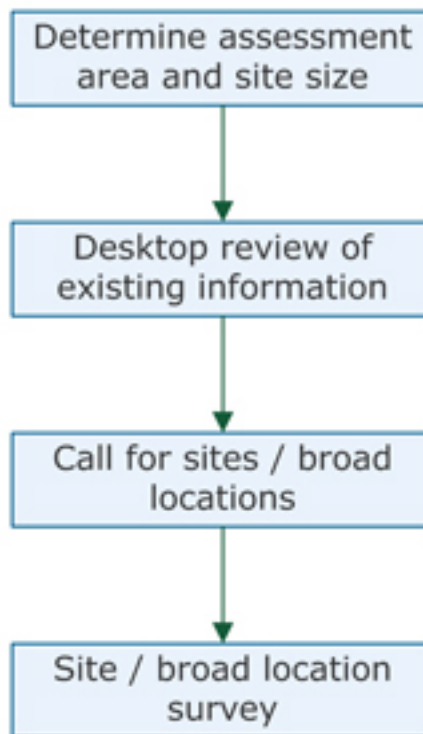
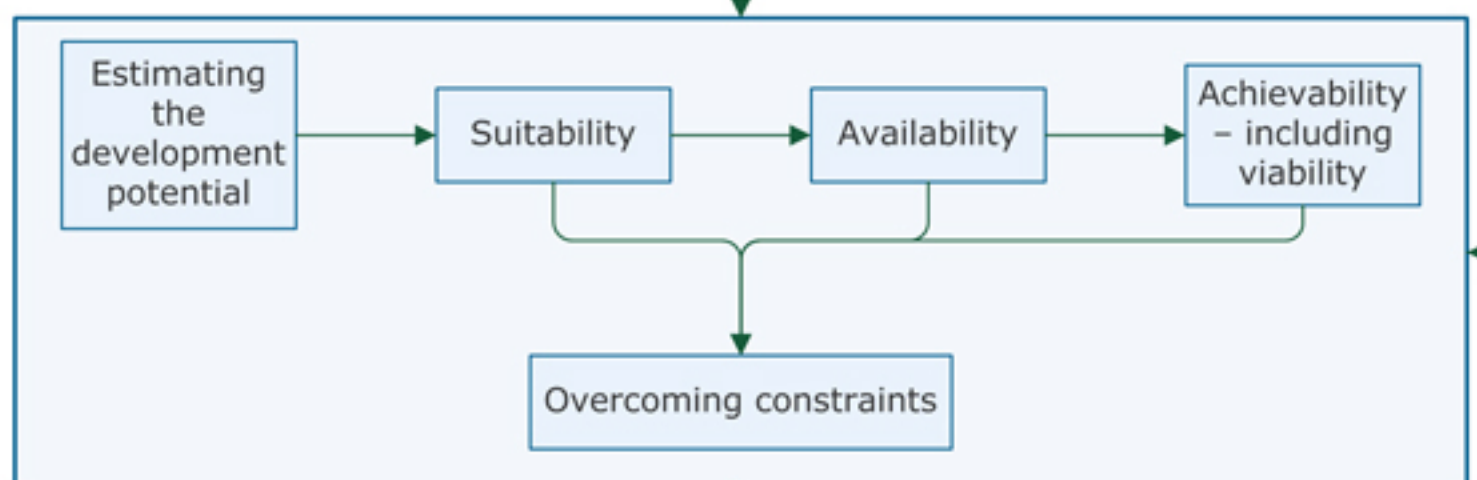


Appendix 1: PPG SHLAA Methodology Flowchart

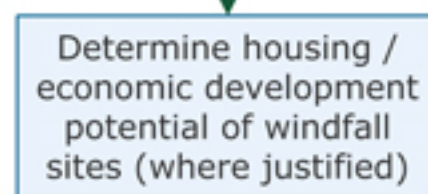
Stage 1- Site / broad location identification



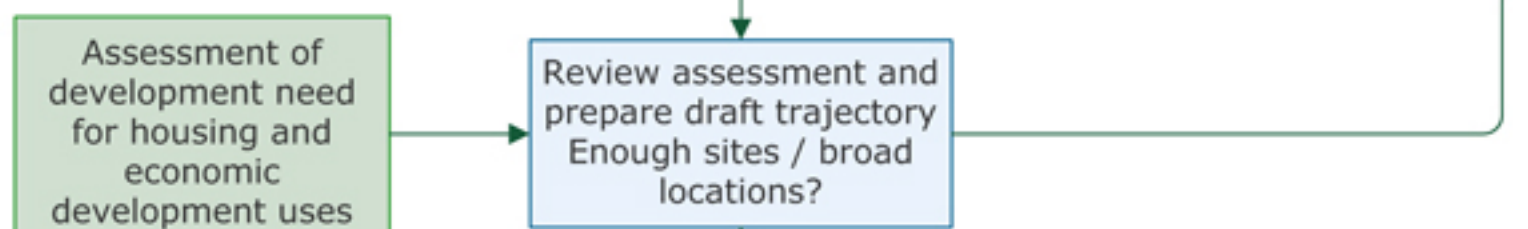
Stage 2 - Site / broad location assessment



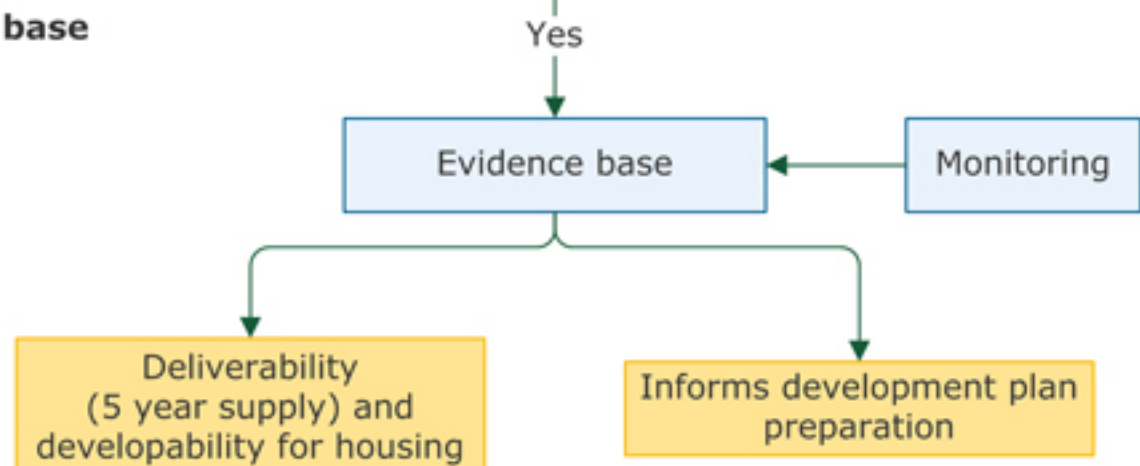
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Appendix 2: Site Nomination Form

site nomination form



What is this form for?

The Council is looking to identify sites to help meet future development needs in Pendle.

We want you to help us identify:

1. Sites of over 0.4 hectares, which have the potential for future development including housing, retail, employment and community use.

These sites can include:

Brownfield sites – previously developed land that could be put to better use – e.g. derelict sites or vacant buildings that could be redeveloped for another use.

Greenfield sites – land in, or on the edge of, a town or village that has not previously been developed.

2. Areas that are highly valued, by local residents or visitors to the area, where new development should either be restricted, resisted or required to meet higher design standards.

Examples include:

Public open space, which you think should be protected for recreational or other uses.

Employment areas, which should continue to provide jobs rather than be redeveloped for other uses such as retailing or housing.

Please Note:

The protection of natural habitats, valued landscapes and the historic environment is supported through planning policy, but each has its own designation process outside the planning system – e.g. Areas of Outstanding Natural Beauty (AONB), conservation areas etc.

What do I need to do?

Please use this form to identify any site(s) that you wish to put forward for consideration.

