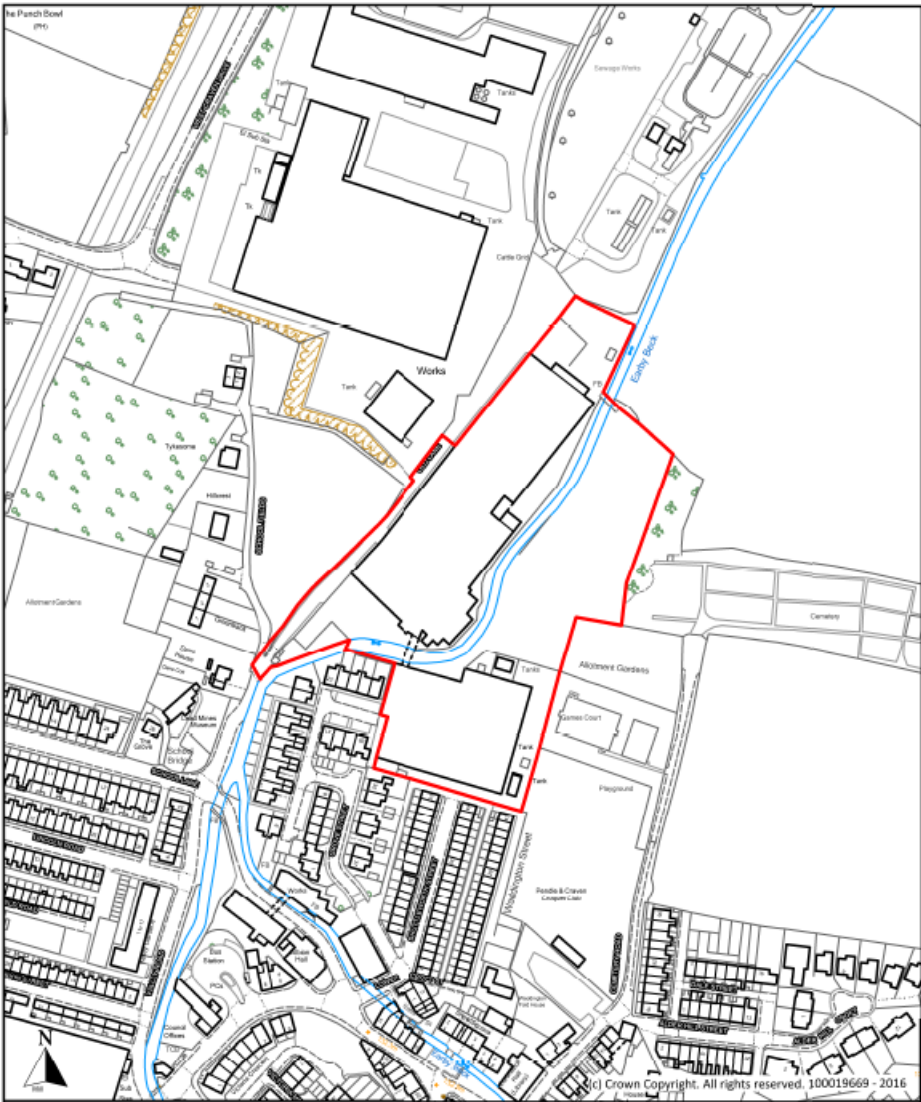

### Summary Assessment

**Summary:** Greenfield site on the edge of Brierfield. The site sits in an elevated location with wide ranging views to the south/south west. A previous application was refused due to effects caused to landscape quality. The site is regularly used for recreational purposes valued by residents of both Pendle and Burnley. The site has constrained access, requiring the use of existing residential

estate roads to enter the site. The site is accessible to some services and facilities but topographical changes is likely to promote travel by car. The site is located in an area which experiences relatively poor viability. Deliverability of the site is questionable, and taking into account findings of an earlier appeal on the site, suitability is also questionable. The proposal is not considered deliverable within the next five years.								
Available			Suitable			Achievable		
Yes			Uncertain			Uncertain		
<b>Timescales (Anticipated Delivery)</b>								
0-5 years					6-10 years	11-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	150	
<b>1. Availability</b>								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Yes		
If so, what is the developer involvement?						Owner		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						Immediately		
<b>2. Suitability</b>								
<b>2a. Designations</b>								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
<b>2b. Flooding</b>								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						Medium		
What is the risk of groundwater flooding?						Minor Constraint		
<b>2c. Natural Environment</b>								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Substantial		
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact		
<b>2d. Built Environment</b>								
Is the proposal likely to affect the historic environment?						No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
<b>2e. Other Environment</b>								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No		
Does the topography of the land constraint development potential?						None/Minimal		
Is the proposal compatible with neighbouring land uses?						Yes		
<b>2f. Accessibility</b>								

Bus Stop Proximity	380m	Service Frequency	20-40mins interval
Primary School	660m	Town or Local Shopping Centre	2.2km
Secondary School	1km	Strategic Employment Site	2.2km
Open Space	0m	Convenience Store	1.1km
Leisure Centre	2.8km	GP	1.6km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P228 Land off Old Lane, Earby

Site Details			
Capacity:	69	Settlement:	Earby
Site Area (ha):	2.74	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	13/11/0218P (W'drawn)	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description			
Land off Old Lane, Old Lane, Earby		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P228
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	SHLAASS20

### Summary Assessment

**Summary:** Developed site within the settlement boundary of Earby. The proposal is a protected employment site and in active employment use. No evidence has been provided to suggest that the site is no longer required or cannot be occupied by a different occupier. The proposal is therefore likely to be contrary to policy. The site is subject to a high risk of flooding and as such is

unlikely to be suitable for housing requiring further detailed investigation. The site is located close to land uses which may have harmful effects to the occupiers of the site which may also render the site unsuitable for housing. Further evidence is required to assess the degree of this effect and design and capacity implications.							
Available		Suitable			Achievable		
Yes		No			No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	69	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					>75% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Uncertain		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Potential Issues		
<b>2f. Accessibility</b>							
Bus Stop Proximity	280m			Service Frequency	20-40mins interval		

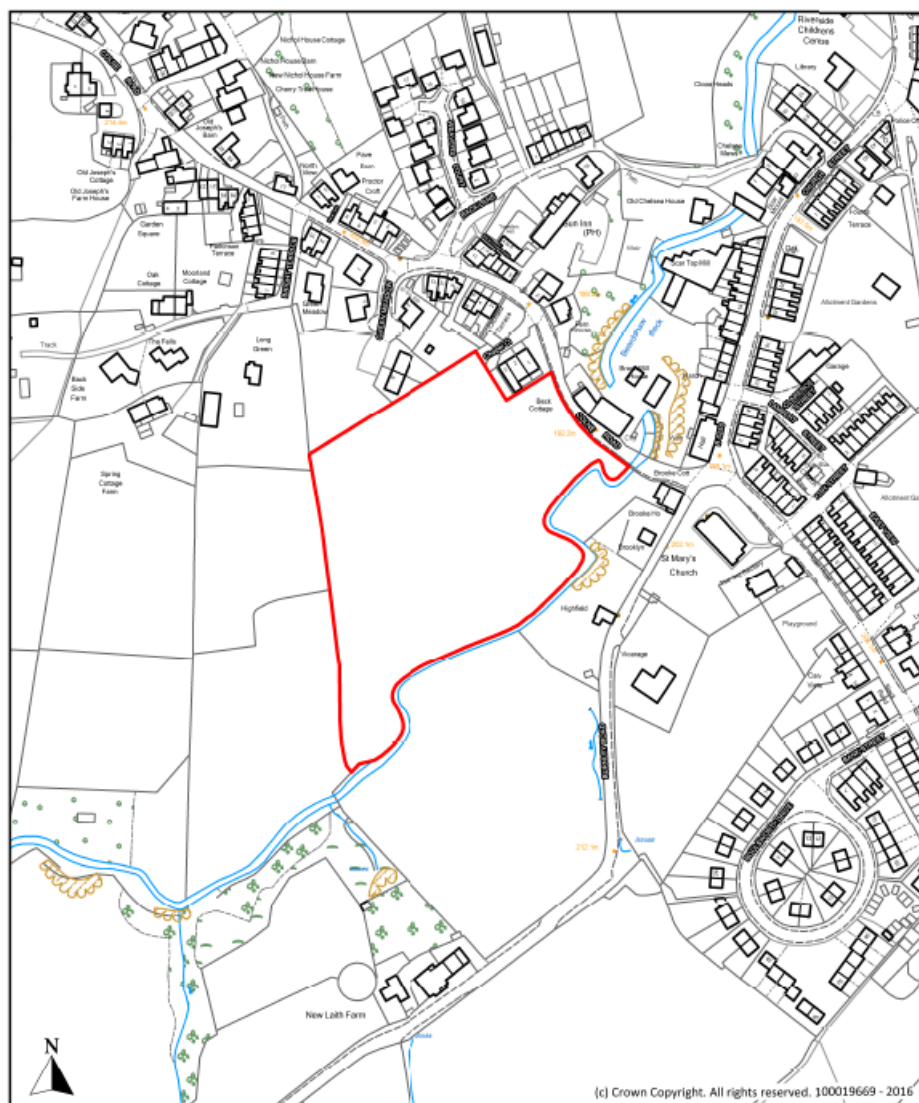
Primary School	900m	Town or Local Shopping Centre	260m
Secondary School	4km	Strategic Employment Site	0m
Open Space	0m	Convenience Store	420m
Leisure Centre	4km	GP	390m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

## P229 Land to south of Green Meadow, Trawden

### Site Details

Capacity:	57	Settlement:	Trawden
Site Area (ha):	1.93	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to South of Green Meadow, Cofne Road, Trawden

Scale  
1 : 2,500

Ref No.  
P229

Drawn By  
J.B.

Date  
24th October 2016

Historic Ref  
S264



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site. The site occupies land which is currently undeveloped and open and which is relatively steeply sloping. The proposal is likely to effect the setting of Trawden, local landscape character and quality, and the historic environment. The site is reasonably accessible to the limited range of services available in Trawden, however other

services, located in Colne, will require people to travel by car. The physical constraints associated with the proposal means that it is questionable whether the site represents a suitable location for housing noting the surrounding sensitive environment. The proposal is not considered deliverable in the short or medium term.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	57	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	100m		Service Frequency		20-40mins interval		

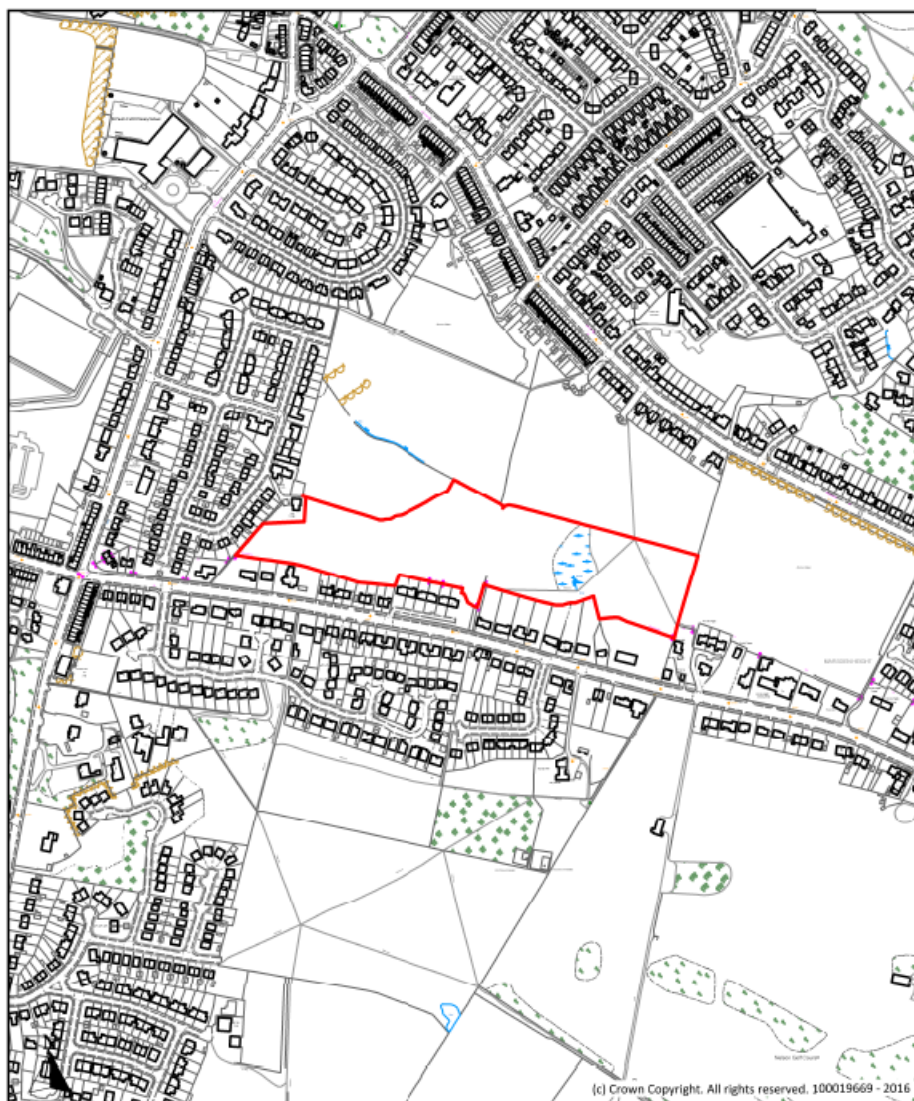
Primary School	360m	Town or Local Shopping Centre	2.63km
Secondary School	3.2km	Strategic Employment Site	2.63km
Open Space	200m	Convenience Store	340m
Leisure Centre	3.77km	GP	720m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

## P230 Land at Clay Farm (Site B), Brierfield

### Site Details

Capacity:	80	Settlement:	Brierfield
Site Area (ha):	3.77	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

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

Scale

1 : 5,000

Ref No.

P230

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S266



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site within the settlement boundary, the site forms part of a wider area of open space which separates Nelson and Brierfield. The location of the site means that it benefits from relatively good access to existing services and facilities. The site, though not actively used, is valued by the community in its current condition. The site has heritage and ecological sensitivity

requiring appropriate design responses. The site is not accessible to the highway network and is not developable without a suitable access being identified. The site is on steeply sloping land which is likely to affect site capacity. The site is in an area of the borough which experiences poor viability and is unlikely to be deliverable.							
Available		Suitable			Achievable		
Yes		No			No		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	80
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					No		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, marginal		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Yes		
Does the topography of the land constraint development potential?					Moderate		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	540m			Service Frequency	20-40mins interval		

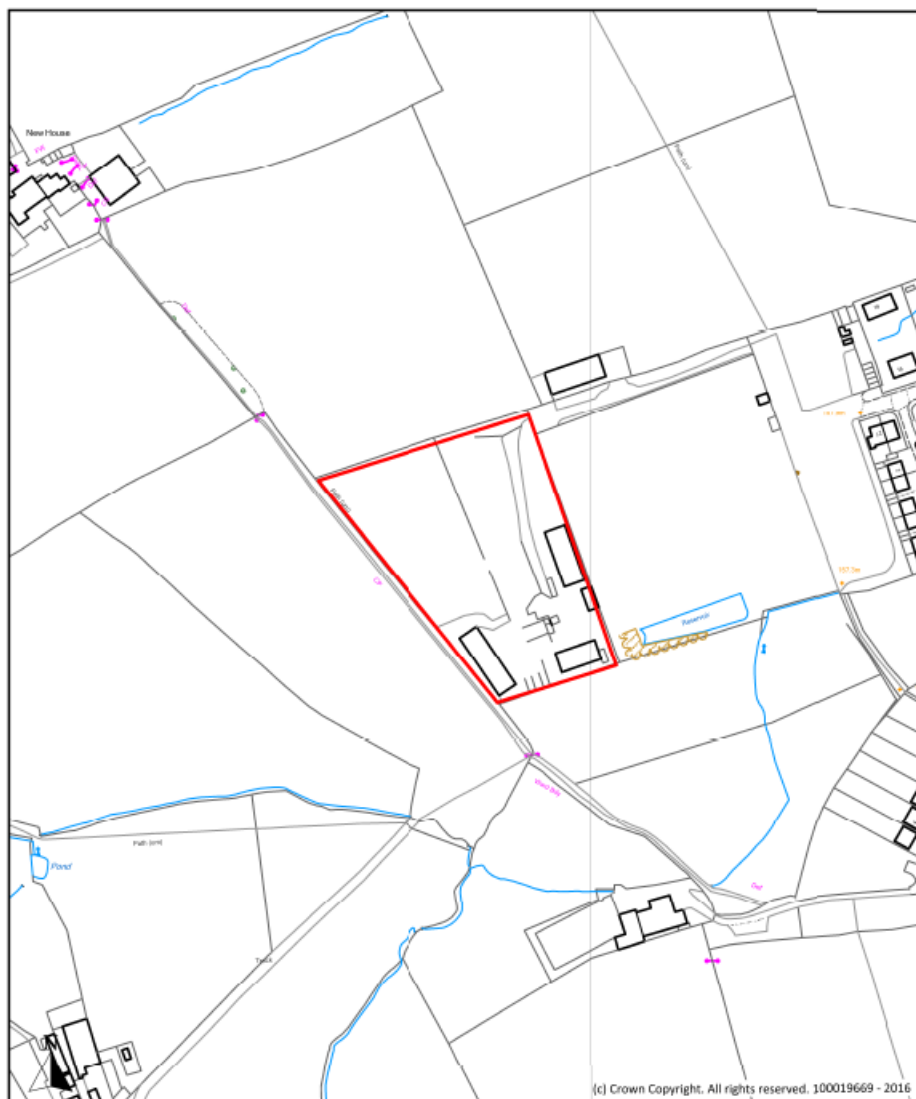
Primary School	700m	Town or Local Shopping Centre	1.6km
Secondary School	500m	Strategic Employment Site	3.7km
Open Space	200m	Convenience Store	700m
Leisure Centre	2.1km	GP	1.3km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P232 Land to the rear of Fernbank Mill, Barnoldswick

### Site Details

Capacity:	39	Settlement:	Barnoldswick
Site Area (ha):	1.29	Ward:	Barnoldswick
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to rear of Fernbank Mill, Fernbank Avenue, Barnoldswick

Scale  
1 : 2,500

Ref No.  
**P232**

Drawn By  
J.B.