1. Complete a **separate form** for each site – photocopies are acceptable.
2. Include a **site plan**, clearly showing the site boundary and at least two named roads to help confirm its exact location.
3. Clearly state the **preferred use** for the site you have identified.
4. Indicate why you think the site is **deliverable** by commenting on its availability, suitability and viability.
5. Sign and return your completed form to the address shown.

Please Note:

*Submitting a site nomination form does **not** guarantee that the site will be allocated in the Local Plan.*

What happens next?

Pendle Council will need to consult a wide range of organisations (e.g. the Environment Agency) to identify any known constraints to development.

Sustainability and environmental assessments will also be carried out, in accordance with the Planning and Compulsory Purchase Act 2004.

All sites will go through a detailed appraisal process to determine their:

- Suitability for the use(s) proposed.
- Contribution to wider environmental, economic and social objectives.
- Deliverability within the lifetime of the Local Plan.

Sites that are taken forward will also be subject to public consultation.

Data protection

In compliance with the General Data Protection Regulation 2016 and the Data Protection Act 2018, the personal information you provide will only be used by Pendle Council for the purpose of preparing new planning policy documents.

The information you supply cannot be treated as confidential.

The Council is obliged to make all representations available for public inspection, but personal contact details will be removed before these are included in reports, or placed on the website.

All written material held by the Council must be considered for release under the Freedom of Information Act 2000, and the Environmental Information Regulations 2004, unless falling under a statutory exemption or exception.

Further information

Telephone

John Halton 01282 661330
Principal Planning Officer (Policy)

Craig Barnes 01282 661377
Senior Planning Officer (Policy)

Post

Pendle Borough Council
Planning, Economic Development and Regulatory Services
Town Hall
Market Street
Nelson
BB9 7LG

Email

LDF@pendle.gov.uk

Website

www.pendle.gov.uk/siteallocations

1 Contact Details

(a) You

(b) Agent or representative
(if applicable)

Name

Organisation (if applicable)

Position (if applicable)

Address

Postcode

Telephone

Email

2 Site Details

Please answer as many questions as possible

A Name of site

B Description of site

Please describe the site
boundaries, or identify the field
numbers affected

C Nearest town or village

D Grid reference (six figure)

SD

E Location plan

You **must** attach a plan of the site, clearly indicating the full extent of the boundary of the site. Preferably this plan should be on an Ordnance Survey map base at a scale no smaller than 1:10 000.

F Approximate site area

hectares

and / or

acres

Please Note: Sites under 0.25 hectares are unlikely to be allocated in the Local Plan, but may be included on the Small Sites Register, if one is prepared in the future.

G Current or previous use

H Access

*Please indicate which road(s)
vehicles will enter the site from.*

I Is there an existing access road into the site?

☐ Yes ☐ No ☐ Don't know

J Are mains services available within the site?

e.g. water, sewerage, drainage, gas and electric

☐ Yes ☐ No ☐ Don't know

If **No**, where are the nearest connections?

☐ Don't know

K Are you the sole owner of the site?

☐ Yes ☐ No

If **No**,

(a) Are the landowner(s) aware of this site submission?

☐ Yes ☐ No

(b) Do the landowner(s) support this site submission?

☐ Yes ☐ No ☐ Not aware

(c) Please provide contact details for all known landowners (below):

| | |
|-----------|-----------|
| 1. | 2. |
| 3. | 4. |

L Please identify any other physical or ownership constraints that may affect development on the site.

e.g. contamination, steep slopes, poor drainage, flood risk etc.

3 Proposed Use

A Please indicate what you think the future use of the site should be

B When do you think the site will be available for development?

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> Immediately | <input type="checkbox"/> Within one year | <input type="checkbox"/> 2-5 years |
| <input type="checkbox"/> 6-10 years | <input type="checkbox"/> 11-15 years | <input type="checkbox"/> Over 15 years |

C Does the proposed use include an element of housing? ☐ Yes ☐ No

If Yes,

(a) How many new homes will be built on the site?

(b) Could the whole (or part) of the site be made available for self-build / custom-build housing? ☐ Yes ☐ No ☐ Don't know

N.B. The Council maintains a register of people who would like to be involved in designing and/or building their own home and can help to bring people and 'available plots' together.

D Please state below how the site will help to meet one, or more, of the eleven strategic objectives identified in the Pendle Core Strategy (*see link below*)

 www.pendle.gov.uk/corestrategy

E Please state why you consider the site to be in a sustainable* location.

Sustainable in this context means that the proposed use of the site should meet the present needs of the local community, without compromising the ability of future generations to meet their own needs.

The End / Thank-you

Please return this form to the address / email shown on the front cover.

Appendix 3: SHLAA Form

Pendle Strategic Housing Land Availability Assessment (SHLAA)

2024 Review of SHLAA Sites

A. About the site

Site Reference:

Planning application number:

Site location:

1. Is the site currently available for housing? (within the next 5 years) ☐ Yes (Go to Q3) ☐ No
2. Is the site suitable for housing and likely to be made available for development within the next 6-15 years? ☐ Yes (Go to Q3) ☐ No

If No, please state why the site is no longer available then complete Section C (Contact Details) over the page and return.

3. Who is promoting the site? ☐ Landowner ☐ Agent / Land Promoter ☐ Housebuilder
4. Have housebuilders shown any interest in the site? ☐ None ☐ Enquiry ☐ Option ☐ Own
5. How many homes do you expect to provide on the site? Please give a detailed breakdown below.

| Total (A) | Already Completed (B) | Not Yet Built (A – B) |
|--|--|---|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <div><div>Type of home</div><div><input type="text"/> Detached</div><div><input type="text"/> Semi-detached</div><div><input type="text"/> Townhouse/Terraced</div><div><input type="text"/> Flat/Apartment</div><div><input type="text"/> Other (please state below):</div><div><div></div><div></div><div></div></div></div> | <div><div>Tenure</div><div><input type="text"/> Market housing</div><div><input type="text"/> Affordable housing</div><div><input type="text"/> Specialist housing</div></div> | <div><div>Breakdown by year 1 April to 31 March</div><div><input type="text"/> Year 1 – 2024/25</div><div><input type="text"/> Year 2 – 2025/26</div><div><input type="text"/> Year 3 – 2026/27</div><div><input type="text"/> Year 4 – 2027/28</div><div><input type="text"/> Year 5 – 2028/29</div><div><input type="text"/> Years 6 to 10</div><div><input type="text"/> Years 11 to 15</div><div><input type="text"/> Longer-term</div></div> |

6. Could all or part of the site be made available for self/custom-build housing? ☐ Yes ☐ No
- The Council maintains a register of people who would like to be involved in designing and/or building their own home and can help to bring people and ‘available plots’ together.

B. Barriers to development

7. Are any of the following factors preventing the site being brought forward for development?

- | | | | |
|--|------------------------------|-----------------------------|---------------------------------|
| – Planning policy (<i>e.g. site is in Green Belt or allocated for a different use</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Remediation works (<i>e.g. remove contamination from the site</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Mitigation works (<i>e.g. reduce or resolve issues with flooding etc.</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – On-site structures (<i>e.g. easements for electricity pylons, gas mains, culverts etc.</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Ecology (<i>e.g. presence of protected species or habitats</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Heritage (<i>e.g. listed building, archaeological remains etc.</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Legal or ownership issues to be resolved (<i>e.g. multiple ownership, ransom strip etc.</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Securing safe access onto the highway network (<i>e.g. suitable visibility splays</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Need to provide essential infrastructure (<i>e.g. electricity, gas, water, sewerage</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Lack of finance (<i>e.g. ability to obtain a loan, development partner etc.</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |
| – Viability (<i>i.e. insufficient return on projected investment</i>) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure |

Please use this space to expand on any of the above, or tell us anything else you would like to mention about the site:

C. Contact details

Primary Contact

(Landowner, agent or representative)

Client(s)

(If primary contact is an agent or representative)

Name

Organisation

Address

Town

Postcode

Telephone

Email

Signature

Name in BLOCK CAPITALS

Date

Thank you.

Your information will be processed in accordance with the [Data Protection Regulations](#)

Appendix 4: List of Sites Removed and Not Assessed

| Site Ref | Application Ref | Capacity | Area | Location | Settlement | Ward | Parish | Spatial Area | Reason for Removal |
|----------|-----------------|----------|-------|-------------------------|-----------------|---------------------------------|----------------|----------------|--|
| P006 | 17/0362/FUL | 55 | 2.69 | Land off Red Lane | Colne | Vivary Bridge | Colne | M65 Urban Area | Completed |
| P007 | 13/14/0547P | 36 | 1.41 | The Meadows | Colne | Vivary Bridge | Colne | M65 Urban Area | Completed |
| P008 | | 296 | 9.89 | Great House Farm | Colne | Vivary Bridge | Colne | M65 Urban Area | Not available (council owned) |
| P009 | 18/0865/REM | 82 | 3.93 | Windermere Avenue | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | Completed |
| P012 | | 1 | 0.06 | Former builders yard o | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P018 | | 203 | 6.93 | Stoney Bank Road | Earby | Earby and Coates | Earby | West Craven | Sub-divided and considered under P263 and P265 |
| P023 | 22/0222/FUL | 207 | 2.88 | Spring Gardens Mill | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Committed site (for employment use) |
| P024 | | 0 | 7.76 | Swinden Playing Fields | Nelson | Bradley | Nelson | M65 Urban Area | Not available (council owned) |
| P027 | | 10 | 0.09 | Land off Wood Street | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P028 | | 2 | 0.37 | Land adjacent to 15 Cl | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P029 | | 6 | 0.41 | Land off Trent Road | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P030 | | 6 | 0.21 | Marsden Hall Road No | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P031 | | 4 | 0.18 | Reedyford Road | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P032 | 17/0427/OUT | 129 | 10.27 | Further Clough Head | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Committed site (Site under construction) |
| P033 | | 36 | 2.08 | Land off Halifax Road (| Nelson | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Not available (council owned) |
| P034 | | 0 | 0.27 | Juno Street | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P035 | | 5 | 0.15 | Alison Grove | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P036 | | 15 | 0.67 | Land off Byron Road | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Not available (council owned) |
| P037 | | 32 | 1.37 | Land off Waterside Ro | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Not available (active uses) |
| P038 | | 3 | 0.04 | Land at Hawley Street | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P039 | | 2 | 0.07 | Land adjacent to 6 Kno | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P040 | | 3 | 0.1 | Land between Hawley | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P041 | | 2 | 0.07 | Land to rear of Atkinso | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P043 | | 6 | 0.19 | Land at Kenilworth Dri | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P044 | | 12 | 0.26 | Land at Bailey Street | Earby | Earby and Coates | Earby | West Craven | Not available (council owned) |
| P045 | | 44 | 1.46 | Aspen Grove | Earby | Earby and Coates | Earby | West Craven | Not available (council owned) |
| P046 | 20/0322/FUL | 0 | 1.05 | Land off Carr Road | Nelson | Bradley | Nelson | M65 Urban Area | Committed site (for employment use) |
| P047 | | 0 | 2.98 | Land off Lomeshaye W | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Not available (council owned) |
| P048 | 16/0307/FUL | 43 | 1.42 | Former Gas Works | Brierfield | Brierifield West and Reedley | Brierfield | M65 Urban Area | Not available (Part of wider comprehensive redevelopment) |
| P049 | | 34 | 1.12 | Land off Greenfield Ro | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Not available (council owned) |
| P050 | | 28 | 0.94 | Land adjacent to Wanl | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Not available (council owned) |
| P051 | | 6 | 0.2 | Land adjacent to 100 G | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P054 | | 0 | 0.52 | Land at Dam Side | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P058 | | 0 | 0.51 | Primet Foundry | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P061 | 21/0793/FUL | 1 | 0.07 | Garages at Crow Nest | Laneshaw Bridge | Boulsworth and Foulridge | Colne | M65 Rural Area | Committed site (Site under construction) |
| P063 | | 1 | 0.04 | Land south west of Wo | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P066 | | 0 | 5.36 | North West of Higher F | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Proposal for non-residential designation. |
| P072 | | 0 | 0.35 | Land at Dam Head Barr | Roughlee | Barrowford and Pendleside | Roughlee Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P073 | | 3 | 0.11 | Land adjacent to 19 Br | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P074 | | 0 | 3.51 | Scholefield Farm, Railw | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | Site inaccessible. |
| P076 | | 1 | 0.03 | Land adjacent to 82 Es | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P077 | | 8 | 0.09 | Gisburn Street Works | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P079 | | 1 | 0.04 | Land adjacent to Sykes | Salterforth | Earby and Coates | Salterforth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P084 | | 2 | 0.06 | Land to rear of Dewhu | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P085 | | 0 | 1.55 | Land adjacent to Prime | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Proposal for non-residential designation. |
| P089 | | 3 | 0.12 | Land off Ball Grove Dri | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P090 | | 15 | 0.72 | Black Carr Mill and The | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Allocated for housing in the Trawden Forest Neighbourhood Plan |
| P092 | | 2 | 0.04 | Thomas Street Car Parl | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P094 | | 4 | 0.13 | Land to rear of Wood S | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P095 | | 6 | 0.2 | White Grove Garage Si | Colne | Vivary Bridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P096 | | 3 | 0.09 | Land at Walton Street | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |

| Site Ref | Application Ref | Capacity | Area | Location | Settlement | Ward | Parish | Spatial Area | Reason for Removal |
|----------|-----------------|----------|------|--------------------------|--------------|---------------------------------|---------------------|----------------|---|
| P097 | 17/0459/FUL | 52 | 1.11 | Brierfield Mills | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Committed site (site under construction) |
| P098 | | 2 | 0.03 | Land off Railway Street | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P099 | | 14 | 0.46 | Coronation Road | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Not available (council owned) |
| P101 | | 5 | 0.16 | Land at Tyesley Grove | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P102 | | 4 | 0.28 | Land adjacent to 11 Os | Spen Brook | Barrowford and Pendleside | Goldshaw Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P104 | 22/0197/FUL | 79 | | Land at Oaklands | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Committed Site |
| P105 | | 183 | 6.56 | Land off Halifax Road (| Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Not available (council owned) |
| P106 | | 0 | 1.27 | Land off Borrowdale D | Earby | Earby and Coates | Earby | West Craven | Proposal for non-residential designation. |
| P107 | | 2 | 0.08 | Land adjacent to 71 Ma | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P113 | | 79 | 2.79 | Harrison Drive Recreat | Colne | Vivary Bridge | Colne | M65 Urban Area | Proposal for non-residential designation. |
| P118 | | 1 | 0.03 | Land adjacent to 34 Le | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P119 | | 1 | 0.01 | Land to rear of 1 Bankf | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P124 | | 2 | 0.27 | Land adjacent to Lakes | Colne | Vivary Bridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P127 | 19/0025/FUL | 17 | 0.61 | Land at Lane Ends Farn | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Committed site (site under construction) |
| P129 | 17/0736/OUT | 9 | 0.44 | St Michael's Vicarage, S | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Committed site |
| P131 | | 0 | 0.03 | Gisburn Road Car Park | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Proposal for non-residential designation. |
| P132 | | 0 | 0.03 | Gisburn Road Car Park | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Proposal for non-residential designation. |
| P133 | | 3 | 0.09 | Pendle Street Garage S | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P134 | | 3 | 0.11 | May Street Garage Site | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P136 | | 66 | 2.2 | Ralph Laithe | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | No longer available. |
| P135 | | 5 | 0.16 | Nora Street Garage Site | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P137 | | 1 | 0.03 | Land adjacent to 503 W | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | Committed site |
| P138 | | 1 | 0.05 | Land adjacent to 310 W | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P139 | 21/0427/OUT | 9 | 0.24 | Railway Street Garage | Nelson | | Nelson | M65 Urban Area | Approved for Employment Use |
| P140 | | 8 | 0.22 | Land at Lily Street | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P141 | | 0 | 0.38 | Former Vulcan Mill | Nelson | Bradley | Nelson | M65 Urban Area | Allocated for employment in the Bradley Area Action Plan |
| P142 | | 39 | 1.1 | Land south of Red Scar | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Not available (in active employment use) |
| P143 | | 0 | 0.01 | Grains Barn Farm | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P146 | | 50 | 0.7 | Land west of Alder Hou | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Not available (to be developed for non-residential use) |
| P147 | | 0 | 0.33 | Former Kippax Biscuits | Colne | Vivary Bridge | Colne | M65 Urban Area | Not available (in active employment use) |
| P149 | 16/0410/FUL | 0 | 2.04 | Crownest Mill, Skipton | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Complete (Retail) |
| P154 | | 0 | 3.34 | Land off Jackdaw Road | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Assessed under P309 |
| P155 | | 0 | 1.07 | Land at R B Business Pa | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Proposal for non-residential designation. |
| P156 | | 0 | 0.31 | Land off Lomeshaye Pl | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P157 | | 0 | 1.55 | Land to rear of 31-33 K | Nelson | Brierfield West and Reedley | Brierfield | M65 Urban Area | Proposal for non-residential designation. |
| P158 | | 0 | 0.33 | Land to rear of 12 Lind | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Proposal for non-residential designation. |
| P159 | | 0 | 0.14 | Yard off Brook Street | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P160 | | 0 | 2.22 | Land off Junction Stree | Nelson | Bradley | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P161 | | 0 | 1.57 | Part Rolls Royce, Bankf | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Proposal for non-residential designation. |
| P162 | | 0 | 0.04 | Land at Ravenscroft W | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P163 | | 0 | 0.47 | Skipton Road Business | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P164 | 18/0248/FUL | 34 | 5.04 | Land off Skipton Road | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Committed site |
| P166 | | 5 | 0.28 | Former Quarry, Heath | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Under Construction/Planning Permission |
| P167 | 18/0587/FUL | 10 | 0.29 | Land at Bright Street | Colne | Vivary Bridge | Colne | M65 Urban Area | Complete |
| P168 | 17/0321/FUL | 23 | 0.04 | Land at Warehouse Lar | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Complete |
| P169 | | 13 | 0.37 | Former Reservoir, Park | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Not available (in active use) |
| P171 | | 4 | 0.13 | Land off Mill Street | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P172 | | 1 | 0.09 | Land adjacent to 268 G | Blacko | Barrowford and Pendleside | Blacko | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P173 | | 4 | 0.04 | Land adjacent to the C | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P174 | | 2 | 0.09 | Land to rear of 26-28 B | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P175 | | 2 | 0.13 | Land off Bakerfield Clo | Higham | Fence and Higham | Higham with West Cl | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |

| Site Ref | Application Ref | Capacity | Area | Location | Settlement | Ward | Parish | Spatial Area | Reason for Removal |
|----------|-----------------|----------|--------|------------------------------|---------------------|---------------------------------|-----------------|----------------|---|
| P177 | | 11 | 0.2 | Land off Hibson Road | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P178 | | 7 | 0.09 | Land at High Street | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P179 | | 5 | 0.16 | Bevan Place Garage Site | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P180 | | 1 | 0.04 | Land off Bradley Road | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P181 | | 3 | 0.14 | Land to front of Straitleigh | Roughlee | Barrowford and Pendleside | Roughlee Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P182 | | 3 | 0.06 | Land adjacent to 30 Dixie | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P183 | | 3 | 0.15 | Dotcliffe Yard | Kelbrook | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P185 | | 2 | 0.02 | Land adjacent to 14 York | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P186 | | 2 | 0.02 | Works off Church Street | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P187 | | 2 | 0.02 | Land to rear of Moorland | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P189 | | 7 | 0.25 | Land off Middleton Drive | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Not available (site in active domestic use) |
| P190 | | 5 | 0.1 | Land adjacent to 24 Jolly | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P191 | 22/0614/FUL | 17 | | Former School and Pre | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Approved for retail use |
| P192 | | 5 | 0.13 | Car Park off Junction St | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P193 | | 3 | 0.06 | Land at Hartington Street | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P194 | | 2 | 0.05 | Land adjacent to 190 C | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P195 | | 2 | 0.14 | Land at Brierfield House | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P196 | | 1 | 0.04 | Plot 10 Park View Close | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P197 | | 1 | 0.05 | Land off Hillsborough Avenue | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P198 | | 1 | 0.01 | Pickering Street Garage | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P199 | | 4 | 0.03 | Land adjacent to 47 To | Colne | Vivary Bridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P200 | | 4 | 0.09 | Land east of Carry Lane | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P201 | | 2 | 0.18 | Land adjacent to 271 K | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P202 | | 1 | 0.01 | Land adjacent to 43 Be | Colne | Vivary Bridge | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P203 | | 1 | 0.02 | Land adjacent to Ceme | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P204 | | 1 | 0.02 | Land at Primrose Hill | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P206 | | 4 | 0.04 | Red Lion Street Car Par | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P207 | | 3 | 0.07 | Land adjacent to 290 V | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P208 | | 2 | 0.03 | Land adjacent to 10 Sk | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P210 | | 17 | 0.56 | Land adjacent to Glanr | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Not available (to be developed for non-residential use) |
| P212 | | 9 | 0.14 | Garage site off Barkerh | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P213 | | 8 | 0.12 | Land adjacent to 13 To | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P214 | | 7 | 0.22 | Robert Street Garage S | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P215 | | 4 | 0.05 | Land to rear of Malver | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P216 | | 4 | 0.1 | Land to rear of the Vic | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P217 | | 3 | 0.12 | Land adjacent to 19 De | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P218 | | 3 | 0.06 | Land adjacent to 46 Pa | Nelson | Barrowford and Pendleside | Barrowford | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P219 | | 1 | 0.03 | Land adjacent to 210 M | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P220 | | 4 | 0.07 | Land to east of St Mary | Newchurch-in-Pendle | Barrowford and Pendleside | Goldshaw Booth | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P222 | | 2 | 0.06 | Land to rear of 2 Greer | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P223 | | 2 | 0.05 | Land at Hall House Farm | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Allocated for housing in the Trawden Forest Neighbourhood Plan |
| P226 | | 0 | 2.99 | Gib Hill (Site C) | Nelson/Colne | | | M65 Urban Area | Proposal for non-residential designation. |
| P227 | | 0 | 15.49 | Gib Hill (Site A) | Nelson/Colne | | | M65 Urban Area | Proposal for non-residential designation. |
| P233 | | 0 | 0 | Newt Pont | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Proposal for non-residential designation. |
| P234 | | 0 | 67.6 | Land off Barrowford Road | Colne | Vivary Bridge | Colne | M65 Urban Area | Proposal for non-residential designation. |
| P238 | | 216 | 12.32 | Gib Hill (Site B) | Nelson/Colne | | | M65 Urban Area | Not available (Council owned) |
| P239 | | 0 | 161.12 | Land to west of Southf | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P240 | 21/0848/FUL | 24 | 1.23 | Land at Brogden Lane | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Complete |
| P243 | 21/0399/PIP | 9 | 1.1 | Land at Cob Lane | Kelbrook | Earby and Coates | Earby | West Craven | Committed site and allocated in the Kelbrook and Sough Neighbourhood Plan |
| P244 | 19/0901/FUL | 106 | 2.74 | Former James Nelson S | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Committed site (site under construction) |
| P245 | | 0 | 7.58 | Greenfield Road | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Proposal for non-residential designation. |