Date  
24th October 2016

Historic Ref  
986



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Active industrial site located within the settlement boundary of Barnoldswick. The existing use of the site is likely to result in contamination/ground stability issues affecting site capacity/viability. The site is not available noting its active use and the intentions of the

landowner are unknown. The site is highly affected by groundwater flood risk and its redevelopment for housing could affect the historic environment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	39
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Potential Issues	
<b>2f. Accessibility</b>							
Bus Stop Proximity	520m			Service Frequency	40-60mins interval		
Primary School	890m			Town or Local Shopping Centre	1.12km		

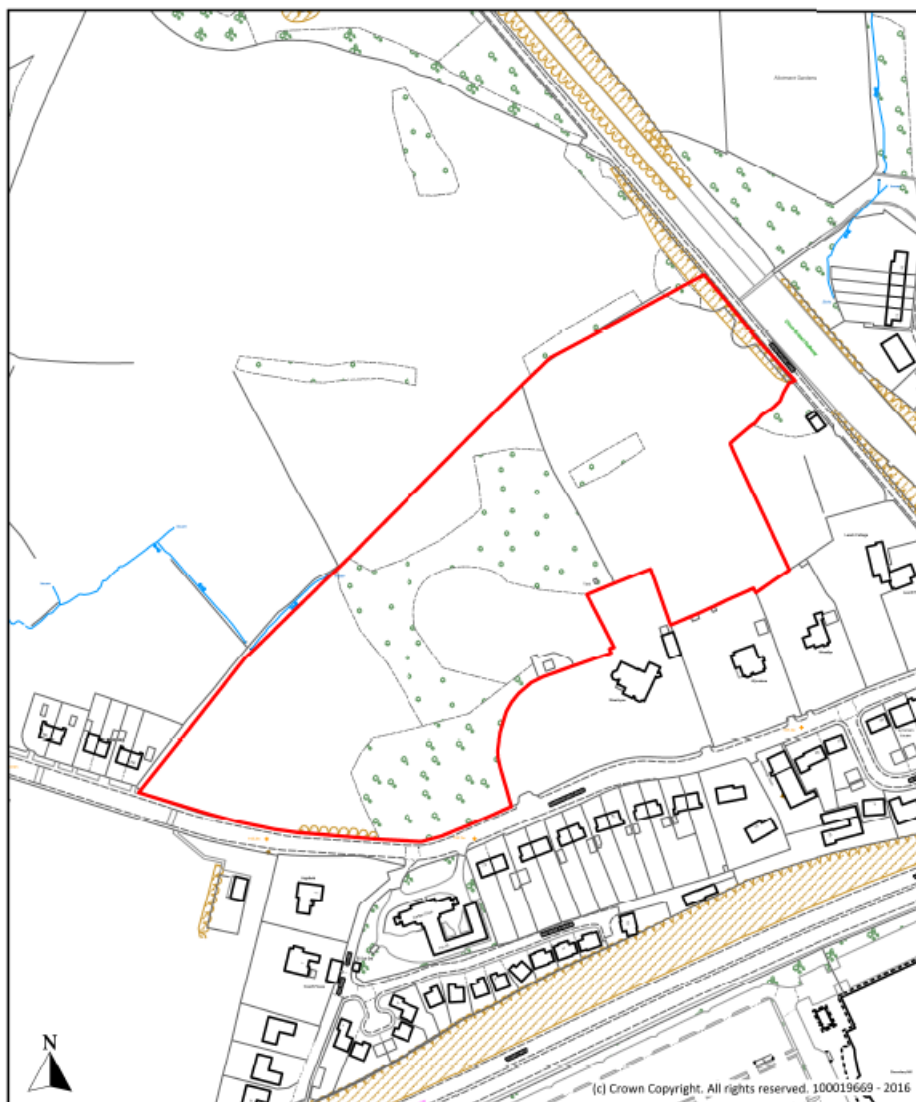
Secondary School	1.86km	Strategic Employment Site	1.12km
Open Space	870m	Convenience Store	720m
Leisure Centre	1.86km	GP	1.43km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

## P235 Land off Barrowford Road (Site C), Colne

### Site Details

Capacity:	93	Settlement:	Colne
Site Area (ha):	4.64	Ward:	Vivary Bridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Barrowford Road (Site C), Heirs House Lane, Colne

Scale

1 : 2,500

Ref No.

P235

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S179



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site designated Green Belt. The Green Belt Assessment concludes that this parcel makes a critical contribution to the Green Belt. The site is likely beyond a reasonable walking distance for most people to discourage car usage. There are relatively limited environmental constraints to developing the site, although the site does have ecological

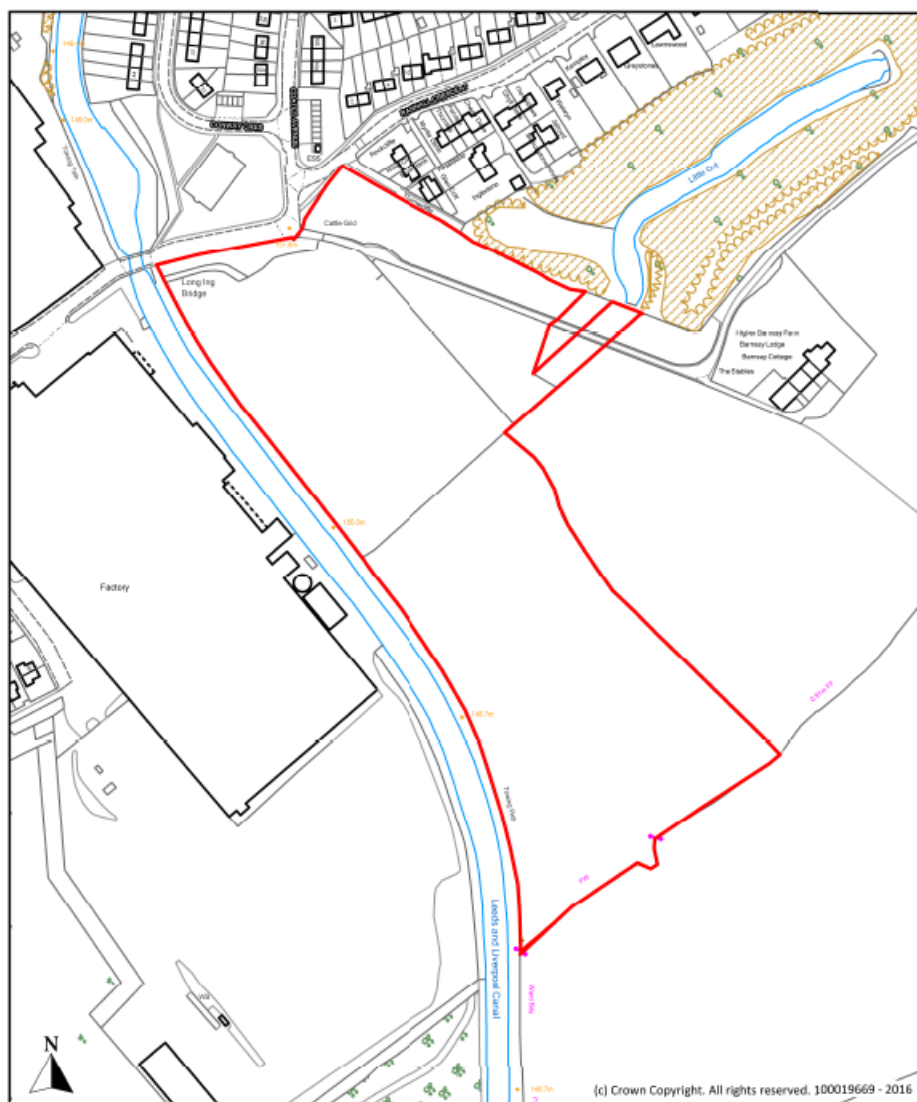
sensitivity which would need to be accounted for through the design process. Exceptional circumstances required by national planning policy to release the land for housing do not currently exist. As a result the site is assessed as not being deliverable within the next 15 years.							
Available		Suitable		Achievable			
Yes		No		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	93
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					Partial		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, marginal		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	1km		Service Frequency		40-60mins interval		

Primary School	900m	Town or Local Shopping Centre	940m
Secondary School	1.8km	Strategic Employment Site	900m
Open Space	0m	Convenience Store	1km
Leisure Centre	1km	GP	2.5km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

## P237 Barnsey Shed, Long Ing Lane, Barnoldswick

Site Details			
Capacity:	128	Settlement:	Barnoldswick
Site Area (ha):	5.09	Ward:	Earby and Coates
Site Typology:	Mixed	Spatial Area:	West Craven
Planning History:	20/0035/REM (Dismissed) 22/0722/FUL (Pending)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Former Barnsey Shed, Long Ing Lane, Barnoldswick**

Scale  
1 : 2,500

Ref No.  
**P237**

Drawn By  
J.B.

Date  
24th October 2016

Historic Ref  
E019



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement site partially within and outwith the settlement boundary of Barnoldswick. The site is of mixed typology comprising of part brownfield land and part greenfield land. The principle of developing the site for housing has previously been established, and the site is actively being promoted for housing by a housebuilder. A previous detailed planning application

was refused and dismissed due to technical issues which are likely to be overcome through a design response. Subject to this issue being satisfactorily addressed it is likely that the proposal can be delivered within the short term.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	20	20	88	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, adjoins site	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						No	
<b>2f. Accessibility</b>							
Bus Stop Proximity	180m			Service Frequency	40-60mins interval		

Primary School	900m	Town or Local Shopping Centre	940m
Secondary School	1.80km	Strategic Employment Site	0m
Open Space	100m	Convenience Store	1km
Leisure Centre	900m	GP	1.75km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P241 Land North of Keighley Road, Colne

### Site Details

Capacity:	40	Settlement:	Colne
Site Area (ha):	2.08	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land North of Keighley Road, Keighley Road, Colne

Scale

1 : 2,500

Ref No.

P241

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S269



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available locally, however given the distances involved and limited safety of the route residents are likely to travel by car. The existing bus service may remove a limited number of these trips. The site sits on open land which sits between Colne and Laneshaw

Bridge. The development of the site would significantly reduce the existing gap between the settlements and contribute towards ribbon development. The site is designated green belt and found to make a critical contribution to green belt purposes. There are no exceptional circumstances to justify the release and development of the site. The site is not considered deliverable in the next 15 years.								
Available			Suitable			Achievable		
Yes			No			Yes		
<b>Timescales (Anticipated Delivery)</b>								
0-5 years					6-10 years	11-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	40	
<b>1. Availability</b>								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes		
What are the timescales for the availability of the site?						0-5 years		
<b>2. Suitability</b>								
<b>2a. Designations</b>								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
<b>2b. Flooding</b>								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						Low		
What is the risk of groundwater flooding?						Major Constraint		
<b>2c. Natural Environment</b>								
Is the proposal affected by priority habitats or species?						Yes, on site		
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, moderate impact		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Moderate		
What is the likely affect caused for Landscape Visibility?						Moderate Impact		
<b>2d. Built Environment</b>								
Is the proposal likely to affect the historic environment?						Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Multiple	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						Yes, significant		
<b>2e. Other Environment</b>								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No		
Does the topography of the land constraint development potential?						Minor		
Is the proposal compatible with neighbouring land uses?						Yes		
<b>2f. Accessibility</b>								

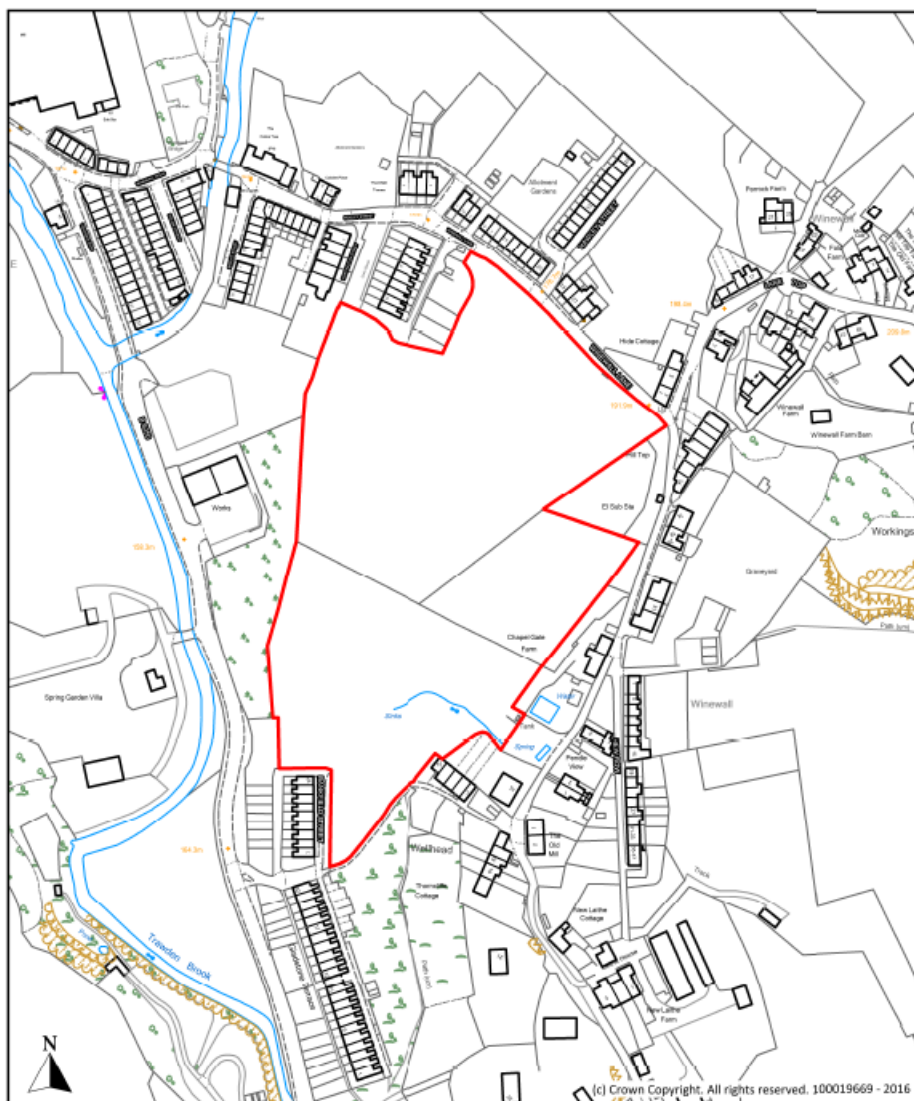
Bus Stop Proximity	0m	Service Frequency	20-40mins interval
Primary School	400m	Town or Local Shopping Centre	1.9km
Secondary School	1.9km	Strategic Employment Site	1.9km
Open Space	800m	Convenience Store	2.1km
Leisure Centre	3.2km	GP	2km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P242 Chapel Gate Meadows, Trawden

### Site Details

Capacity:	76	Settlement:	Trawden
Site Area (ha):	3.8	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Chapel Gate Meadows, Winewall Lane, Trawden**

Scale

1 : 2,500

Ref No.

**P242**

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S270



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site designated Green Belt. The site occupies an extensive area of land adjacent to Winewall. The development of the site would significantly alter the character of the settlement with likely adverse effects caused to landscape character and quality, as well as the historic environment. The site is steeply sloping, significantly affecting site

capacity, and magnifying adverse effects caused in relation to settlement setting, heritage and landscape. The site is identified to fulfil a moderate role in the Green Belt. The development of the site would erode the gap between Colne and Trawden. Exceptional circumstances are not demonstrated to justify the release of this land from the Green Belt and its development for housing. The site is not deliverable within the next 15 years.								
Available			Suitable			Achievable		
Yes			No			Uncertain		
<b>Timescales (Anticipated Delivery)</b>								
0-5 years					6-10 years	11-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	76	
<b>1. Availability</b>								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						0-5 years		
<b>2. Suitability</b>								
<b>2a. Designations</b>								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
<b>2b. Flooding</b>								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						Low		
What is the risk of groundwater flooding?						None		
<b>2c. Natural Environment</b>								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						Yes		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Substantial		
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact		
<b>2d. Built Environment</b>								
Is the proposal likely to affect the historic environment?						Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						Yes, significant		
<b>2e. Other Environment</b>								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No		
Does the topography of the land constraint development potential?						Significant		
Is the proposal compatible with neighbouring land uses?						Yes		
<b>2f. Accessibility</b>								

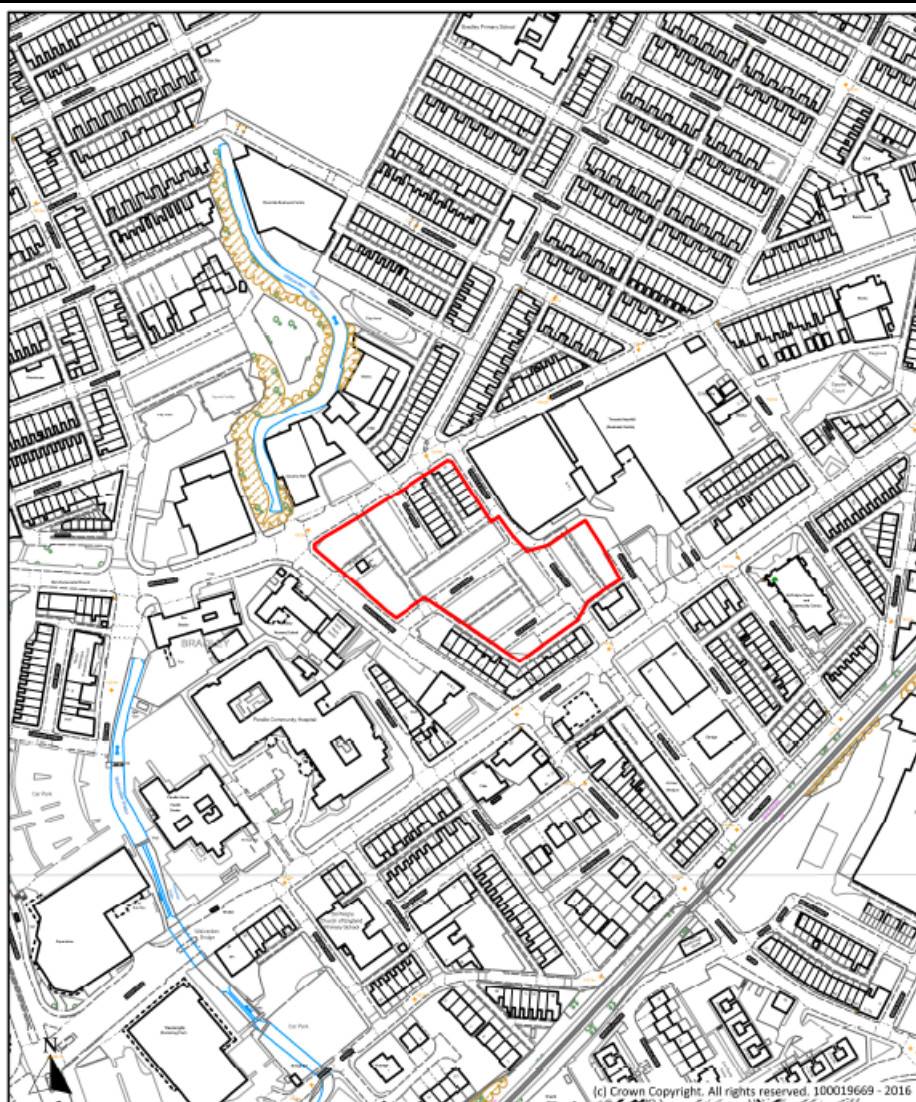
Bus Stop Proximity	330m	Service Frequency	20-40mins interval
Primary School	610m	Town or Local Shopping Centre	1.9km
Secondary School	1.75km	Strategic Employment Site	1.9km
Open Space	280m	Convenience Store	1km
Leisure Centre	3km	GP	1.25km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P257 Land at Giles Street, Nelson

### Site Details

Capacity:	64	Settlement:	Nelson
Site Area (ha):	0.95	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Giles Street, Nelson

Scale

1 : 2,500

Ref No.