| Site Ref | Application Ref | Capacity | Area | Location | Settlement | Ward | Parish | Spatial Area | Reason for Removal |
|----------|-----------------|----------|--------|--|---------------------|---------------------------------|---------------------|----------------|--|
| P246 | | 0 | 12.74 | Hallam Road | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P247 | | 0 | 31.07 | Long Ing Lane, Crow N | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Proposal for non-residential designation. |
| P248 | | 0 | 55.93 | Lomeshaye Industrial Estate | | | | M65 Urban Area | Proposal for non-residential designation. |
| P249 | | 0 | 12.08 | Valley Mills | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P250 | | 0 | 13.08 | West Craven Business | Earby | Earby and Coates | Earby | West Craven | Proposal for non-residential designation. |
| P251 | | 0 | 27.34 | Whitewalls Industrial E | Nelson/Colne | | | M65 Urban Area | Proposal for non-residential designation. |
| P252 | | 0 | 0 | Land at Newchurch-in- | Newchurch-in-Pendle | Barrowford and Pendleside | Goldshaw Booth | M65 Rural Area | Boundary change |
| P253 | | 0 | 0 | Pennine Bradleway | | | | | Proposal for non-residential designation. |
| P254 | | 0 | 0 | Land off Colne Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | Boundary change |
| P255 | | 0 | 0 | Nelson Town Centre | Nelson | Bradley | Nelson | M65 Urban Area | Boundary change |
| P256 | | 3 | 0.1 | Land at Cooper Street | Nelson | Bradley | Nelson | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P258 | | 0 | 1.09 | Land bound by Bankho | Nelson | Bradley | Nelson | M65 Urban Area | Proposal for non-residential designation. |
| P260 | 22/0516/FUL | 1 | 1.19 | Land formerly part of L | Blacko | Barrowford and Pendleside | Blacko | M65 Rural Area | Committed site. |
| P261 | | 0 | 0.9 | Land formerly part of L | Blacko | Barrowford and Pendleside | Blacko | M65 Rural Area | Proposal for non-residential designation. |
| P270 | | 6 | 0.14 | Land East of Fir Trees L | Higham | Fence and Higham | Higham with West Cl | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P271 | | 4 | 0.14 | Land adjacent to Goat | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P276 | | 20 | 0.7 | Land to North of Dean | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Allocated for housing in the Trawden Forest Neighbourhood Plan |
| P279 | | 2 | 0.27 | Land adjacent to 37 Ho | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Allocated for housing in the Trawden Forest Neighbourhood Plan |
| P280 | | 0 | 0 | Land between Colne, Nelson and Trawden | | | | M65 Rural Area | Proposal for non-residential designation. |
| P282 | | 83 | 2.78 | Land to rear of Church | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | No longer available. |
| P284 | | 48 | 1.6 | Ralph Laithe Farm (Site | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | No longer available. |
| P285 | | 155 | 6.53 | Ralph Laithe Farm (Site | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | No longer available. |
| P290 | 22/0333/FUL | 2 | 0.56 | Land south of Keighley | Laneshaw Bridge | Boulsworth and Foulridge | Colne | M65 Rural Area | Under Construction/Planning Permission |
| P292 | 13/15/0327P | 500 | 17.26 | Trough Laithe | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Under Construction/Planning Permission |
| P295 | | 0 | 127.31 | Greater Gib Hill | Nelson/Colne | | | M65 Urban Area | Proposal for non-residential designation. |
| P299 | | 6 | 0.42 | Land at the Herders | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Too small in size and/or capacity to meet SHLAA threshold |
| P300 | | 3 | 0.13 | Land off Gaylands Lane | Earby | Earby and Coates | Earby | West Craven | Too small in size and/or capacity to meet SHLAA threshold |
| P302 | | 5 | 0.17 | Land at end of Halifax | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | Too small in size and/or capacity to meet SHLAA threshold |
| P310 | 22/0848/FUL | 53 | 1.2 | Former Spring Mill | Earby | Earby and Coates | Earby | West Craven | Under Construction/Planning Permission |
| P314 | 22/0473/FUL | 17 | | Croft Mill | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Under Construction/Planning Permission |

Appendix 5: Detailed Trajectory

| Ref | Planning Application | Site Name | Settlement | Electoral Ward | Parish / Town Council | Spatial Area | Description of Development | Lapse Date | Status | Typology | | Net Total | Completed | Under Construction | Not Started | Currently Available | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | Longer term | CHECK | |
|-------|----------------------|---|--------------|---------------------------------|----------------------------|----------------|--|------------|------------|------------|--|-----------|-----------|--------------------|-------------|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|-------|------|
| BK055 | 13/04/0590P | Westfield Mill, Carr Road | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Erect 53 dwellings on site of mill. | 21/10/2009 | Started | PDA | | 53 | 46 | 7 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | TRUE | |
| NN033 | 13/04/0925P | Land at Former Garage Site, Marsden Hall Road | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | Major: Reserved Matters: Erection of 30 apartments in 7 two storey blocks with associated car parking | 05/02/2010 | Started | PDA | | 30 | 0 | 2 | 28 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 0 | TRUE | |
| BR029 | 13/10/0294P | Former Lob Lane Mill, Clitheroe Road | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Conversion of warehouse and engine house (including external alterations) to 12 houses (9 to have a B1 use at lower ground floor); demolition of weaving shed, boiler house, Clitheroe Road warehouse and chimney; erection of 31 houses and 12 apartments (55 residential units in total); access from Clitheroe Road; new and replacement boundary treatment and landscaping | 07/09/2013 | Started | PDA | | 55 | 39 | 0 | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | TRUE | |
| CE127 | 13/12/0063P | Bunkers Hill off Hargreaves Street | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Full: Major: Erection of 30 dwellings mixed house types of 2 and 3 bedrooms and access. | 09/05/2015 | Started | Greenfield | | 30 | 8 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| CE131 | 13/12/0162P | 3 Greenfield Road, Greenfield | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Full: Erection of 2 No. dwelling houses with eaves height of 6m and r/c | 09/07/2015 | | Greenfield | | 2 | 0 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BR037 | 13/13/0216P | Four Oaks, Reedley Crescent | Brierfield | Brierfield West and Reedley | Reedley Hallows | M65 Urban Area | Extension of Time: Demolition of an existing dwelling and erection of 9 dwellingshouses | 04/09/2016 | Started | PDA | | 9 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| EY065 | 13/13/0494P | 54-56 Water Street | Earby | Earby and Coates | Earby | West Craven | Full: Conversion of workshop to create 3 dwellings with external alterations including new window. | | | PDA | | 3 | 0 | 3 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BK100 | 13/14/0099P | Tuff Pit Gate, Skipton Road, Bracewell | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Full: Erection of an agricultural worker's dwelling. | | | Greenfield | | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BD061 | 13/14/0402P | Sandy Hall, Sandy Hall Lane | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Full: Conversion of storage barn to a single dwelling house, external alterations and 2 no. associate | | | PDB | | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BR028 | 13/15/0549P | Land adjacent to 170 Colne Road | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Full: Erection of 2 no. dwellings and creation of additional associated | 03/02/2018 | | PDA | | 2 | 0 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BK116 | 16/0303/FUL | St Andrews Methodist Church, Mosley Street | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Full: Part demolition of school building and conversion to six 1 and 2 bed apartments and erection of two storey extension to rear, erection of single storey extension to rear of church. | 24/05/2019 | Started | PDA | | 6 | 0 | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| RY014 | 17/0040/FUL | Land adjacent to 51 Reedley Road, Brierfield | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Full: Erection of 5 detached dwellings. | 23/03/2020 | Started | Greenfield | | 5 | 0 | 2 | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BY011 | 18/0598/REM | Barley House Farm, Barley Lane | Barley | Barrowford and Pendleside | Barley with Wheatley Booth | M65 Rural Area | Erection of 5 dwellinghouses. | 14/11/2020 | Started | PDA | | 5 | 0 | 1 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| FO047 | 18/0774/FUL | Land west of 8 Old Sidings | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Full: Erection of 2No. detached dwellings with integral garages | 21/12/2022 | Started | Greenfield | | 2 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BK132 | 18/0897/FUL | Gisburn Street Works, 48-52 Gisburn Street | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Full: Demolition of garage, joiners workshop and office and erection of 7 dwelling houses. | 30/10/2021 | Started | PDA | | 7 | 0 | 7 | 0 | 7 | 0 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BD034 | 19/0361/FUL | Park Hill Farm, Gisburn Road | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Full: Conversion of barn to form two dwellings. | 10/01/2010 | | Greenfield | | 2 | 0 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| TN078 | 19/0430/FUL | 17 White Lee Avenue | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Full: Erection of a detached dwelling house with garage. | 16/07/2023 | | Greenfield | | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| EY086 | 19/0692/FUL | Land to the rear of 21-25 Duxbury Street | Earby | Earby and Coates | Earby | West Craven | Full: Erection of a two-storey dwelling. | 13/11/2023 | | Greenfield | | 1 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| TN053 | 19/0750/FUL | Land To The South Of Green Meadow | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Full: Erection of 5 two-storey dwellings | 27/01/2023 | Started | Greenfield | | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| BK144 | 19/0815/OUT | Land to the north east of Meadow Way | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | Outline: Major: Residential Development (1.48ha) (Access only). | 18/09/2023 | Valid | Greenfield | | 30 | 0 | 0 | 30 | 30 | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| EY076 | 23/0067/REM | Land at Field Number 0087, Earby Road | Earby | Earby and Coates | Salterforth | West Craven | Erection of 34 dwellings. | | Greenfield | Started | | 34 | 0 | 1 | 33 | 34 | 0 | 0 | 0 | 10 | 10 | 10 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| CE215 | 19/0893/FUL | Langroyd Hall, Langroyd Road | Colne | Vivary Bridge | Colne | M65 Urban Area | Full: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers, and associated car parking. | 20/07/2023 | Valid | PDA | | 32 | 0 | 0 | 32 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 20 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| TN076 | 19/0924/FUL | Little Thorn Edge Farm, Wycoller Road | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Full: Conversion of existing barn into 2 No. residential dwellings (Use Class C3). | 05/08/2023 | | PDB | | 2 | 0 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| BD065 | 19/0952/REM | Land at Trough Laithe Farm (Phase 1) | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | Reserved Matters: Major: Erection of 243 dwelling houses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure. | 14/02/2024 | Started | Greenfield | | 500 | 76 | | | 424 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| NN161 | 20/0126/FUL | St Bedes Church, Railway Street | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | Full: Change of use of church (Use Class D1) to single dwelling (Use Class C3); erection of a detached garage, installation of double glazed windows, erection of new porch and enlargement of existing single storey rear porc | 08/05/2021 | | PDA | | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| BO033 | 20/0243/FUL | Garage Site, Back Gisbui | Blacko | Barrowford and Pendleside | Blacko | M65 Rural Area | Full: Construction of two three bedroom detached dwellings and one pair of semi detached dwellings (Re-Submission). | 13/07/2023 | | PDA | | 4 | 2 | 2 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| FO053 | 20/0698/PIP | Land to the North West of Meadow View, Skipton Old Road | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Permission in Principle for residential development. | 17/09/2024 | | Greenfield | | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| FO051 | 20/0758/FUL | Weston Electric Units Ltd. | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Full: Major: Demolition of existing disused B2/B8 units and erection of 13 No. 3 and 4 bedroomed dwellings, new access road and associated landscaping works at Weston Electric Units Ltd, Station Road, Foulridge, Colne for Sutton Family Trust | 23/09/2021 | | PDA | | 13 | 0 | 0 | 13 | 13 | 0 | 0 | 7 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| FO049 | 20/0831/FUL | Intake Poultry Farm | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Full: Erection of a detached dwelling and detached garage. | 03/02/2024 | | Greenfield | | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| TN079 | 20/0865/FUL | Land north of Dean Street | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | Full: (Major) Demolition of outbuildings/sheds and erection of 20 no. 3 & 4 bed properties comprising 3 terraced, 14 semi-detached and 3 detached dwellinghouses with associated parking and vehicular access from Dean Street and Skipton Road. | 26/10/2024 | Valid | Greenfield | | 20 | 0 | 0 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| CE221 | 21/0006/FUL | 2 Sun Street | Colne | Waterside and Horsfield | Colne | M65 Urban Area | Full: Change of use of Ground Floor from office (B1a) to retail (Use Class E) and 1 No. Apartment, formation of 2 No. apartments on the first floor, steps to the rear and associated refuse and cycle storage in the rear yard. | 09/04/2024 | | PDA | | 3 | 1 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| BK151 | 21/0111/FUL | Land to the west of Brogden View | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Full: Major: Erection of 19 No. bungalows (Over 55) with associated landscaping, car parking and access from Brogden Lane. | 16/06/2025 | Started | Greenfield | | 19 | 7 | 12 | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| EY088 | 21/0117/FUL | 41 Victoria Road | Earby | Earby and Coates | Earby | West Craven | ** Application approved on appeal Change of use of shop to single dwelling with external alterations to front and side elevations. | 12/11/2024 | | PDA | | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| FO042 | 21/0184/REM | The Vicarage, Skipton Road | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | Outline: Use of land for residential development (0.35ha) for up to 9 dwellinghouses (Access only). | 09/06/2023 | Valid | PDA | | 9 | 5 | 4 | 9 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| BY016 | 21/0191/FUL | Ogden Hill, Barley | Barley | Barrowford and Pendleside | Barley with Wheatley Booth | M65 Rural Area | Full: Change of use and external alterations to convert a barn to 2 dwellings and erection of detached double garage (resubmission) | 16/06/2024 | | PDB | | 2 | 0 | 0 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| SH025 | 21/0218/REM | Land to the west of Birtwistle Court | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Erection of 3 No. dwelling houses (Appearance, landscaping, layout and scale) of outline permission 18/0004/OUT. | 10/08/2024 | Started | Greenfield | | 3 | 0 | 1 | 2 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |

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| Ref | Site Name | Settlement | Electoral Ward | Parish / Town Council | Spatial Area | Planning Application History | Site Area | Typology | Viability Assessment | Available | Suitable | Achievable | Planning Policy Position | Key Development Constraints | Additional Comments / Previous Applications | Net Total | Not Started | Under Construction | Completed | Currently Available | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | Longer term | CHECK | | | | | | | | |
|----------------|---|--------------|---|---------------------------------|-------------------------------|--|----------------|------------|----------------------|------------|------------|------------|--|---|--|-----------|-------------|--------------------|-----------|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|--------|--------------|------|------|---|---|---|---|------|
| BK115 BR059 | Briercliffe Lodge, Rainhall Crescent 500 Colne Road | Barnoldswick | Earby and Coates Brierfield West and Reedley | Barnoldswick Reedley Hallows | West Craven M65 Urban Area | 16/0159/OUT 13/14/0448P | 0.140 0.120 | PDA PDA | Unviable Unviable | Yes Yes | Yes Yes | Yes Yes | Within Settlement Boundary Within Settlement Boundary | None identified Poor viability | Lapsed but suitable. 13/14/0448P - LAPSED Development site is partially in Burnley. Was to have been featured in a TV programme. Reserved Matters application not submitted. Owner is awaiting offer from a developer to bring the site forward. | 5 18 | 5 18 | 0 0 | 0 0 | 5 18 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 5 18 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | TRUE TRUE | | | | | | | |
| NN128 | Land adjacent to Ambulance Station | Nelson | Bradley | Nelson | M65 Urban Area | 16/0802/FUL | 0.085 | PDA | Unviable | ? | Yes | Yes | Within Settlement Boundary | Poor viability | No start made and the permission has lapsed. No evidence of intention to develop with the site located in a poor market area. Site is suitable for housing. | 8 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| CE148 | Ecroyd Training Centre & Boulsworth Residential Centre | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | 13/15/0319P | 0.950 | PDA | Unviable | Yes | Yes | Yes | Within Settlement Boundary | Poor viability | Possible funding issues | 16 | 16 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| EY032 | All Saints Church, Skipton Road | Earby | Earby and Coates | Earby | West Craven | 13/13/0334P | 0.326 | Greenfield | Viable | Yes | Yes | ? | Within Settlement Boundary Conservation Area | None identified | 13/13/0334P - LAPSED Reserved Matters application not submitted. It is unclear whether a new application will be made. The site remains suitable for housing development. | 6 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| EY054 | Ace Case Ltd, Pennine House, New Road | Earby | Earby and Coates | Earby | West Craven | 13/15/0566P | 0.059 | PDA | Unviable | ? | Yes | Yes | Within Settlement Boundary Conservation Area | Potential flood risk / surface water issues | Occupier wants to relocate to new premises. In 2019, premises were still in commercial use. The Company Director was ill and an update not available. | 5 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | | |
| NN143 | Nelson Discount Furniture, Cooper Street | Nelson | Bradley | Nelson | M65 Urban Area | 13/15/0542P | 0.036 | PDA | Unviable | Yes | Yes | Yes | Within Settlement Boundary | Poor viability | 13/15/0542P - LAPSED Sep 2019: Not started | 5 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | TRUE | | | | | | | | |
| NN166 | Eastern House 29-37 Mac Leod Street | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | 18/0341/FUL | | PDA | Unviable | ? | Yes | ? | Within Settlement Boundary | Poor viability | Lapsed but suitable. | 5 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| TN73 | Black Carr Mill | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | 18/0768/FUL | | PDA | Marginal | Yes | Yes | ? | Within Settlement Boundary. Allocated in Trawden Forest Neighbourhood Plan | Potential viability issues | Permission lapsed. | 14 | 14 | 0 | 0 | 14 | 0 | 0 | 0 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| P001 | Land off South Valley Drive | Colne | Waterside and Horsfield | Colne | M65 Urban Area | 13/03/0226P (Dismissed on Appeal) | 2.738 | Greenfield | Marginal | Yes | ? | ? | Open Countryside Open Countryside | Viability. Prior use as Landfill. Current planning policy and/or other designations (Colne Neighbourhood Plan policy conflict) | Adjacent to large Persimmon site currently under development. Part of LR Title LA666160. Elevated greenfield site formerly used as a landfill site. Questionable whether site is deliverable owing to marginal viability. Principle of developing the site for housing historically accepted in the 1990's and early 2000's. | 15 | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | |
| P002 | Lidgett Triangle | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | | 4.961 | Greenfield | Viable | Yes | No | ? | Open Countryside Conservation Area Local Green Space (Proposed) | Current planning policy and/or other designations | Site is entirely within conservation area in an elevated located which is prominent from surrounding views. The proposal is not suitable for housing of this scale. | 100 | 100 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | TRUE | | | | | | | | |
| P003 | Barnfield, Blacko Barr Road | Roughlee | Barrowford and Pendleside | Roughlee Booth | M65 Rural Area | | 1.157 | Greenfield | Viable | Yes | No | Yes | Open Countryside Forest of Bowland Area of Outstanding Natural Beauty. | Current planning policy and/or other designations | Regarded as a major development, due to its location within the AONB, so exceptional circumstances will be need to be shown to justify the release of the land. On the 2020 SHLAA Return the owners note that they are willing to discuss the future of the site with the Borough and Parish Council, but no development proposals have been evaluated. | 23 | 23 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | TRUE | | | | | | | |
| P004 | Land to south of Quernmore Drive | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | | 1.971 | Greenfield | Viable | Yes | Yes | ? | Open Countryside. | Current planning policy and/or other designations | Policy and infrastructure constraints will need to be resolved before the site can be developed, so it is unlikely to come forward in the short to medium term. | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P005 | Land between Skipton Old Road and Castle Road | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | 13/14/0581P (Refused & Dismissed on Appeal) 22/0790/OUT (Pending) | 9.410 | Greenfield | Viable | Yes | ? | Yes | Open Countryside Conservation Area Local Green Space (Proposed) | PROW - There are a number of public footpaths crossing the site including the route of the East Colne Way. These are well used by walkers providing panoramic views west into Colne and south towards the South Pennine Moors SSSI. | Lancashire County Council wishes to retain a large area of land adjacent to the site for potential expansion of Park High School. Previous proposal dismissed on heritage grounds. New application pending. | 150 | 150 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 10 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P010 | Land at Wapping | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | 13/00/0049P (Refused & Dismissed on Appeal) | 1.059 | Greenfield | Viable | Yes | ? | Yes | Conservation Area | Current planning policy and/or other designations Heritage Impact Amenity arising from proximity to Hope. | The site was submitted in response to a Call for Sites with the owners indicating that they are house builders and could bring forward within one year of planning permission being obtained. Intended split is 34 (market housing) and 4 (affordable housing). Site previously refused by the Council. | 38 | 38 | 0 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | |
| P011 | Former Richard Street Nurseries | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | | 0.984 | PDA | Unviable | ? | Yes | ? | Within Settlement Boundary | Access. Poor viability Ownership issues, intentions unclear | Site ownership and availability is unclear. Suitable site for housing through faces viability problems. Detailed application refused. Principal of developing the site for housing is established and the site is located within the settlement boundary. | 35 | 35 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 5 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P014 BR069 | Land to South of Wood Clough Platts, Wood Clough Platts | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | 21/0170/REM (Detailed application refused and dismissed on Appeal) | 2.154 | Greenfield | Marginal | Yes | Yes | ? | HMR Reserve Housing Site (To be deleted through new local plan). BHS (Adjacent to site). | Although the Council's viability model suggests that the site is unlikely to be viable, this is a large Greenfield site on the edge of Brierfield and adjacent sites have been developed for housing in recent years. | | 48 | 48 | 0 | 0 | 48 | 0 | 0 | 12 | 12 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | |
| P015 | Former Brierfield Wastewater Treatment Works | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | | 6.649 | PDA | Unviable | Yes | ? | ? | Open Countryside BHS (Adjacent to site) | Current planning policy and/or other designations Woodland restocking order (10 years) | Site not available due to tree restocking order (imposed for 10 years). Site access is unclear. | 80 | 80 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 0 | 0 | TRUE | | | | | | |
| P016 | Roughs Barn | Salterforth | Earby and Coates | Salterforth | West Craven | 13/15/0169P (Refused and Dismissed at Appeal) | 0.564 | Greenfield | Viable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations | 13/15/0169P - REFUSED by West Craven Committee (02 June 2015) and on appeal (14 March 2016) on the grounds that the access has sub-standard visibility which would result in unacceptable danger on the public highway. 13/15/0029P - WITHDRAWN - Erection of 9 dwelling houses with access off Park View Terrace (Access only) (Re-Submission) Submitted for consideration in response to a Call for Sites. The owner is willing to develop the site for housing. However, the two existing access points (off Salterforth Lane and Kelbrook Road) are considered to be unsuitable and this has been upheld at appeal. The site is only likely to come forward as part of a larger development alongside Site P017, which is in the same ownership. But development of the larger site cannot be justified during the current plan period as the housing requirement for Salterforth has been exceeded. | 9 | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | TRUE |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| P017 | Land off Kelbrook Road | Salterforth | Earby and Coates | Salterforth | West Craven | | 3.668 | Greenfield | Viable | Yes | Yes | Yes | Open Countryside | Current planning policy and/or other designations | The site was submitted in response to a Call for Sites with Owners indicating their intention to bring it forward for development. Site may be suitable for development but faces access constraints | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