P257

Drawn By

J.B.

Date

24th October 2016

Historic Ref

5082, 1049



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Cleared site 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 accommodate a higher density development. The principle of housing is already established with

the site allocated in the Bradley Area Action Plan. 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 site sits on top of a culverted watercourse (Walverden Water) and the flood risk identified is principally associated with this. The site is likely to be developed by PEARL.

Available		Suitable		Achievable			
Yes		Yes		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	20	20	24	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Owner	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						50-75% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							

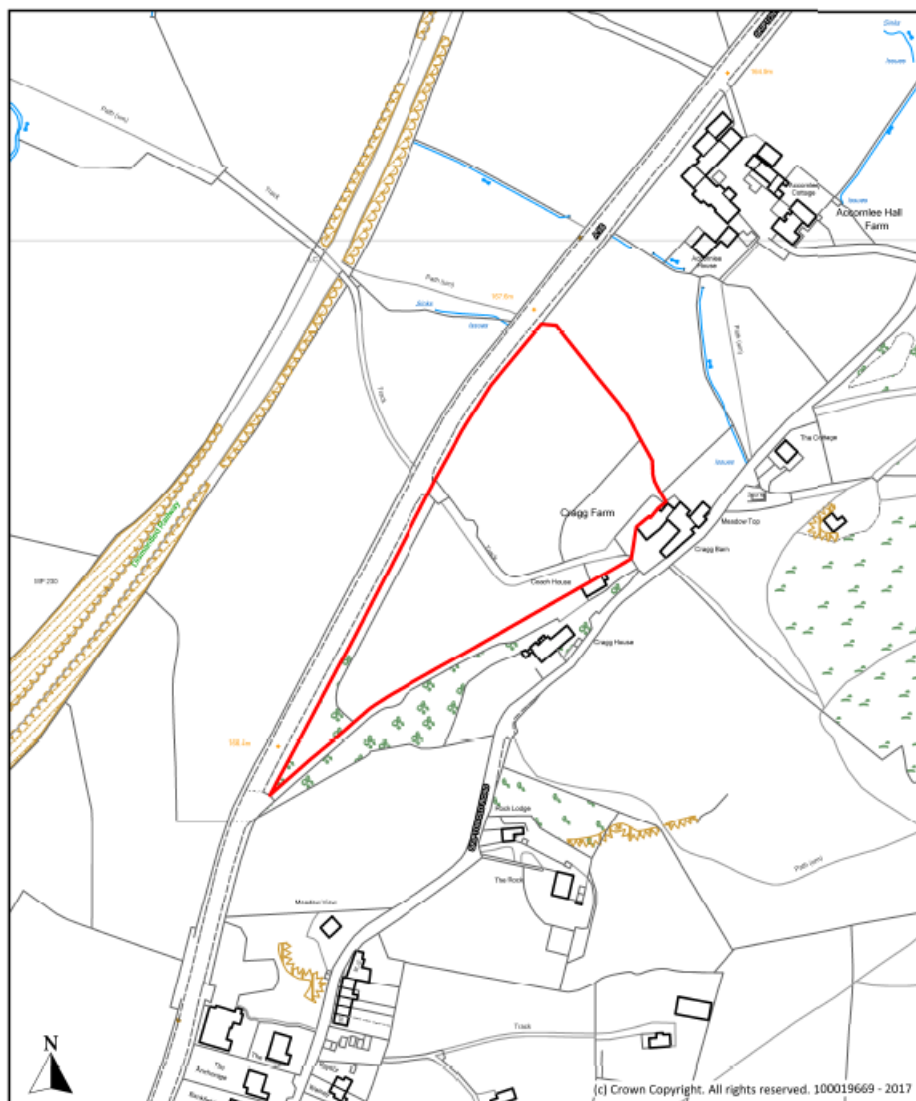
Bus Stop Proximity	100m	Service Frequency	<20mins interval
Primary School	340m	Town or Local Shopping Centre	400m
Secondary School	1.17km	Strategic Employment Site	400m
Open Space	240m	Convenience Store	260m
Leisure Centre	310m	GP	240m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			
Possible use as a Care facility.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			Yes

## P259 Land at Cragg Farm, Foulridge

### Site Details

Capacity:	30	Settlement:	Foulridge
Site Area (ha):	1.75	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Cragg Farm, Skipton Old Road, Foulridge

Scale

1 : 2,500

Ref No.

P259

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

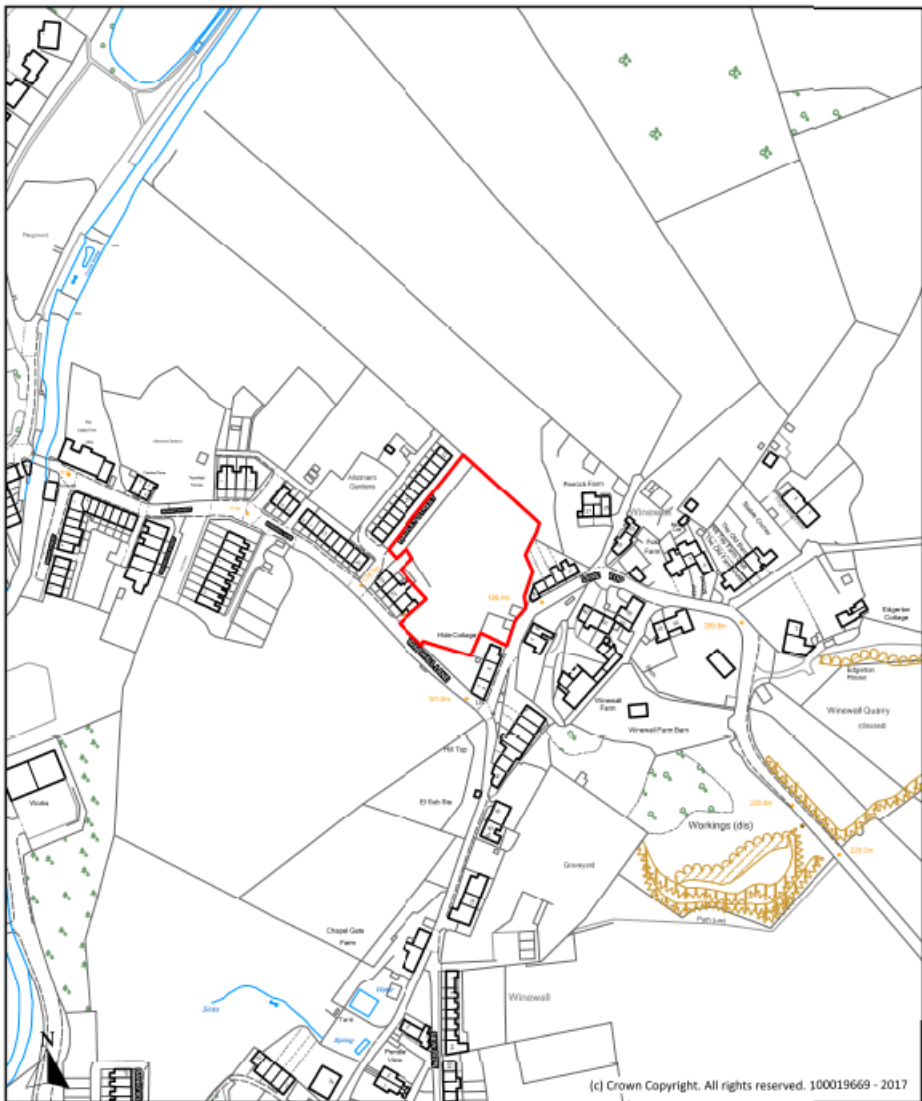
**Summary:** Isolated greenfield site, poorly related to the settlement boundary of Foulridge. The poor relation of the site to the settlement serves to magnify the assessed impacts of the proposal on landscape quality and visibility. There is also potential for the development to cause harm to the historic environment noting the proximity of the site to a nearby listed building and current

undeveloped and open character of the site. The site is distant from most services and facilities promoting travel by car. The site is not considered suitable for housing and as such is assessed as not being deliverable within the next 15 years.							
Available		Suitable		Achievable			
Yes		No		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	30
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Significant and Adverse		
What is the likely affect caused for Landscape Visibility?					Local Detrimental Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II*	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	240m		Service Frequency		20-40mins interval		


Primary School	1.2km	Town or Local Shopping Centre	2.9km
Secondary School	3km	Strategic Employment Site	2.8km
Open Space	700m	Convenience Store	1.9km
Leisure Centre	3.8km	GP	3.1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P262 Land adjacent to Winewall Lane, Trawden

Site Details			
Capacity:	15	Settlement:	Trawden
Site Area (ha):	0.53	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			



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Description <b>Land adjacent to Winewall Lane, Winewall, Trawden</b>			 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. <b>P262</b>		
Drawn By J.D.	Date 20th April 2017	Historic Ref	

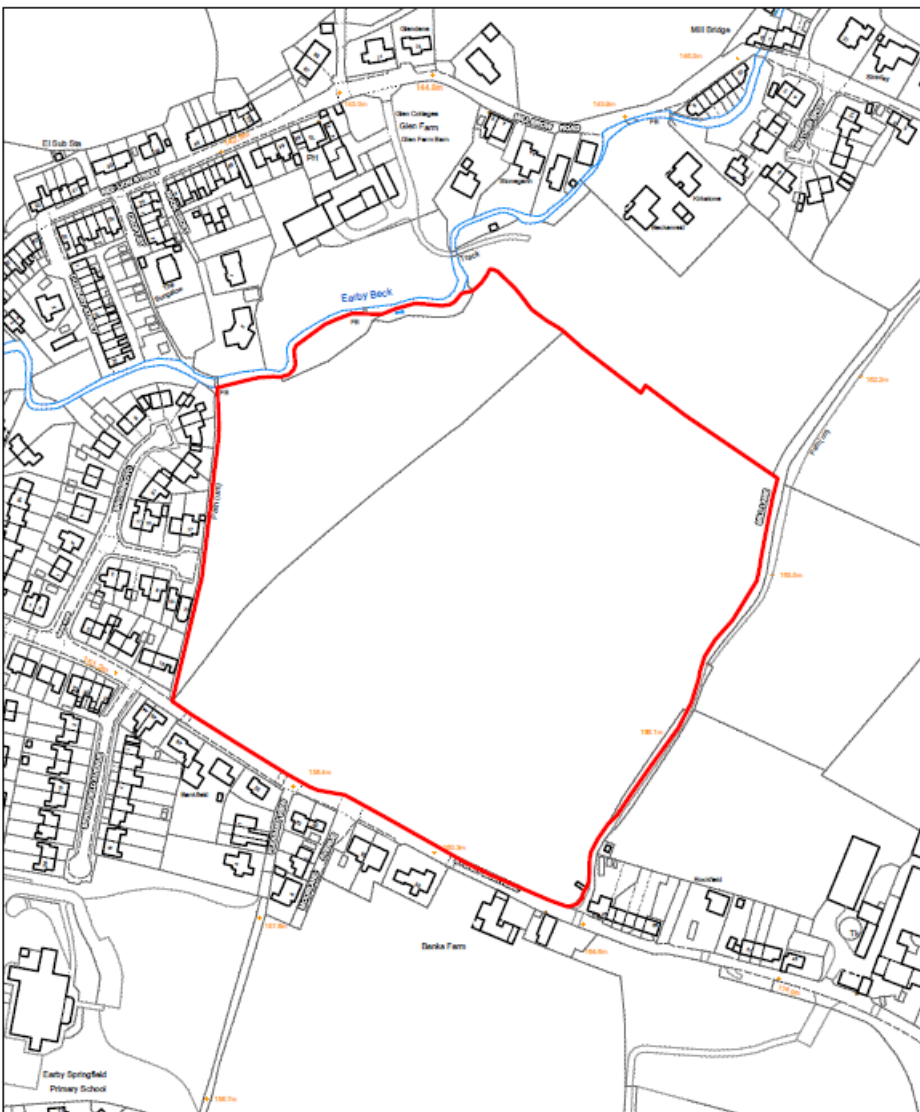

### Summary Assessment

**Summary:** Edge of settlement greenfield site designated Green Belt. The site is reasonably accessible to some services and facilities, however steep topography experienced locally is likely to discourage travel by foot and bicycle. The steep topography of the site is likely to affect site capacity. It also serves to increase the adverse effects likely caused to settlement setting,

landscape character and quality, as well as harm which arises to the historic environment. The site is found to make a critical contribution to the purposes of the Green Belt. Exceptional circumstances do not exist to justify the release of the site from the green belt and as such the site is not considered deliverable within the next 15 years.							
Available			Suitable		Achievable		
Yes			No		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	15
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Local Detrimental Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Significant		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	330m			Service Frequency	20-40mins interval		

Primary School	610m	Town or Local Shopping Centre	1.9km
Secondary School	1.75km	Strategic Employment Site	1.9km
Open Space	280m	Convenience Store	1km
Leisure Centre	3km	GP	1.25km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby

Site Details					
Capacity:	146	Settlement:	Earby		
Site Area (ha):	5.3	Ward:	Earby and Coates		
Site Typology:	Greenfield	Spatial Area:	West Craven		
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>		
Site Plan					
					
Description		 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330			
Land off Stoney Bank Road, Earby					
Scale	1 : 2,500			Ref No.	P265
Drawn By	J.D.			Date	17th November 2021
		Historic Ref	P018		

### Summary Assessment

**Summary:** Sites jointly considered. Edge of settlement greenfield site adjoining the settlement boundary of Earby. The sites are accessible to some services and facilities, though the majority of these are over a 10 minute walk from the site discouraging travel by foot for some. The sites sit on sloping ground rising above the site. The scale and openness of the sites, and proximity to the

<p>Early Conservation Area, means that the proposal is likely to affect the setting of the settlement, its local landscape quality and character, as well as potential harm to the historic environment. Wider constraints are more limited, and the scale of the sites and their relationship to the existing settlement provides some opportunity to address these issues through the design of the proposal.</p>							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	6	20	100	20	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Enquiry	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	850m			Service Frequency	<20mins interval		

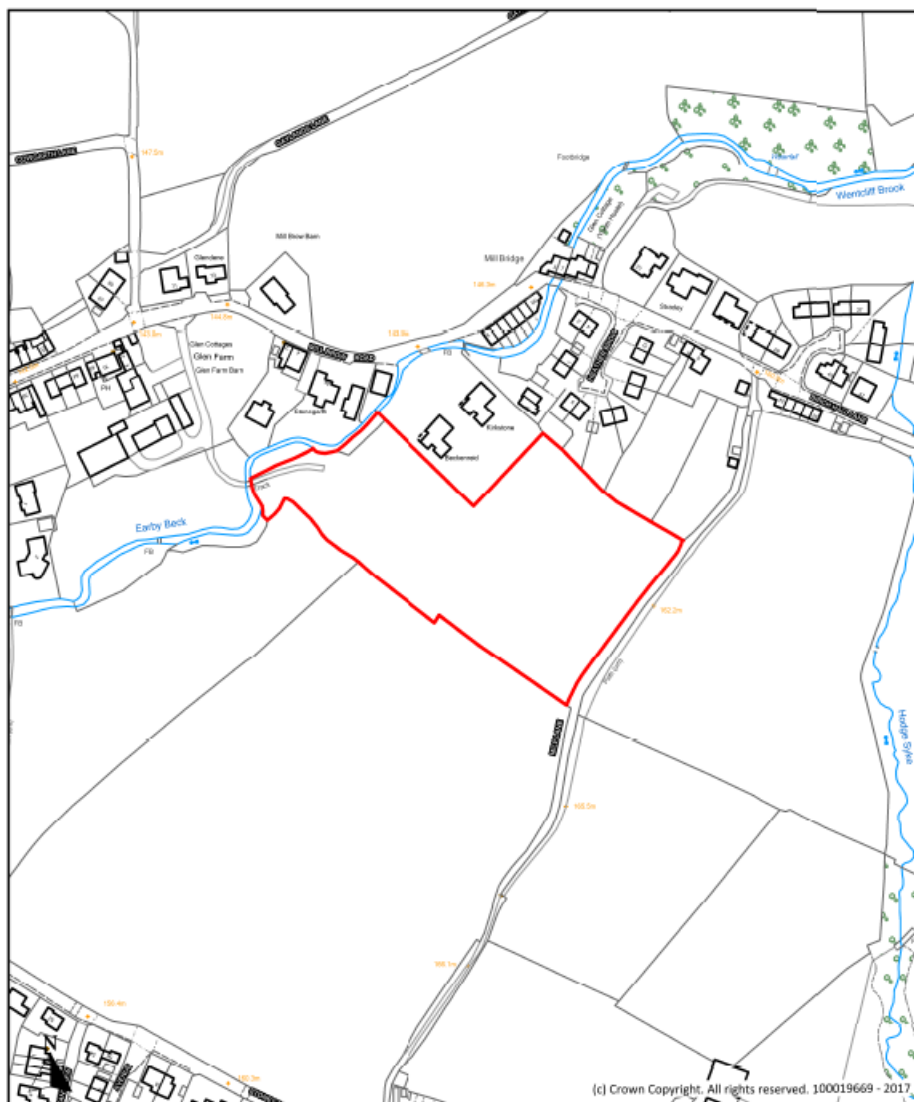
Primary School	470m	Town or Local Shopping Centre	660m
Secondary School	3.55km	Strategic Employment Site	1.3km
Open Space	130m	Convenience Store	940m
Leisure Centre	3.55km	GP	750m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P264 Land off Stoney Bank Road (Phase 2), Earby

### Site Details

Capacity:	45	Settlement:	Earby
Site Area (ha):	1.6	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>		Date Added:
			<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Stoney Bank Road, Earby (Phase 2)

Scale

1 : 2,500

Ref No.

P264

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site. The site is accessible to some services and facilities, though the majority of these are over a 10 minute walk from the site discouraging travel by foot for some. The site is closely related to the Earby Conservation Area. The scale of the proposal and its close links to the Conservation Area increases the likelihood that the proposal will cause harm

to the historic environment. The site is more limited in scale and contained by natural features than P263/5, helping to reduce the likely affect to local landscape quality and character, as well as settlement setting. The proximity of the site to Earby Beck however increases the likelihood for flooding. The site is not currently accessible likely requiring access via P263 (same ownership) to come forward for development. In light of the above, the site is considered deliverable in the long term.

Available		Suitable		Achievable			
Yes		Uncertain		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	45	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Enquiry	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						<25% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	

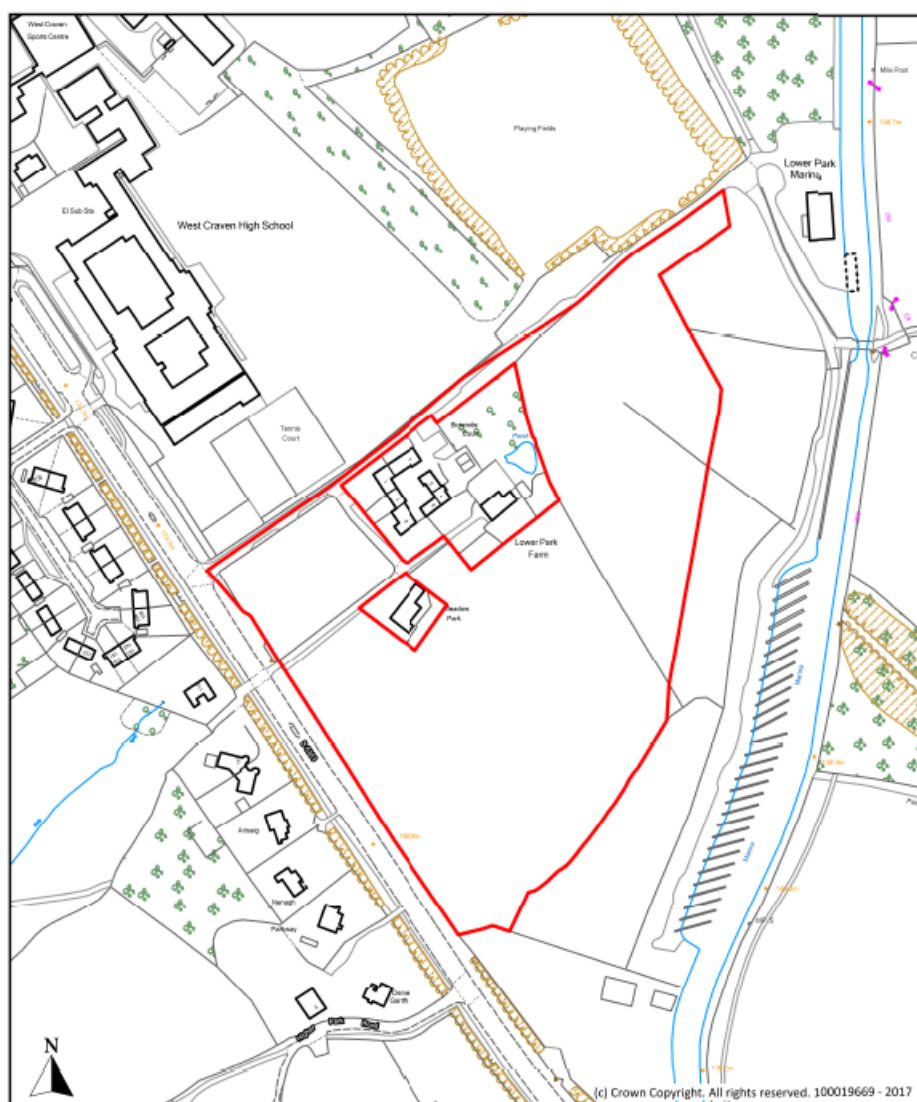
<b>2f. Accessibility</b>			
Bus Stop Proximity	900m	Service Frequency	<20mins interval
Primary School	600m	Town or Local Shopping Centre	690m
Secondary School	3.70km	Strategic Employment Site	1.3km
Open Space	0m	Convenience Store	940m
Leisure Centre	3.70km	GP	750m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P266 Land to North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick

### Site Details

Capacity:	87	Settlement:	Barnoldswick
Site Area (ha):	4.7	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Land to North East of Kelbrook Road, (Lower Park Farm, Meadow Park), Barnoldswick**

Scale  
1 : 2,500

Ref No.  
**P266**

Drawn By  
J.D.

Date  
28th April 2017

Historic Ref



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site adjoining Barnoldswick. The site is relatively well accessible to local services, particularly schools. The site forms a large open area and is visible from the north and east. Its development is likely to affect the setting of the settlement and

surrounding landscape quality, and in particular inform perceptions regarding the separation of Barnoldswick from neighbouring Salterforth. To a degree this could be reduced through design responses, including changes to the type and amount of dwellings proposed, some harm however is likely to remain to be considered in the overall planning balance.							
Available		Suitable		Achievable			
Yes		Uncertain		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	87	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					No		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 3		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, significant		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	260m		Service Frequency		20-40mins interval		

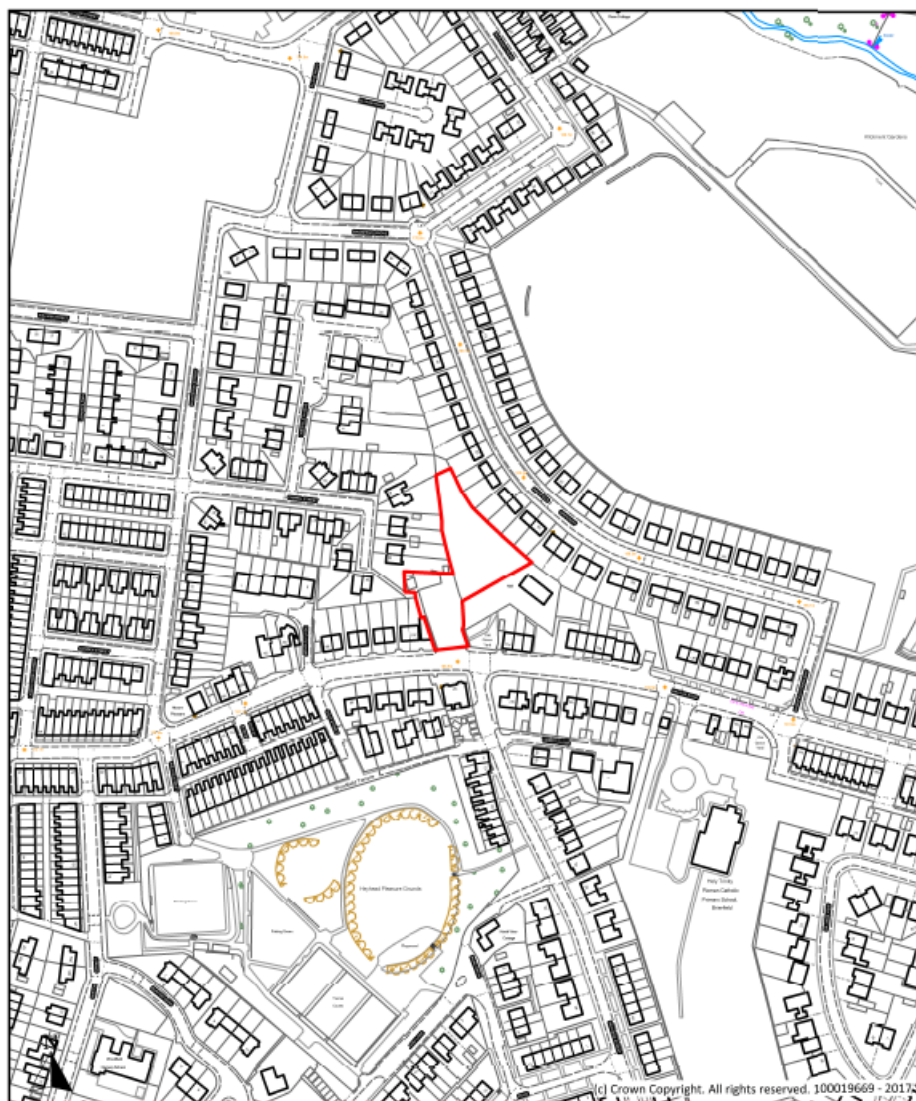
Primary School	500m	Town or Local Shopping Centre	800m
Secondary School	100m	Strategic Employment Site	800m
Open Space	100m	Convenience Store	500m
Leisure Centre	200m	GP	900m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P267 Former LCC Depot, Halifax Road, Brierfield

### Site Details

Capacity:	9	Settlement:	Brierfield
Site Area (ha):	0.25	Ward:	Brierfield East and Clover Hill
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	13/13/0167P (Lapsed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Former LCC Depot, Halifax Road, Brierfield**

Scale

1 : 2,500

Ref No.

**P267**

Drawn By

J.D.

Date

28th April 2017

Historic Ref



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Previously developed site located within walking distance of Brierfield Town Centre. The principle of developing the site for housing has been established, however the proposal did not occur due to poor viability. These conditions continue to this day with the proposal likely

acceptable for housing subject to detailed matters, however viability continues to be poor, raising questions of deliverability without third party funding.							
Available			Suitable		Achievable		
Yes			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	9	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Unknown	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	500m			Service Frequency	20-40mins interval		
Primary School	500m			Town or Local Shopping Centre	500m		

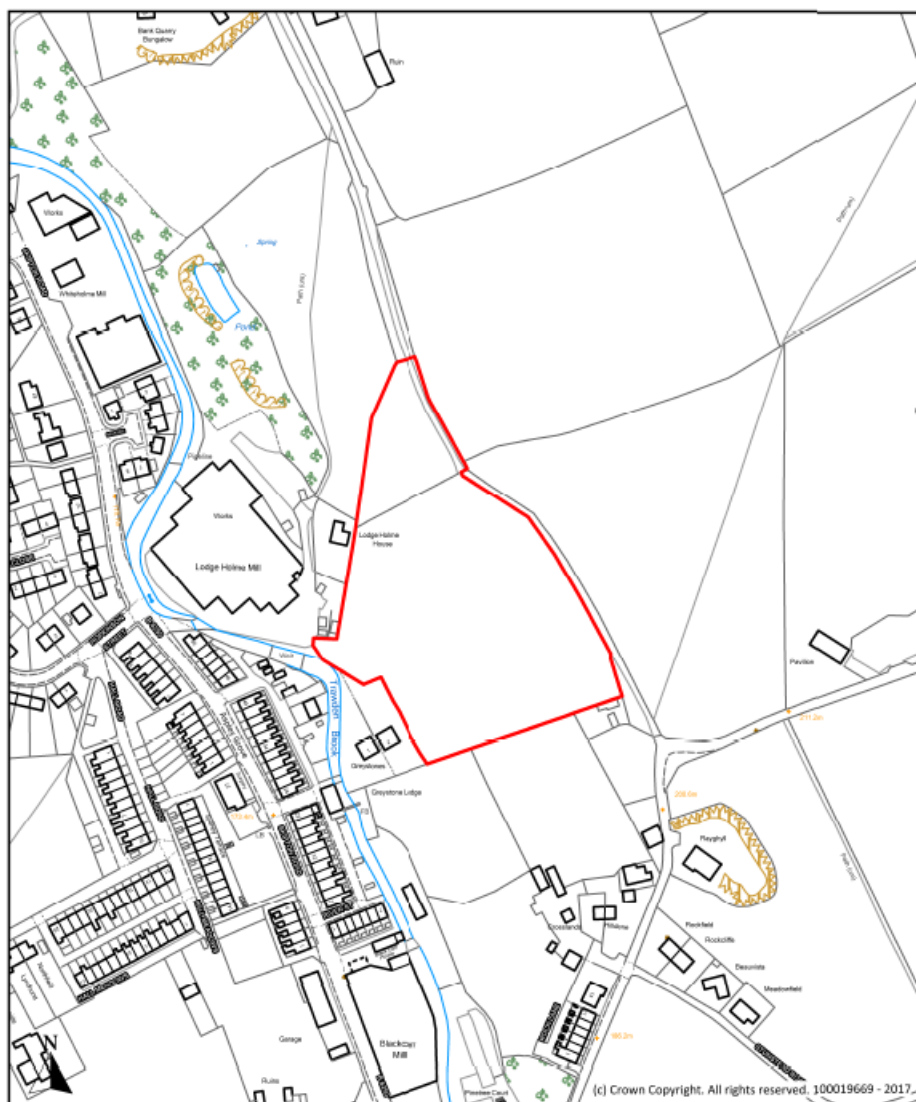
Secondary School	600m	Strategic Employment Site	2.3km
Open Space	250m	Convenience Store	600m
Leisure Centre	2.6km	GP	700m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

## P269 Joe Meadow and Little Wood, Skipton Road, Trawden

### Site Details

Capacity:	22	Settlement:	Trawden
Site Area (ha):	1.79	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**Joe Meadow and Little Wood, Skipton Road, Trawden**

Scale  
1 : 2,500

Ref No.  
**P269**

Drawn By  
J.D.

Date  
20th April 2017

Historic Ref



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

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site detached from the settlement boundary. The site sits at the top of valley edge, above Trawden. The location of the site and its scale, significantly increases its wider visibility. Its development is likely to adversely affect local landscape character and quality. The proposal relates poorly to the existing settlement, and its development would likely harm the

setting of Trawden. The development is also likely to harm the historical environment noting the site's location within the Trawden Forest Conservation Area and loss of features within the site which positively contribute to this conservation area. Changes in topography between the site and the majority of services available within Trawden (and Colne), will discourage travel by foot and bicycle. The site is detached from the highway network and not currently accessible. Third party land is likely required to access the site. However the access road is steep and narrow, and the likely point of access on a tight corner with little visibility. It is unlikely that the site can be safely accessed.

Available	Suitable	Achievable
Yes	No	No

#### Timescales (Anticipated Delivery)

0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	22

#### 1. Availability

Is the landowner(s) aware and supports the proposals for the site?	Yes
Is the site in single landownership?	Yes
Is there any developer interest in the site?	Unknown
If so, what is the developer involvement?	Choose an item.
Is the site affected by any tenancies, third party rights, or restricted covenants?	No
What are the timescales for the availability of the site?	0-5 years

#### 2. Suitability

##### 2a. Designations

Is the site affected by any of the following designations? (tick all that apply)

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

##### 2b. Flooding

What Flood Zone is the site in?	Flood Zone 1
What is the risk of Surface Water flooding?	Very low
What is the risk of groundwater flooding?	None

##### 2c. Natural Environment

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

##### 2d. Built Environment

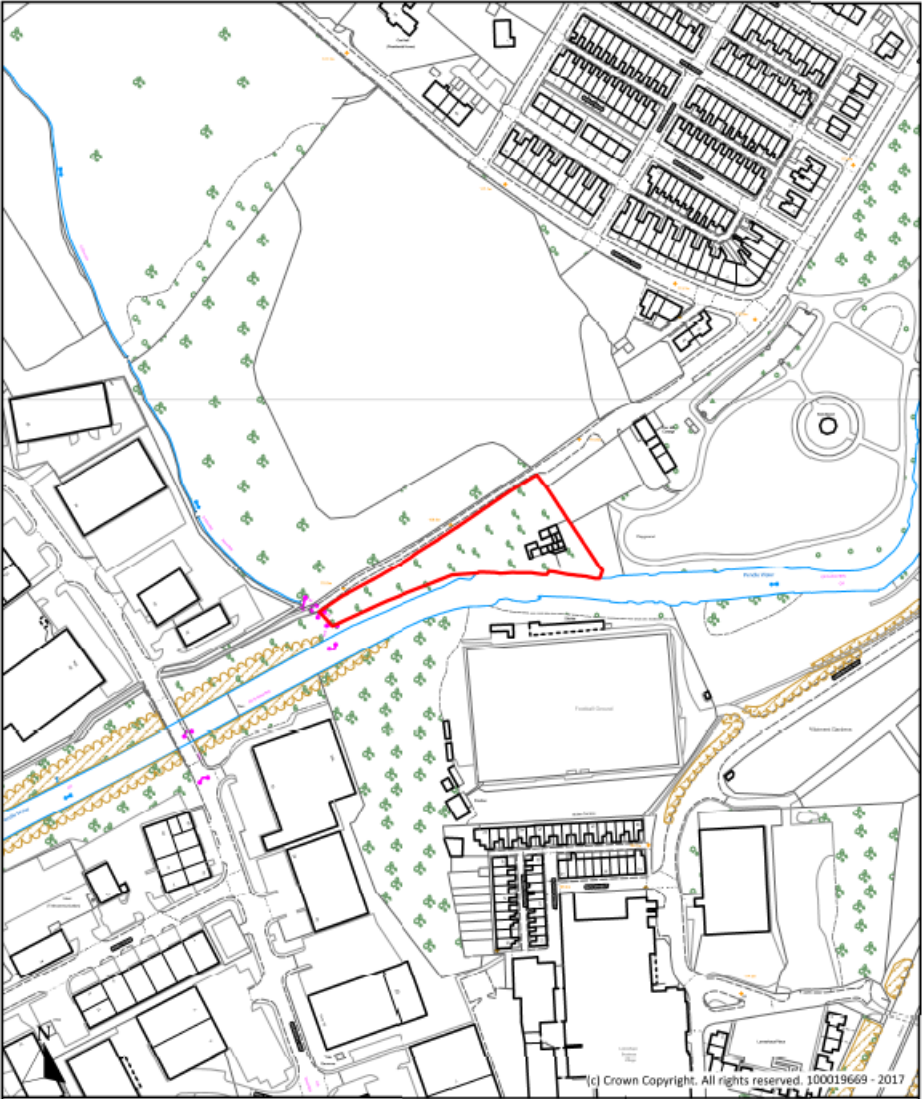

Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		

##### 2e. Other Environment

Is the proposal site likely affected by contamination?	No
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?	No

Does the topography of the land constraint development potential?		Minor	
Is the proposal compatible with neighbouring land uses?		Yes	
<b>2f. Accessibility</b>			
Bus Stop Proximity	420m	Service Frequency	20-40mins interval
Primary School	560m	Town or Local Shopping Centre	3.21km
Secondary School	3.1km	Strategic Employment Site	3.21km
Open Space	170m	Convenience Store	450m
Leisure Centre	4.33km	GP	630m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?		Yes	
Will the proposal support the delivery of self-build/custom build homes?		Uncertain	
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?		No	
Is the site served or serviceable to utility infrastructure?		New Infrastructure Required	
Is the site affected by any known easement or a ransom strip?		Uncertain	
Is the proposal viable?		Yes	
Is there any prospect for third party funding to support site delivery?		Choose an item.	

## P272 Land at the end of Park Avenue, Barrowford

Site Details			
Capacity:	15	Settlement:	Barrowford
Site Area (ha):	0.38	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			
			
Description			
Land at the end of Park Avenue, Barrowford		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P272
Drawn By	J.D.	Date	28th April 2017
		Historic Ref	

### Summary Assessment

**Summary:** Greenfield site located outside the settlement boundary. The site is heavily affected by flood risk rendering the site unsuitable for housing.

Available	Suitable	Achievable
Yes	No	Uncertain

Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	15
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					No		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					>75% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	310m		Service Frequency		>60mins interval		
Primary School	700m		Town or Local Shopping Centre		700m		
Secondary School	2.9km		Strategic Employment Site		100m		
Open Space	100m		Convenience Store		1km		
Leisure Centre	1.44km		GP		860m		

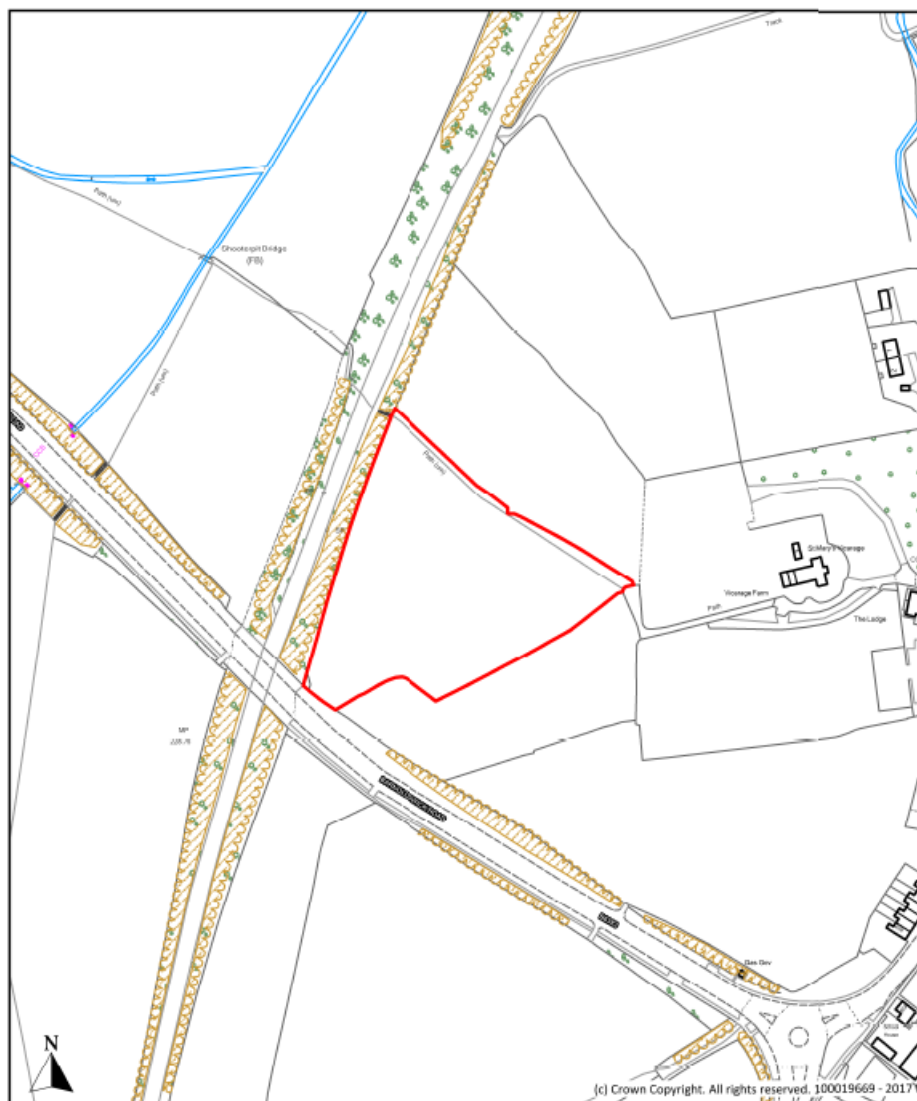
<b>2g. Benefits</b>	
Will the proposal support the delivery of affordable housing?	Yes
Will the proposal support the delivery of self-build/custom build homes?	Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.	
<b>3. Achievability</b>	
Is the site accessible to the public highway?	New infrastructure required.
Is the site served or serviceable to utility infrastructure?	New Infrastructure Required
Is the site affected by any known easement or a ransom strip?	Uncertain
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	Uncertain

## P273 Land North of Barnoldswick Road, Kelbrook

### Site Details

Capacity:	35	Settlement:	Kelbrook
Site Area (ha):	1.41	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land north of Barnoldswick Road, Kelbrook

Scale

1 : 2,500

Ref No.

P273

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

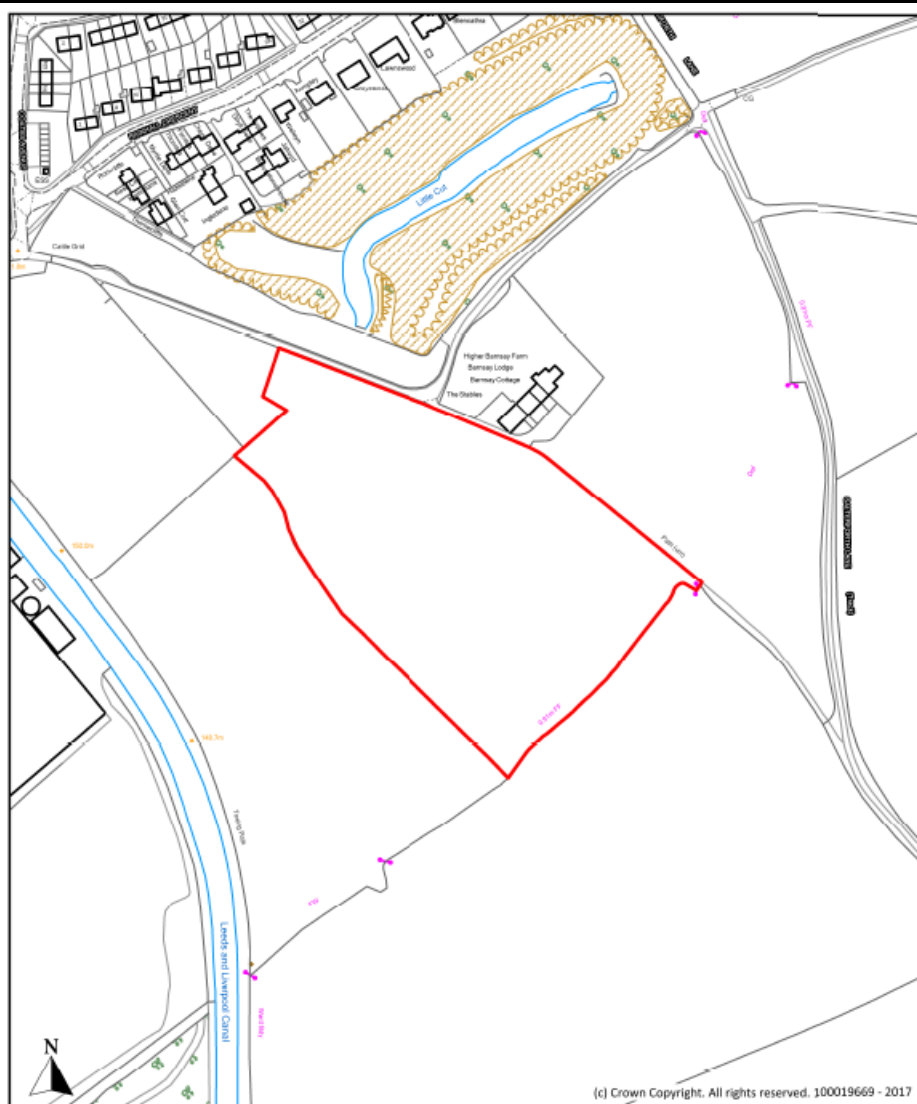
**Summary:** Edge of settlement greenfield site. The site relates poorly to the settlement pattern and does not benefit from a highway access. The proposal requires the development of P068 first (same landowner) before it is available for housing. Its development alongside P068 would


reduce, but not eliminate, the assessed affects for landscape, with a residual adverse effect. The proposal is assessed as deliverable in the long term.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	35	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input checked="" type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, adjoins site	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Significant and Adverse	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, marginal	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

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

## P274 Land south east of Long Ing Lane, Barnoldswick

Site Details			
Capacity:	75	Settlement:	Barnoldswick
Site Area (ha):	2.71	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			



Description <b>Land to South East of Long Ing Lane, Barnoldswick</b>			 Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale <b>1 : 2,500</b>		Ref No. <b>P274</b>	
Drawn By <b>J.D.</b>	Date <b>28th April 2017</b>	Historic Ref	

## Summary Assessment

**Summary:** Greenfield site located outside the settlement boundary with reasonable accessibility to existing services, shops and employment opportunities available within Barnoldswick. The proposal has a poor relationship with the existing pattern of development and is isolated in the open countryside. The resulting effects on landscape quality and visibility are increased. The

proposal requires the development of P237 before it can logically come forward for housing. The proposal is therefore considered to have long term potential only.							
Available			Suitable		Achievable		
Yes			No		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	75	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 3	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	360m			Service Frequency	40-60mins interval		
Primary School	800m			Town or Local Shopping Centre	1.1km		

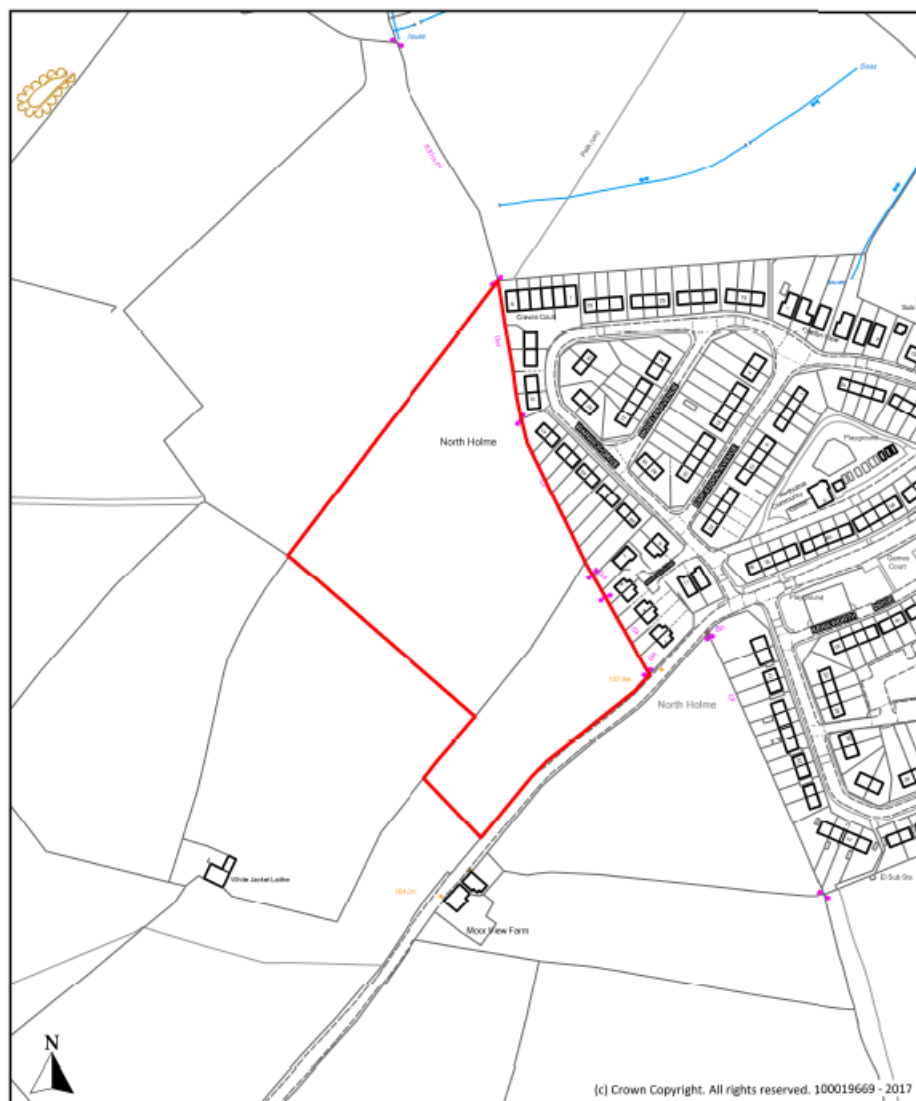
Secondary School	1.5km	Strategic Employment Site	200m
Open Space	200m	Convenience Store	1km
Leisure Centre	1.3km	GP	1.1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P275 Land to the west of White Leys Close, Earby

### Site Details

Capacity:	65	Settlement:	Earby
Site Area (ha):	2.42	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	21/0769/OUT (Approved)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to North West of Salterforth Road, Earby

Scale

1 : 2,500

Ref No.

P275

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site, where part of the site has already been granted consent for housing. The principal of developing housing on part of the site is therefore established. The wider site shares similar characteristics as the approval site and is subject to limited constraints which would render the site unsuitable for housing (subject to more detailed

consideration through the planning application process). The principal issue affecting the site is its accessibility via safe walking routes. The approved scheme is reliant on infrastructure to be provided at the approved scheme across the road. There is no solution to this issue available in direct relation to this site.							
Available		Suitable		Achievable			
Yes		Yes		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	20	25	20	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	240m		Service Frequency		20-40mins interval		

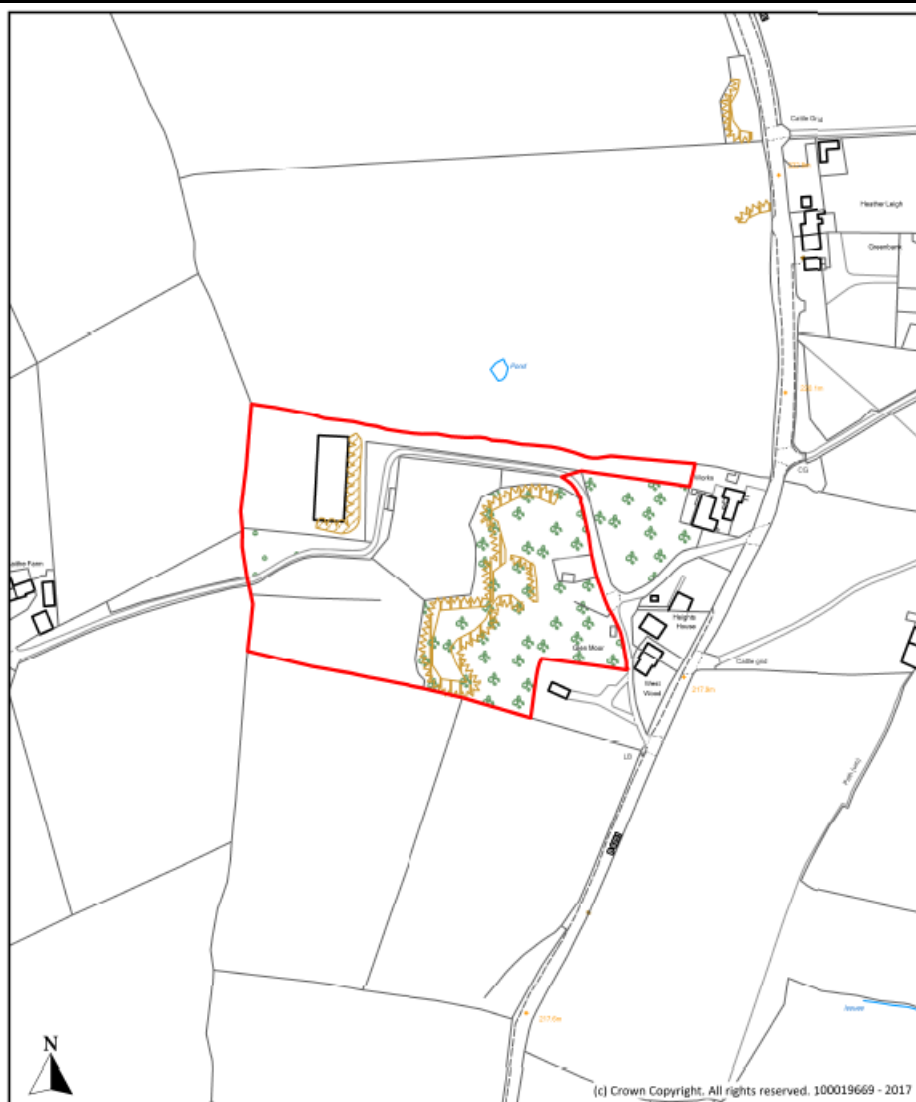
Primary School	1.9km	Town or Local Shopping Centre	1km
Secondary School	2.4km	Strategic Employment Site	1.9km
Open Space	300m	Convenience Store	1km
Leisure Centre	2.5km	GP	1.1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P277 Former Waterworks and Quarry, Salterforth

### Site Details

Capacity:	75	Settlement:	Salterforth
Site Area (ha):	2.51	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Former waterworks and quarry, High Lane / Moor Lane, Salterforth

Scale

1 : 2,500

Ref No.

P277

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

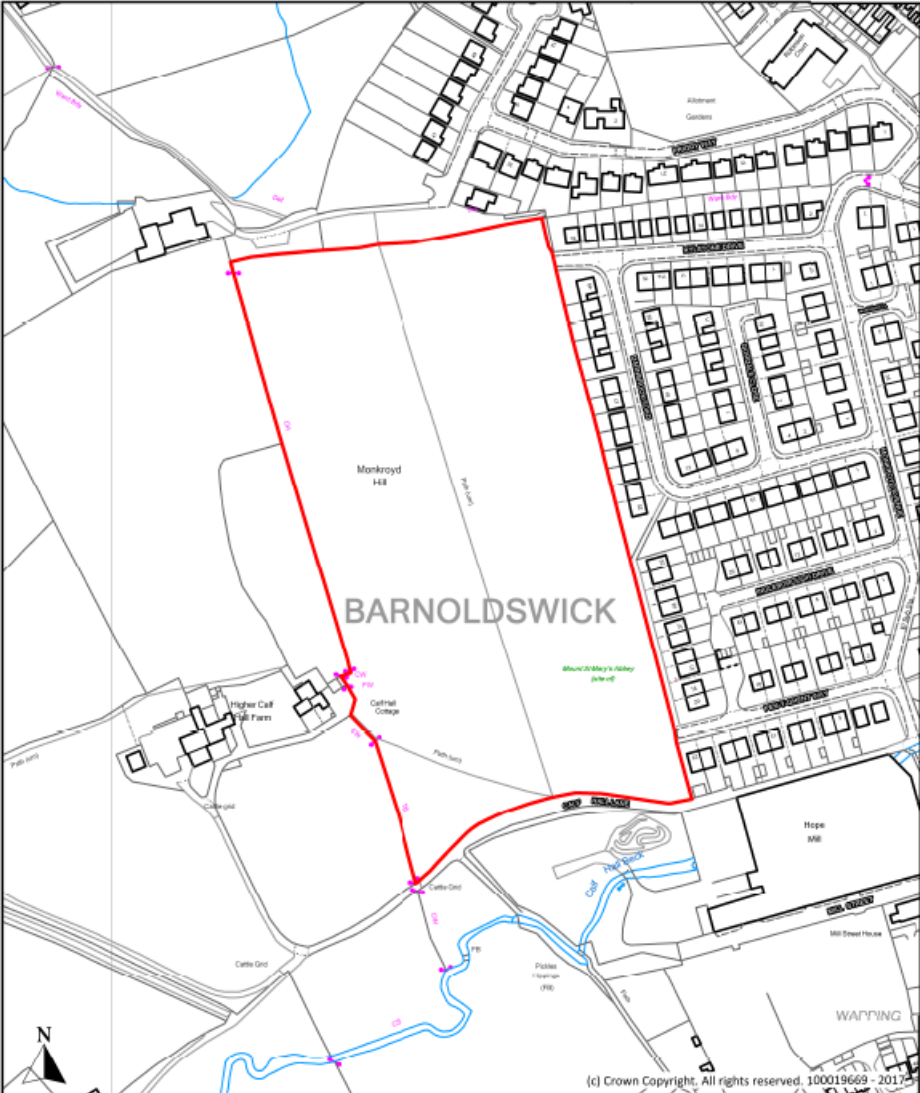
**Summary:** Isolated brownfield site which is not accessible to any daily essential service promoting the need to travel by car. The site does not represent a sustainable location for housing. The site's former use raises questions as to whether the site's redevelopment for housing is achievable. The scale of the proposal and location detached from any settlement in the open countryside


significantly increases the likely harm caused by the development to local landscape quality. The proposal is not considered deliverable within the next 15 years.							
Available			Suitable		Achievable		
Yes			No		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	75
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Significant and Adverse	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	1.9km		Service Frequency		20-40mins interval		
Primary School	2.1km		Town or Local Shopping Centre		2.8km		

Secondary School	2.9km	Strategic Employment Site	2.8km
Open Space	1.8km	Convenience Store	3.3km
Leisure Centre	2.9km	GP	2.8km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick

Site Details			
Capacity:	170	Settlement:	Barnoldswick
Site Area (ha):	5.07	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			



Description <b>Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick</b>		 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale <b>1 : 2,500</b>	Ref No. <b>P278</b>	
Drawn By <b>J.D.</b>	Date <b>28th April 2017</b>	

### Summary Assessment

**Summary:** Edge of settlement greenfield site which benefits from relatively good access to existing services and sources of employment available within Barnoldswick. The site is subject to a high risk of flooding from groundwater which may constrain site capacity and delivery. The site is located within a rolling landscape which extends along the west of the town. The landscape helps

to reduce the perception of scale of the proposal but also increases its wider visibility (although the site would only be visible in part from most viewpoints). The site is located within a conservation area. Its development is likely to be harmful to the historic environment noting its scale and relatively poor relationship with the pattern of development, however the existing edge of settlement provided is not of a high quality so there may be opportunity to improve this.							
Available		Suitable		Achievable			
Yes		Uncertain		Yes			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	125	45
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Major Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							

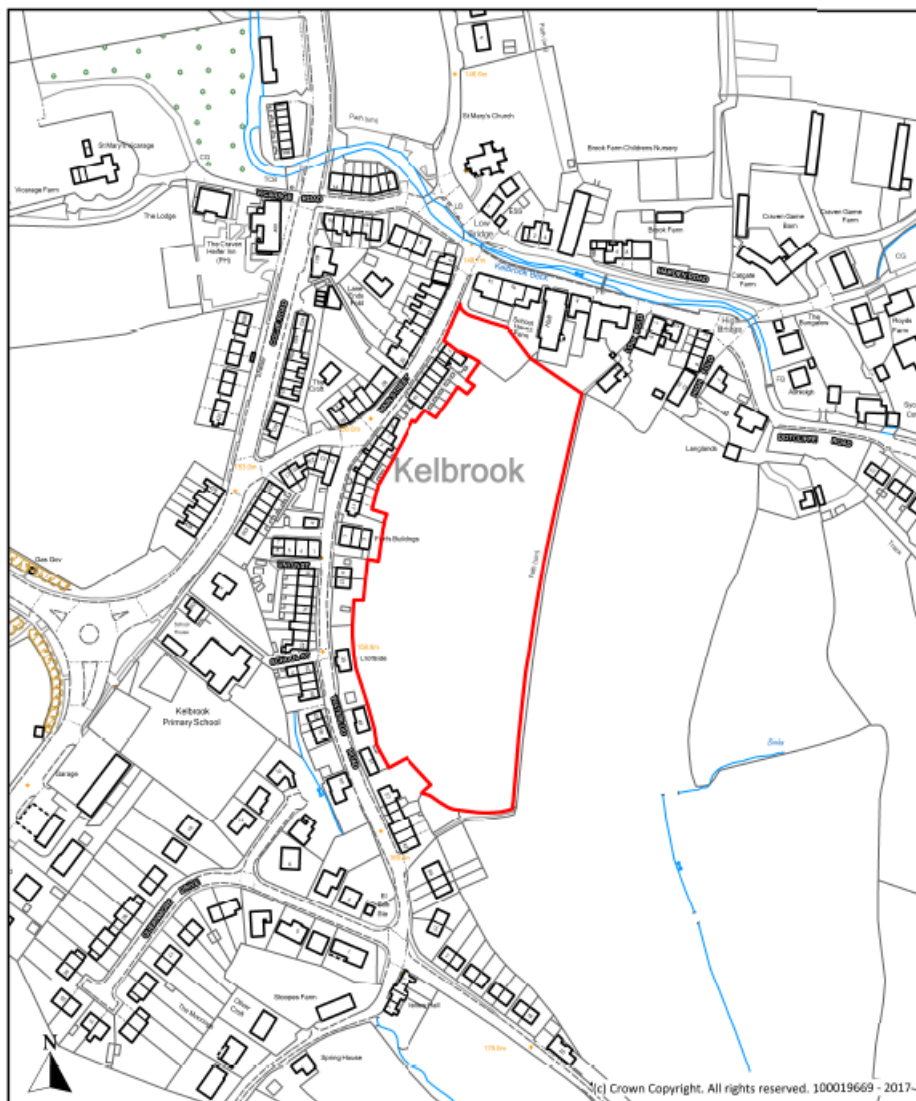
Bus Stop Proximity	980m	Service Frequency	20-40mins interval
Primary School	700m	Town or Local Shopping Centre	700m
Secondary School	1.6km	Strategic Employment Site	700m
Open Space	300m	Convenience Store	400m
Leisure Centre	1.5km	GP	1.2km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P281 Land to rear of Main Street/Waterloo Road, Kelbrook

### Site Details

Capacity:	60	Settlement:	Kelbrook
Site Area (ha):	2.0	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to rear of Main Street / Waterloo Road, Kelbrook

Scale  
1 : 2,500

Ref No.  
P281

Drawn By  
J.D.

Date  
28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site located centrally within Kelbrook. The site is accessible to the limited range of services available within the village, however residents would need to travel by car to access those not available in the village. The site is relatively unconstrained physically, although is defined within the Kelbrook Neighbourhood Plan as forming

an area important to the heritage of the village, being located close to its historic core. The site is unlikely to be appropriate for housing noting the role the site has in its current form to the urban quality of the village as identified by the local community.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	60
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Minor		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	200m		Service Frequency		20-40mins interval		

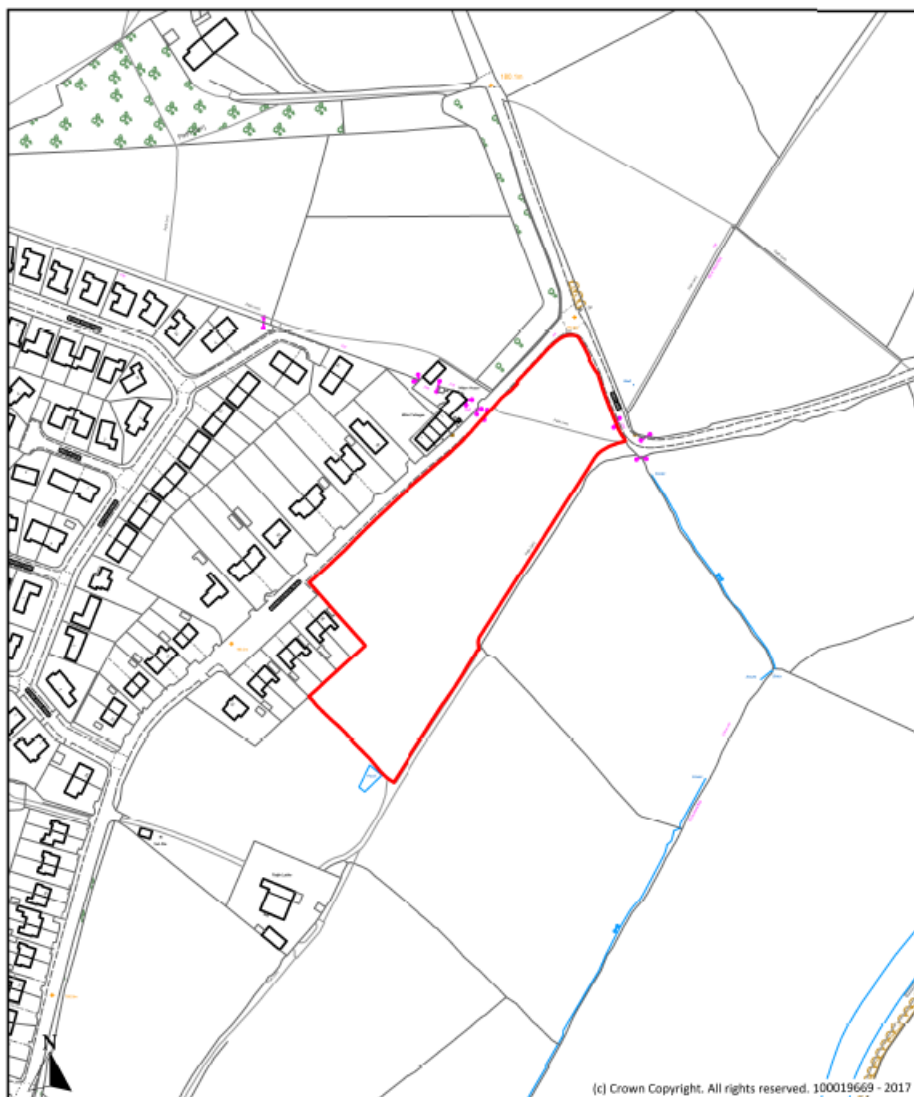
Primary School	100m	Town or Local Shopping Centre	2.3km
Secondary School	2.9km	Strategic Employment Site	3km
Open Space	200m	Convenience Store	400m
Leisure Centre	3km	GP	2.3km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford

### Site Details

Capacity:	48	Settlement:	Barrowford
Site Area (ha):	1.6	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



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Description

Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford

Scale

1 : 2,500

Ref No.

P283

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site designated green belt. The site is relatively distant from most essential services and sources of employment and its development would likely promote travel by car. The site has relatively few physical constraints, although pedestrian infrastructure does not current provide for a safe walking environment along Barnoldswick Road.

The site is designated green belt and concluded to fulfil a critical role to the purposes of the Green Belt by the Green Belt Assessment. Exceptional circumstances are not demonstrated to justify the removal of land from within the green belt for the development of housing. The site is assessed as not deliverable within the next 15 years.							
Available		Suitable			Achievable		
Yes		No			Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	48
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Enquiry		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	630m			Service Frequency	20-40mins interval		

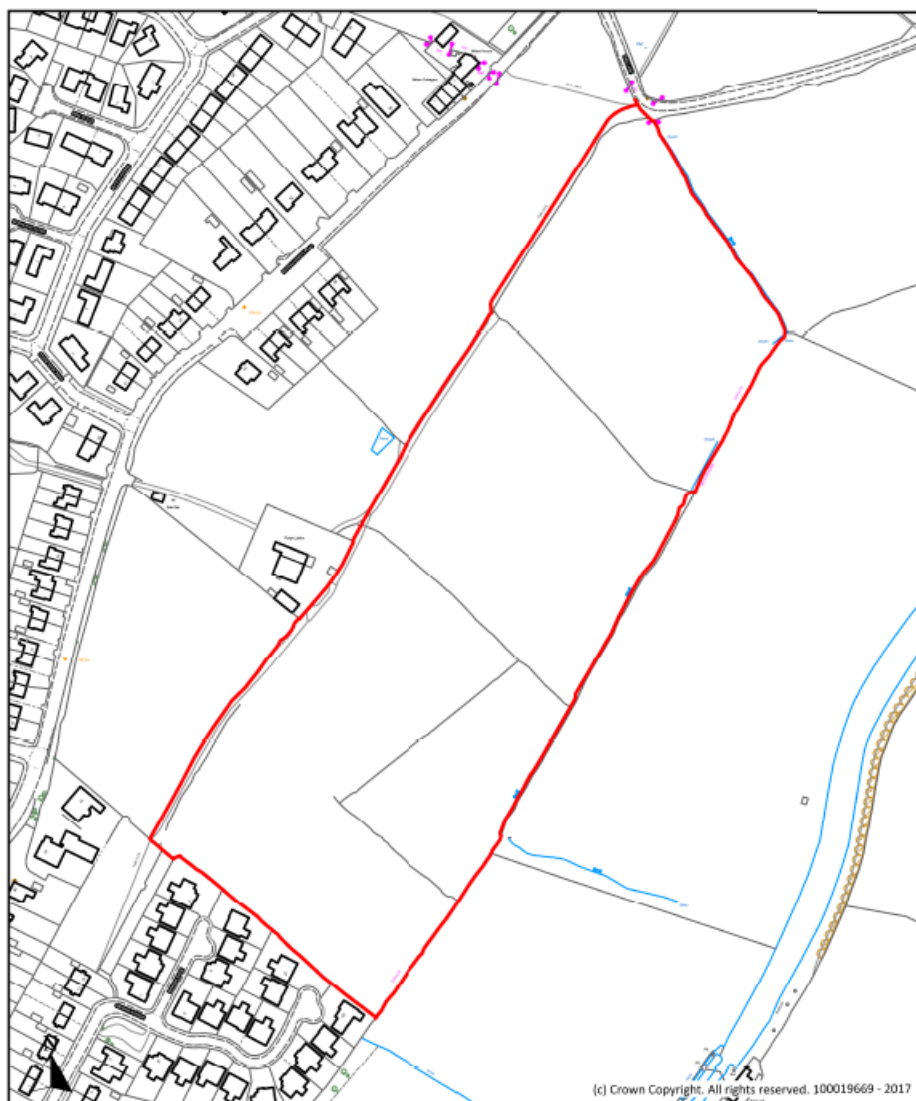
Primary School	1.73km	Town or Local Shopping Centre	1.43km
Secondary School	3.73km	Strategic Employment Site	3.73km
Open Space	660m	Convenience Store	1.33km
Leisure Centre	3.63km	GP	2.23km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford

### Site Details

Capacity:	195	Settlement:	Barrowford
Site Area (ha):	6.53	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford

Scale

1 : 2,500

Ref No.

P284

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site designated green belt. The site is relatively distant from most essential services and sources of employment and its development would likely promote travel by car. The proposal in its current form does not relate well to the settlement pattern, increasing the adverse effects associated with its development. The site is currently

inaccessible to the highway network. The proposal would require the development of P283 first before the development of this site could take place. Pedestrian infrastructure does not current provide for a safe walking environment along Barnoldswick Road. The site is designated green belt and concluded to fulfil a critical role to the purposes of the Green Belt by the Green Belt Assessment. Exceptional circumstances are not demonstrated to justify the removal of land from within the green belt for the development of housing. The site is assessed as not deliverable within the next 15 years.

Available		Suitable		Achievable			
Yes		No		No			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	195
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Enquiry	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	

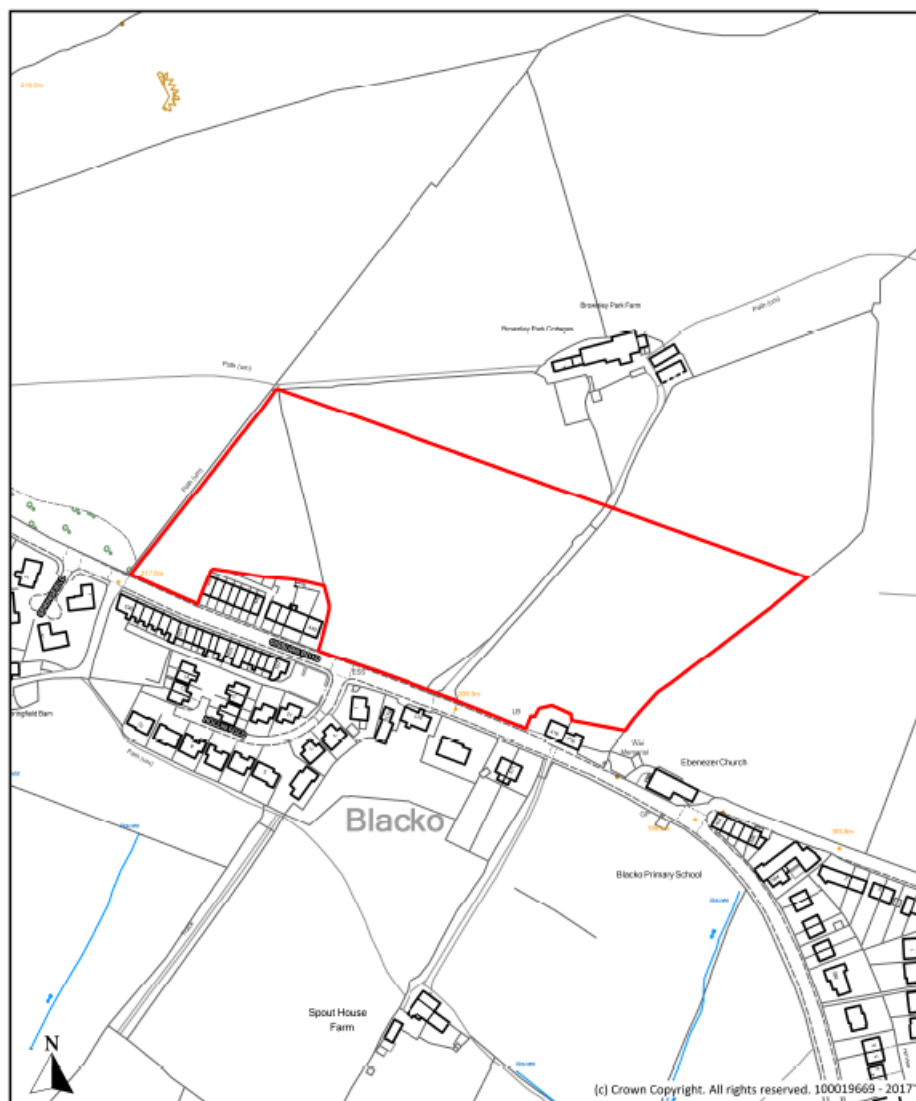
Is the proposal compatible with neighbouring land uses?			Yes
<b>2f. Accessibility</b>			
Bus Stop Proximity	660m	Service Frequency	20-40mins interval
Primary School	1.73km	Town or Local Shopping Centre	1.43km
Secondary School	3.73km	Strategic Employment Site	3.73km
Open Space	660m	Convenience Store	1.33km
Leisure Centre	3.63km	GP	2.23km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P285 Land at Brownley Park Farm, Gisburn Road, Blacko

### Site Details

Capacity:	90	Settlement:	Blacko
Site Area (ha):	3.23	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	13/15/0624P (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Brownley Park Farm, Gisburn Road, Blacko

Scale  
1 : 2,500

Ref No.  
P285

Drawn By  
J.D.

Date  
28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site located north of Blacko. The site is distant from most daily essential services and employment opportunities requiring people to travel by car. The site has previously been promoted for housing through the submission of a planning application. This planning application was refused and dismissed on appeal. The conditions leading to the refusal

and dismissal of this site have not altered. The site does not relate well and is disproportionate to the scale and pattern of development at Blacko. The poor relationship of the site to Blacko together with changes in topography results in adverse effects for local landscape character and quality. The development of the site is also likely to result in harm to the local historic environment.

Available					Suitable					Achievable				
Yes					No					Yes				
<b>Timescales (Anticipated Delivery)</b>														
0-5 years										6-10 years		11-15 years		16 years +
2022/23	2023/24	2024/25	2025/26	2026/27										
0	0	0	0	0	0		0		0		0		90	
<b>1. Availability</b>														
Is the landowner(s) aware and supports the proposals for the site?										Yes				
Is the site in single landownership?										Yes				
Is there any developer interest in the site?										Unknown				
If so, what is the developer involvement?										Choose an item.				
Is the site affected by any tenancies, third party rights, or restricted covenants?										Uncertain				
What are the timescales for the availability of the site?										0-5 years				
<b>2. Suitability</b>														
<b>2a. Designations</b>														
Is the site affected by any of the following designations? (tick all that apply)														
Green Belt			<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding			<input checked="" type="checkbox"/>			
AONB			<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land			<input type="checkbox"/>			
Open Countryside			<input checked="" type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage			<input type="checkbox"/>			
<b>2b. Flooding</b>														
What Flood Zone is the site in?										Flood Zone 1				
What is the risk of Surface Water flooding?										Low				
What is the risk of groundwater flooding?										Minor Constraint				
<b>2c. Natural Environment</b>														
Is the proposal affected by priority habitats or species?										No				
Would the proposal likely result in adverse effects for an ecological corridor or network?										No				
Would the proposal likely result in the loss of a TPO?										No				
Would the proposal result in a loss of agricultural land?										Yes, Grade 4				
What is the likely affect caused for Landscape Character?										Substantial				
What is the likely affect caused for Landscape Visibility?										Moderate Impact				
<b>2d. Built Environment</b>														
Is the proposal likely to affect the historic environment?										Yes				
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area			<input type="checkbox"/>	Other			<input checked="" type="checkbox"/>			
Will the proposal promote the coalescence of separate settlements?										No				
<b>2e. Other Environment</b>														
Is the proposal site likely affected by contamination?										No				
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?										No				
Does the topography of the land constraint development potential?										Minor				
Is the proposal compatible with neighbouring land uses?										Yes				
<b>2f. Accessibility</b>														

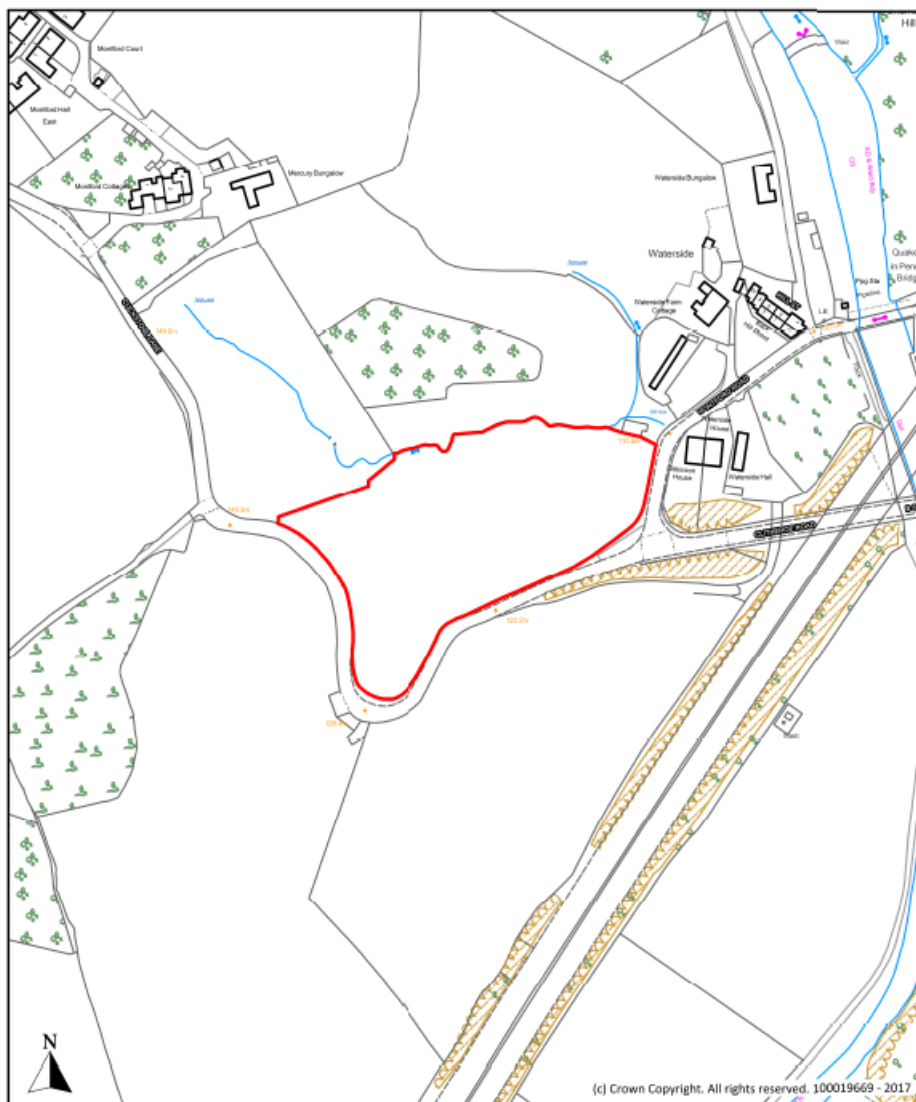
Bus Stop Proximity	290m	Service Frequency	>60mins interval
Primary School	450m	Town or Local Shopping Centre	2.6km
Secondary School	5.5km	Strategic Employment Site	4.9km
Open Space	460m	Convenience Store	2.8km
Leisure Centre	4.9km	GP	3.5km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P286 Land off Cuckstool Lane, Brierfield

### Site Details

Capacity:	10	Settlement:	Brierfield
Site Area (ha):	1.52	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land off Cuckstool Lane, Brierfield

Scale

1 : 2,500

Ref No.

P286

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

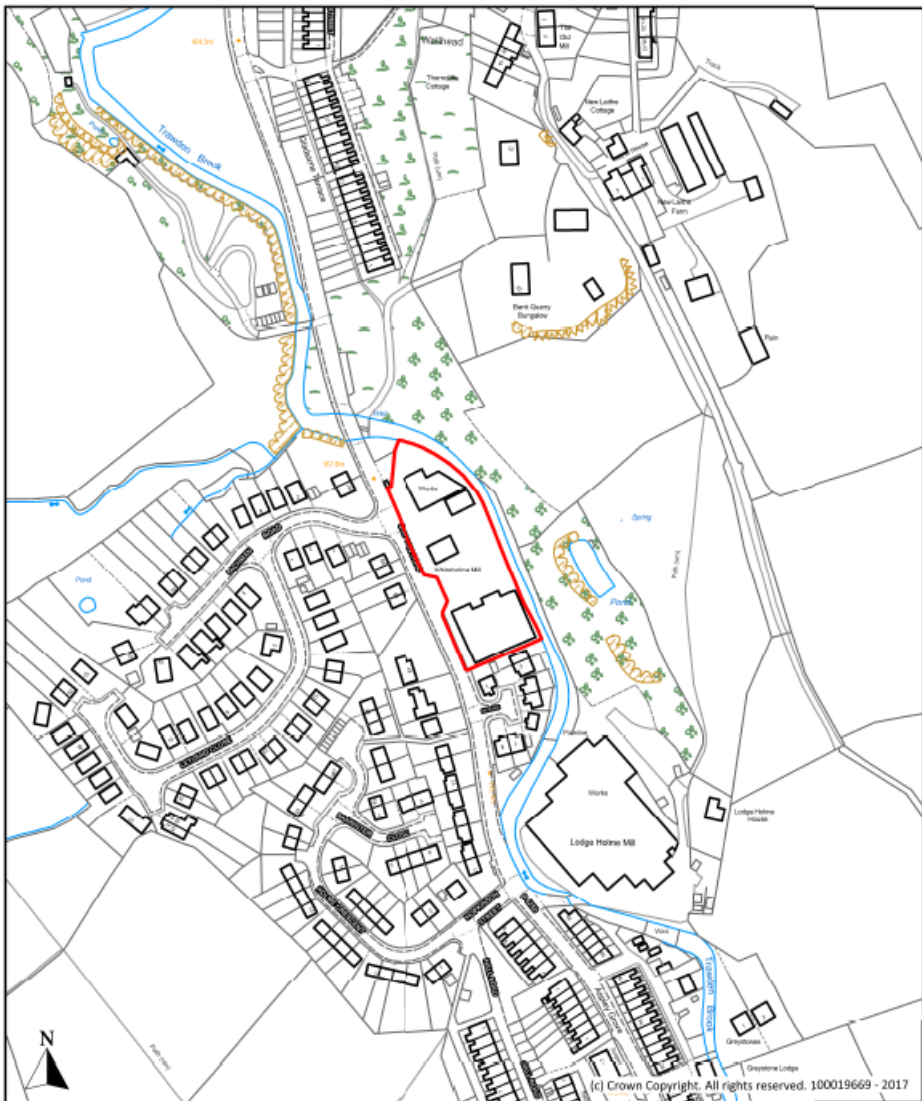
**Summary:** Greenfield site designated Green Belt. Though within a reasonable distance of Brierfield the absence of pedestrian infrastructure and changes in topography between the site and the town centre is likely to promote travel by car. The site relates poorly to the settlement pattern and is located on the opposite side of the motorway to the remainder of Brierfield. The

location and topography of the site significantly increases the likely harm caused to local landscape quality and visibility. The site is assessed as fulfilling a major contribution to the Green Belt within the Green Belt Assessment. There are no exception circumstances to justify the release of the site for housing. The site is not deliverable within the next 15 years.							
Available		Suitable		Achievable			
Yes		No		No			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	10
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Significant and Adverse		
What is the likely affect caused for Landscape Visibility?					Local Detrimental Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					Moderate		
Is the proposal compatible with neighbouring land uses?					Potential Issues		
<b>2f. Accessibility</b>							
Bus Stop Proximity	620m			Service Frequency	40-60mins interval		


Primary School	1.3km	Town or Local Shopping Centre	1km
Secondary School	2.2km	Strategic Employment Site	2.7km
Open Space	400m	Convenience Store	1.1km
Leisure Centre	3.5km	GP	1.2km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Marginal
Is there any prospect for third party funding to support site delivery?			No

## P287 Whiteholme Mill, Skipton Road, Trawden

Site Details			
Capacity:	25	Settlement:	Trawden
Site Area (ha):	0.48	Ward:	Boulsworth and Foulridge
Site Typology:	Brownfield	Spatial Area:	M65 Rural Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>
Site Plan			



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Description <b>Whiteholme Mill, Skipton Road, Trawden</b>			 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. <b>P287</b>		
Drawn By J.D.	Date 20th April 2017	Historic Ref	

### Summary Assessment

**Summary:** Previously developed site located within the settlement boundary of Trawden in active employment use. The site is accessible to some services located locally, however access to a broader range of services is likely to require trips via car (some of which are likely to be taken by bus). The site is subject to a significant risk of flooding. Subject to further assessment and

consideration of potential design/engineering responses, the flood risk affecting the site may render the site unsuitable for housing. The site's current use gives rise to the possibility of contamination at the site which will require further investigation. The site is located within the Trawden Forest Conservation Area. This designation is unlikely to prevent the redevelopment of the site for housing although will be material to the proposal's detailed design.							
Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	25	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Unknown		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					>75% in Flood Zone 2/3		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					Yes		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							

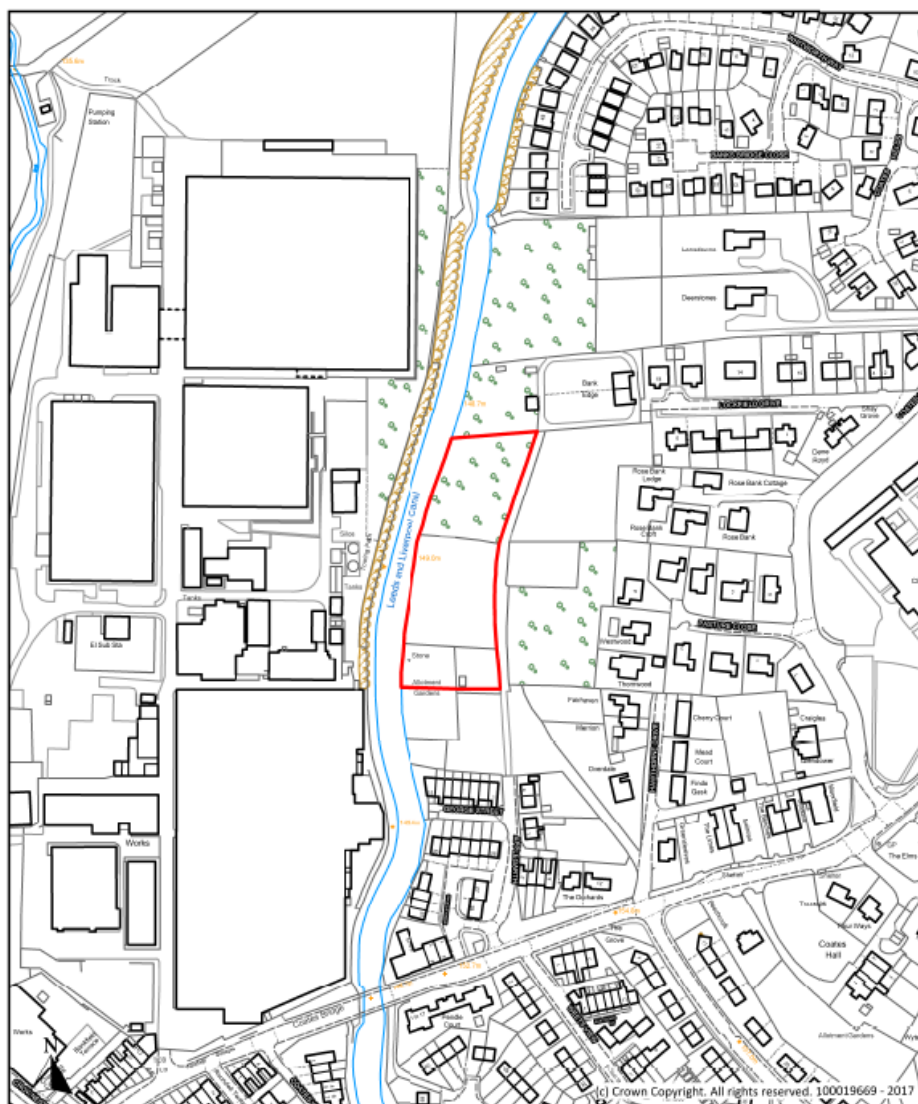
Bus Stop Proximity	0m	Service Frequency	20-40mins interval
Primary School	670m	Town or Local Shopping Centre	2.3km
Secondary School	2.15km	Strategic Employment Site	2.3km
Open Space	780m	Convenience Store	670m
Leisure Centre	3.41km	GP	290m
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Uncertain
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Marginal
Is there any prospect for third party funding to support site delivery?			No

## P288 Land at Applegarth, Skipton Road, Barnoldswick

### Site Details

Capacity:	8	Settlement:	Barnoldswick
Site Area (ha):	0.62	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	17/0117/REM (Lapsed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land at Applegarth, Skipton Road, Barnoldswick

Scale  
1 : 2,500

Ref No.  
P288

Drawn By  
J.D.

Date  
28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Undeveloped site located within the settlement boundary of Barnoldswick. The site is well related and accessible to most services, sources of employment and shops located within the town reducing the need to travel by car. The principal of developing housing on the site has previously been established. The main barrier to the development of the site is access, with the

access likely requiring the use of third party land. Taking this into account the proposal is assessed as being deliverable in the medium term.							
Available			Suitable		Achievable		
Yes			Yes		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	8	0	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						Minor Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, adjoins site	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	400m			Service Frequency	20-40mins interval		
Primary School	500m			Town or Local Shopping Centre	1.1km		

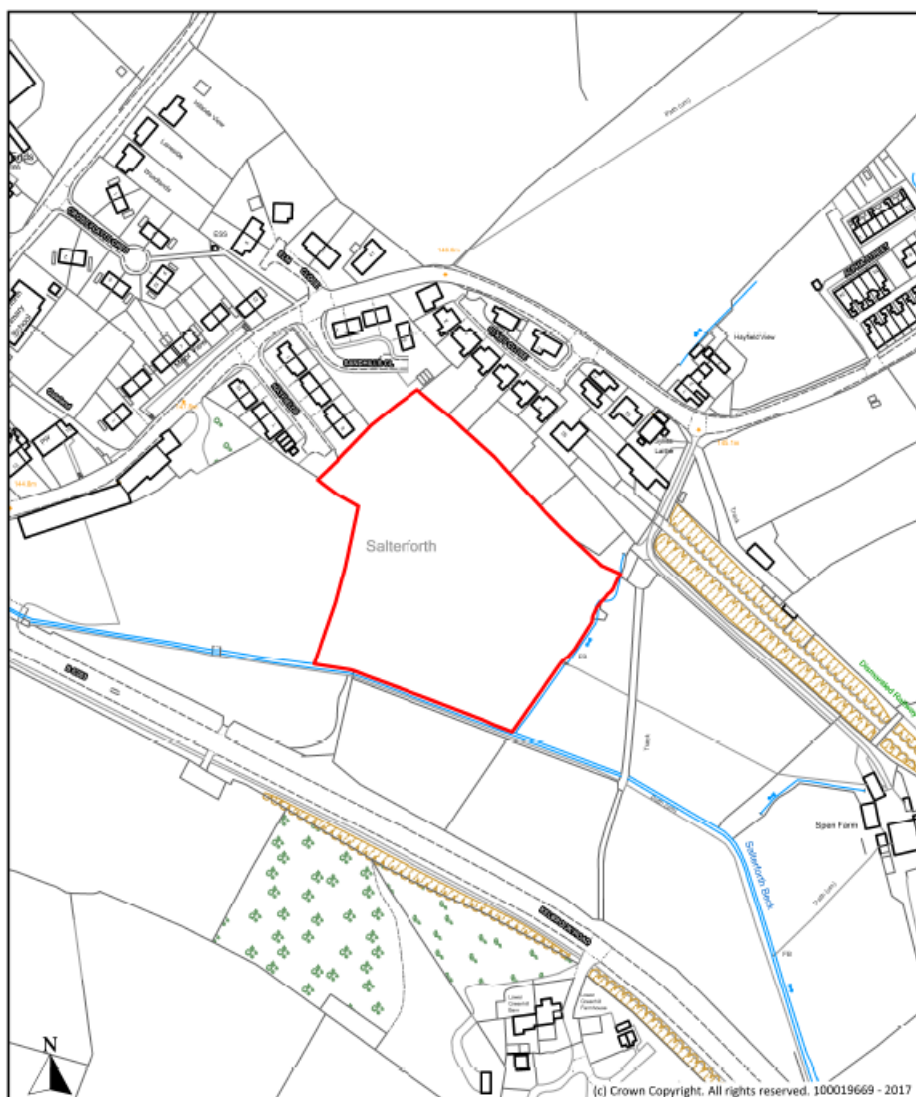
Secondary School	1.9km	Strategic Employment Site	900m
Open Space	200m	Convenience Store	400m
Leisure Centre	1.8km	GP	1.4km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P291 Land east of Hayfields, Salterforth

### Site Details

Capacity:	35	Settlement:	Salterforth
Site Area (ha):	1.72	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	19/0664/OUT (Dismissed)	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land east of Hayfields, Salterforth

Scale

1 : 2,500

Ref No.

P291

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Edge of settlement greenfield site located in Salterforth. The site is accessible to the very limited range of services available within the village. Essential services and employment opportunities are however beyond an acceptable walking distance, therefore encouraging travel by car. The site has previously been promoted for housing, with the application refused and

dismissed. The grounds for the rejection of the previous proposal have not altered since being issued. Salterforth remains a settlement of limited sustainability, and the landscape context of the site remains unchanged.							
Available			Suitable		Achievable		
Yes			No		Yes		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	35
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Option/Promotion		
Is the site affected by any tenancies, third party rights, or restricted covenants?					No		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					High		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					Yes		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	260m			Service Frequency	20-40mins interval		

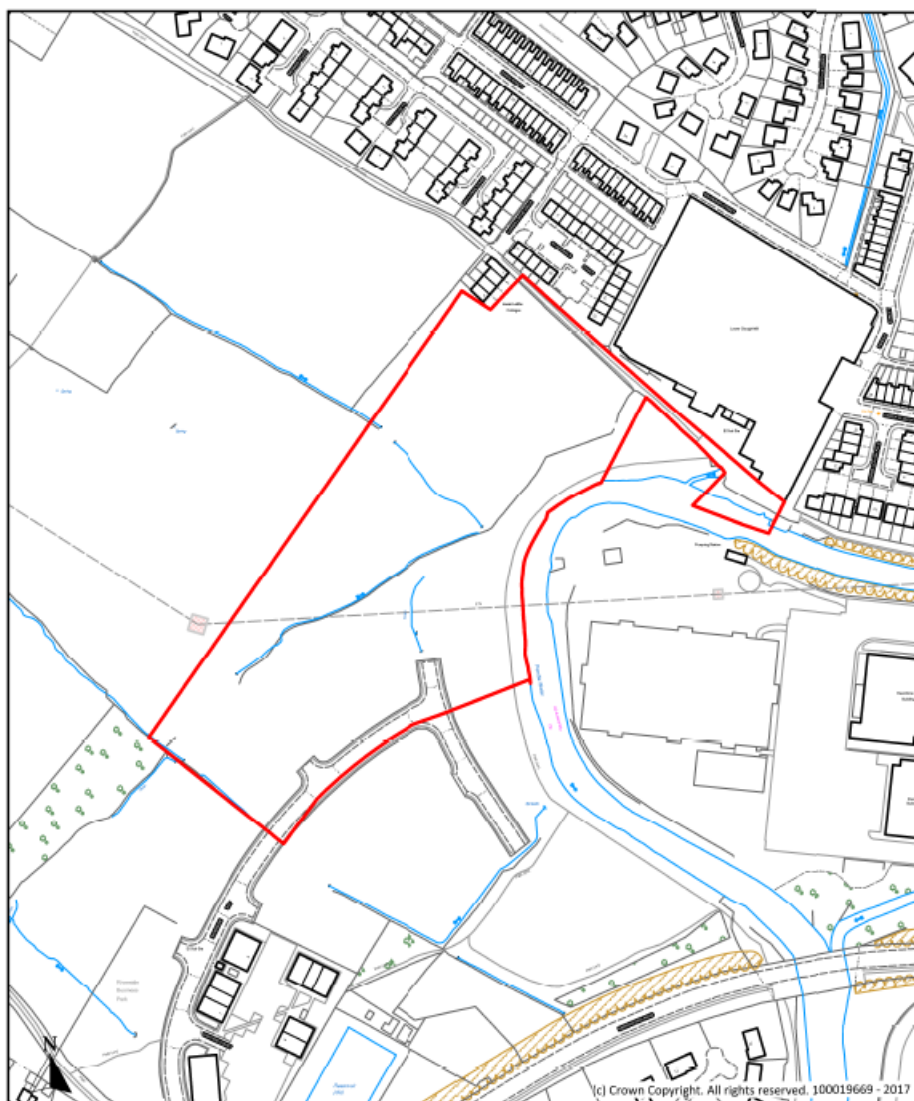
Primary School	500m	Town or Local Shopping Centre	2km
Secondary School	1.5km	Strategic Employment Site	2km
Open Space	200m	Convenience Store	1.6km
Leisure Centre	1.8km	GP	2.1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P294 Land north of Riverside Way, Barrowford

### Site Details

Capacity:	120	Settlement:	Barrowford
Site Area (ha):	3.62	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to north of Riverside Way, Barrowford

Scale

1 : 2,500

Ref No.

P294

Drawn By

J.D.

Date

28th April 2017

Historic Ref



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site within the settlement boundary, allocated for employment within the Local Plan. The site is accessible to a range of existing services. An improved bus service funded by the adjacent Trough Laithe development will provide an alternative option to residents to access wider services and job opportunities other than by car. The site is subject to a high risk of flooding

which may affect site capacity/overall suitability. Landscape effects are assessed for the site, particularly the role played by the site in maintaining the separation of Nelson and Barrowford. However, the principle of developing the site is already established in the adopted local plan. The site is allocated for employment and insufficient evidence has been provided to demonstrate that the land is surplus to requirements to be released for housing. The Employment Land Review recommends that the site is retained for employment.

Available		Suitable		Achievable			
Yes		No		Uncertain			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	50
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Owner	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						<25% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, significant	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Potential Issues	

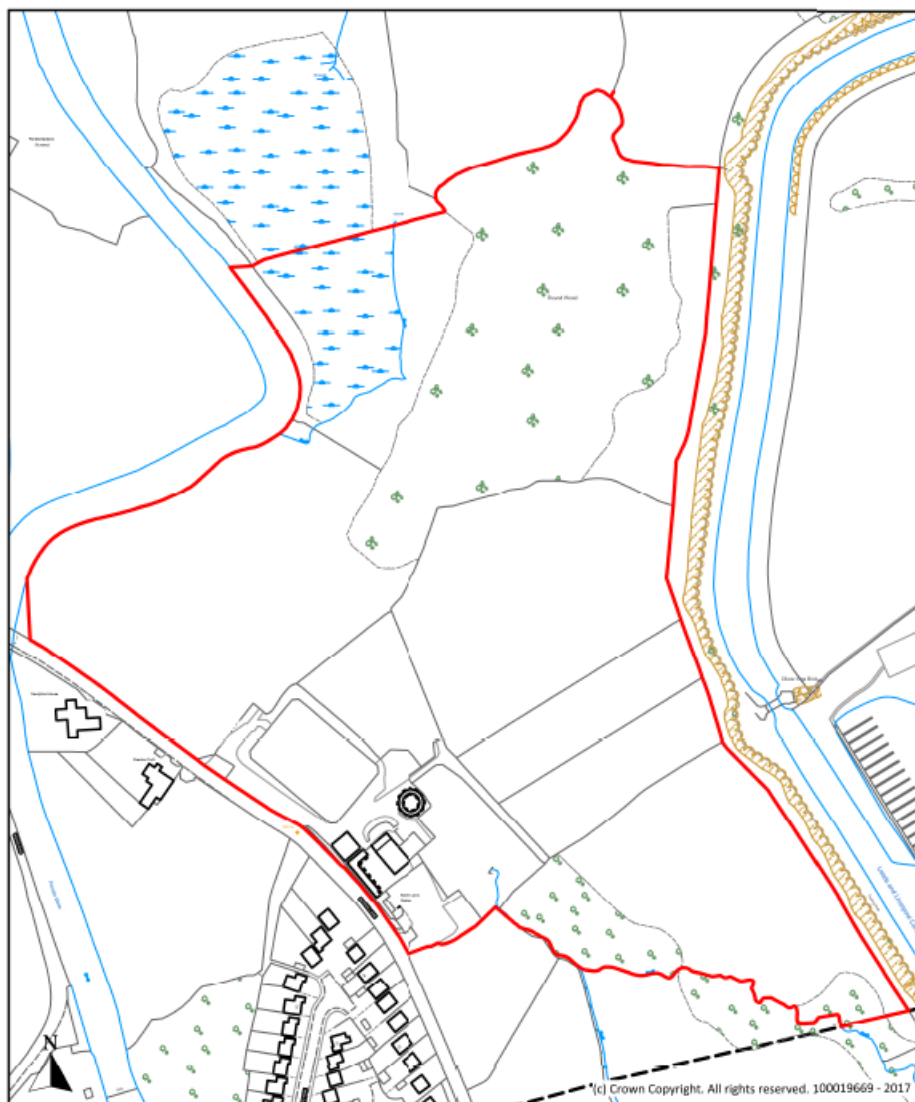
<b>2f. Accessibility</b>			
Bus Stop Proximity	300m	Service Frequency	40-60mins interval
Primary School	1.5km	Town or Local Shopping Centre	1.7km
Secondary School	3.1km	Strategic Employment Site	0m
Open Space	1km	Convenience Store	1.5km
Leisure Centre	2.2km	GP	1.6km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			
No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P296 Land at Barden Lane Stables, Barden Lane, Brierfield

### Site Details

Capacity:	300	Settlement:	Brierfield
Site Area (ha):	11.32	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description <b>Land at Barden Lane Stables, Barden Lane, Brierfield</b>		
Scale <b>1 : 2,500</b>	Ref No. <b>P296</b>	
Drawn By <b>J.D.</b>	Date <b>8th June 2017</b>	Historic Ref



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

### Summary Assessment

**Summary:** Edge of settlement greenfield site. Despite being adjoined to the M65 Corridor urban area, the site is relatively distant from most essential services and sources of employment. If developed, it is likely that future residents would be reliant on their cars to access these services. The site is subject to a high risk of flood which may affect overall site capacity/suitability. The site does not relate well the existing urban area, creating a large extension, this increases the likely

landscape effects caused and effects on setting. Part of the site is a designated BHS. The proposal could cause significant adverse effects to the integrity of this designation. The proposal is designated Green Belt and is assessed to fulfil a major contribution to green belt purposes. Exceptional circumstances required to justify the release of the site from the green belt have not been evidenced. The site is not considered deliverable within the next 15 years.								
Available			Suitable			Achievable		
Yes			No			No		
<b>Timescales (Anticipated Delivery)</b>								
0-5 years					6-10 years	11-15 years	16 years +	
2022/23	2023/24	2024/25	2025/26	2026/27				
0	0	0	0	0	0	0	300	
<b>1. Availability</b>								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						0-5 years		
<b>2. Suitability</b>								
<b>2a. Designations</b>								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input checked="" type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
<b>2b. Flooding</b>								
What Flood Zone is the site in?						<25% in Flood Zone 2/3		
What is the risk of Surface Water flooding?						High		
What is the risk of groundwater flooding?						Minor Constraint		
<b>2c. Natural Environment</b>								
Is the proposal affected by priority habitats or species?						Yes, on site		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Substantial		
What is the likely affect caused for Landscape Visibility?						Moderate Impact		
<b>2d. Built Environment</b>								
Is the proposal likely to affect the historic environment?						No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
<b>2e. Other Environment</b>								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No		
Does the topography of the land constraint development potential?						None/Minimal		
Is the proposal compatible with neighbouring land uses?						Yes		
<b>2f. Accessibility</b>								

Bus Stop Proximity	190m	Service Frequency	40-60mins interval
Primary School	1km	Town or Local Shopping Centre	2.6km
Secondary School	2.2km	Strategic Employment Site	3.2km
Open Space	600m	Convenience Store	1.4km
Leisure Centre	5km	GP	2.7km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P297 The Stables, Old Stone Trough Lane, Kelbrook

### Site Details

Capacity:	40	Settlement:	Kelbrook
Site Area (ha):	1.31	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

**The Stables, Old Stone Trough Lane, Kelbrook**

Scale  
**1 : 2,500**

Ref No.  
**P297**

Drawn By  
**J.D.**

Date  
**8th June 2017**

Historic Ref



**Planning, Building Control  
& Licensing**

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site located near to Kelbrook. The site is accessible to the limited range of services available in the village. Other services are more distant, likely to encourage travel by car. The site is detached from the settlement boundary with an intervening field located between (site P004). The site is poorly related to Kelbrook and its development is likely to have significant

adverse effects for the setting of the village and landscape quality. The development of P004 is required before this site can come forward. Highway constraints exist on Skipton Old Road through Kelbrook and south towards Foulridge. It is unlikely sufficient capacity exists to accommodate both this site and P004. An alternative access from the A56 is likely to be required.							
Available		Suitable		Achievable			
Yes		No		No			
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	0	40
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					None		
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Significant and Adverse		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
<b>2f. Accessibility</b>							
Bus Stop Proximity	420m		Service Frequency		20-40mins interval		

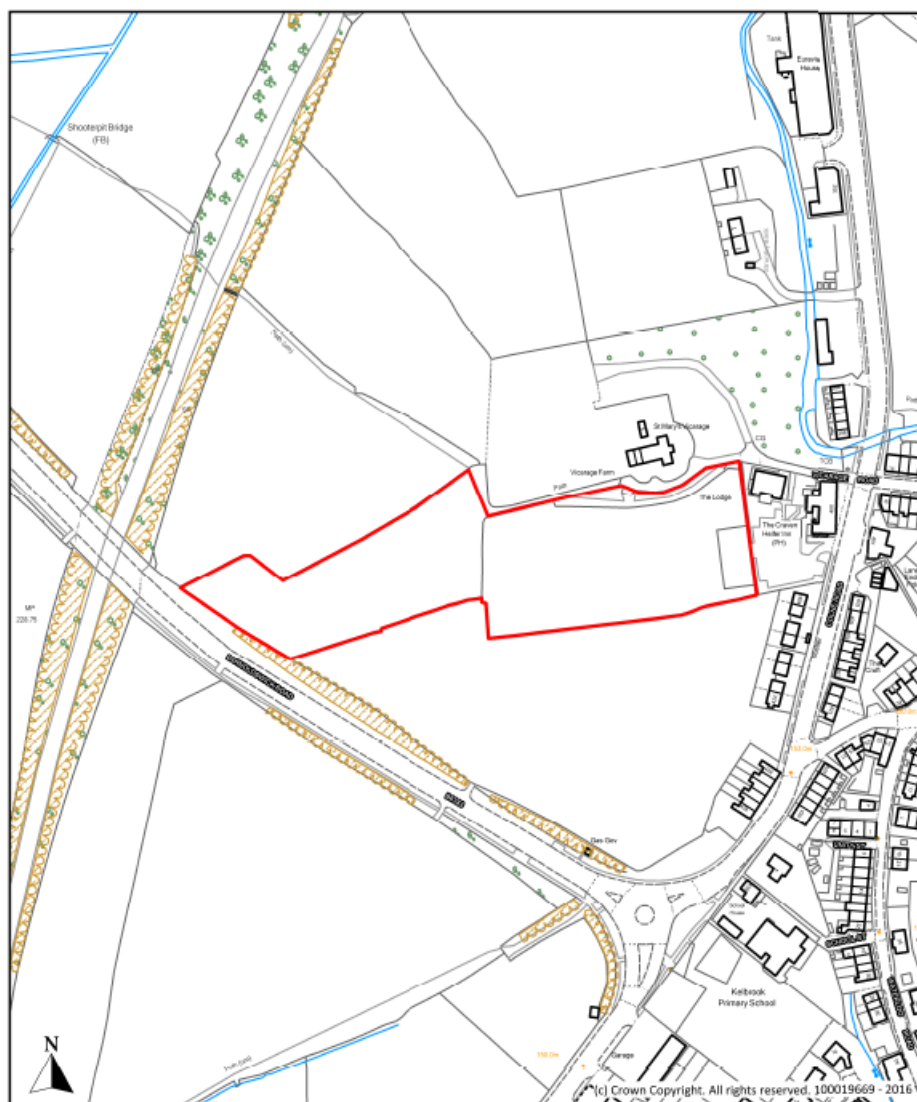
Primary School	400m	Town or Local Shopping Centre	2.7km
Secondary School	3.3km	Strategic Employment Site	3.4km
Open Space	300m	Convenience Store	400m
Leisure Centre	3.4km	GP	2.7km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

## P298 Land to the rear of the Craven Heiffer, Colne Road, Kelbrook

### Site Details

Capacity:	51	Settlement:	Kelbrook
Site Area (ha):	1.71	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	<a href="#">Click here to enter text.</a>	Date Added:	<a href="#">Click here to enter text.</a>

### Site Plan



Description

Land to rear of Craven Heiffer, Colne Road, Kelbrook

Scale

1 : 2,500

Ref No.

P298

Drawn By

J.B.

Date

24th October 2016

Historic Ref

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



Planning, Building Control  
& Licensing

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

Tel: 01282 661330

### Summary Assessment

**Summary:** Greenfield site located adjacent to the settlement boundary of Kelbrook. The site is accessible to the limited range of services available in Kelbrook. Access to wider services and employment opportunities not available in the village is likely to promote car usage. The site relates poorly to the settlement pattern with substantial adverse effects for landscape character

recorded. The proposal is unlikely suitable for housing as a lone site but may be more appropriate with, or following the development of P068 to the south (different landownership).							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
<b>Timescales (Anticipated Delivery)</b>							
0-5 years					6-10 years	11-15 years	16 years +
2022/23	2023/24	2024/25	2025/26	2026/27			
0	0	0	0	0	0	51	0
<b>1. Availability</b>							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
<b>2. Suitability</b>							
<b>2a. Designations</b>							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
AONB	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
<b>2b. Flooding</b>							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
<b>2c. Natural Environment</b>							
Is the proposal affected by priority habitats or species?						Yes, within buffer zone	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 3	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
<b>2d. Built Environment</b>							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
<b>2e. Other Environment</b>							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
<b>2f. Accessibility</b>							
Bus Stop Proximity	130m			Service Frequency	20-40mins interval		
Primary School	400m			Town or Local Shopping Centre	2.1km		

Secondary School	2.9km	Strategic Employment Site	2.8km
Open Space	300m	Convenience Store	300m
Leisure Centre	3km	GP	2.1km
<b>2g. Benefits</b>			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
<b>3. Achievability</b>			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.