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| | Land East of Rye Croft | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | 18/0439/OUT (Refused and Dismissed) | 0.810 | Greenfield | Viable | Yes | No | ? | Open Countryside Conservation Area | Current planning policy and/or other designations Topographical Challenges | Edge of settlement site within conservation area. The site sits on steeply sloping ground. A previous scheme to develop the site was dismissed on grounds of the harm to the character of the area caused. | 8 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | TRUE | | |
| P122 | Land at Holme End | Brierfield | Brierfield West and Reedley | Reedley Hallows | M65 Urban Area | | 0.900 | Greenfield | Marginal | Yes | No | Yes | Open Countryside Green Belt The site forms part of Parcel P010 of the Green Belt. The Parcel is found to have a major contribution to the Green Belt. | Current planning policy and/or other designations Removed from settlement pattern | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 25 | 25 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | TRUE | | |
| P123 | Land North of East Stone Edge | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | | 3.980 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Current planning policy and/or other designations Landscape Effects Scale and proportionality to the existing settlement, infrastructure and services. | Large site to the north of Higherford. Limited accessibility and local highway constraints. The site is also in a sensitive landscape and its development could affect the setting of the AONB. | 43 | 43 | 0 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 3 | 0 | 0 | 0 | TRUE |
| P125 | Land adjacent to 373 King's Causeway | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | | 0.690 | Greenfield | Marginal | Yes | ? | Yes | Open Space | Current planning policy and/or other designations | Designated open space as part of larger golf course. Development for housing is potentially suitable subject to this policy constraint. | 20 | 20 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| P128 | Throstle Nest Mill | Nelson | Bradley | Nelson | M65 Urban Area | | 0.270 | Brownfield | Unviable | ? | ? | ? | Protected Employment Site (Bradley Area Action Plan) | Current planning policy and/or other designations Heritage Active employment use. | Protected employment site within the Bradley Area Action Plan. Continues to be in active employment use. Existing form and scale of weaving shed is not conducive to residential development requiring its demolition, with likley harm to the historic environment. | 8 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| P130 | Land to rear of St. Thomas's Primary School, Wheatley Lane Road | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | 21/0949/FUL (Withdrawn) | 10.740 | Greenfield | Viable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations Highway Constraints | Application withdrawn and was likley to be refused. The main constraint to developing the site is due to constraints within the wider highway network. | 140 | 140 | 0 | 0 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 40 | TRUE | |
| P144 | Land off Hollin Bank | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | Previously promoted for Drive Thru Restaurant | 0.530 | Greenfield | Unviable | Yes | Yes | ? | Within Settlement Boundary | Marginal viability Potential for alternative uses | Alternative uses have previously been proposed for this site, but none have come forward. A commercial use would probably be more appropriate at this location. | 19 | 19 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 10 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| P148 | Manor Mill | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | | 1.470 | PDA | Unviable | Yes | No | ? | Within Settlement Boundary Protected Employment Site | Current planning policy and/or other designations Active use | In active use and not available. Possible heritage concerns. | 44 | 44 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 10 | 4 | 0 | TRUE | | |
| P150 | IAC Ltd | Nelson | Bradley | Nelson | M65 Urban Area | | 2.590 | PDA | Unviable | No | No | ? | Within Settlement Boundary Protected Employment Site | Current planning policy and/or other designations Active use | In active use and not available. Possible effects from neighbouring land uses. | 77 | 77 | 0 | 0 | 77 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 77 | TRUE | | |
| P151 | Profile Park | Nelson | Bradley | Nelson | M65 Urban Area | | 4.050 | PDA | Unviable | No | No | ? | Within Settlement Boundary Protected Employment Site | Current planning policy and/or other designations Active use Contaminated Ground | In active use and not available. Possible effects from neighbouring land uses. | 120 | 120 | 0 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 | TRUE | | |
| P152 | Lenches Road / Knotts Lane | Colne | Waterside and Horsfield | Colne | M65 Urban Area | 21/0947/FUL (Withdrawn) | 7.567 | Greenfield | Unviable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations Isolated from the settlement boundary. | Application withdrawn and was likley to be refused. The site is detached from the settlement boundary and is highly visible from the wider area. The site in its current form is valued by the community. Steep topographical changes reduce the likelihood that residents with travel by foot or bicycle to access key services or employment. | 190 | 190 | 0 | 0 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 90 | TRUE | |
| P153 | Dale Mill | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | | 1.620 | PDA | Unviable | No | No | ? | Within Settlement Boundary Protected Employment Site | Current planning policy and/or other designations Active use | In active use and not available. Possible heritage concerns. | 49 | 49 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | TRUE | | |
| P165 | Land at Clay Farm (Site A) | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | | 1.262 | Greenfield | Marginal | Yes | ? | ? | Designated Site of Settlement Character (Policy to be reviewed, and potentially deleted). Listed Building | Current planning policy and/or other designations Lack of finance Impact on historic environment Accessibility of the site to the highway network Topograhpy Landscape effects | Previously refused. The site is available and previously gained interest from developers. The site is within the settlement boundary, however currently a 'site of settlement character'. The site has some value to the community in its current form and experiences topographical challenges. Highway access is constrained and the site is adjacent to a listed building. | 75 | 75 | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 15 | 0 | 0 | TRUE | |
| P170 | Land off Clifford Street | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | Previously promoted for Primary School (LCC) | 0.405 | Greenfield | Viable | No | ? | No | Open Space | Current planning policy and/or other designations Owner unwilling to release the land at this time. | The site was submitted in response to a Call for Sites. It is owned by Lancashire County Council, but has not been declared surplus. Landowner would promote for housing if available. No feasibility studies undertaken. In 2014 a developer expressed interest in acquiring part of the site, as a continuation of their own development. This proposals was rejected by LCC. The condition requiring provision of an all weather pitch for the adjacent school, on part of the site, has been waived. Access to the site is constrained. | 12 | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | TRUE | | |
| P176 | Land at the end of Southfield Street | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | | 1.237 | Greenfield | Marginal | ? | ? | No | Within Settlement Boundary | Marginal viability Lack of Access. | Originally identified in the Trent Road Development Brief, the site is currently in agricultural use. The owners daughter (Sophie Smith) emailed in 2020 and 2021 to see if PBC was interested in acquiring the land to develop as part of their Further Clough Head development. Housing Regeneration responded on both occasions that Barnfield Homes weren't interested in pursuing a JV on this site. Funding from the Town Deal or Levelling Up Fund is not available. The owner has indicated that, based on the above, the land will be put up for sale with the farm. | 40 | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | TRUE | |
| P184 | Former Parkfield Works | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | 19/0810/FUL (Approved - Industrial Use) | 1.336 | PDA | Unviable | No | Yes | No | Within Settlement Boundary | Poor viability Not available for housing. | 13/07/0740P - LAPSED Pre-application discussions indicate that an alternative use for the site may be proposed (September 2019). A commercial scheme was proposed by Nelson Marquee Hire. Site sold in 2020 and developed as a secure storage facility. | 49 | 49 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | TRUE | | |
| P188 | Land off Mint Avenue | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | 13/04/0890P (Refused and Dismissed) | 1.646 | Greenfield | Viable | Yes | ? | ? | Within Settlement Boundary Near to Conservation Area and Listed buildings | Accessiblity to Highway Network Effects on the historic environment. | The site owner attached an expression of interest from a regional housing developer (dated 27/11/19) to the 2020 SHLAA Return. The site is subject to access constraints and is adjacent to ongoing active commercial uses. A previous proposal to redevelop the site for housing was refused on grounds of highway safety. | 50 | 50 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 10 | 0 | 0 | 0 | TRUE | |

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|----------------|--|--------------|---------------------------------|----------------|----------------|--|--------|------------|----------|-----|-----|-----|--|---|--|-----|-----|---|----|-----|---|---|----|----|----|----|----|----|----|----|----|----|----|----|-----|------|------|------|
| | Land off School Fields | Earby | Earby and Coates | Earby | West Craven | | 0.530 | Greenfield | Viable | ? | ? | Yes | Within Settlement Boundary | Bad Neighbouring Uses Flood Risk | The site is limited in scale and closely related to industrial uses. The site is prone to flooding. | 18 | 18 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | TRUE | | |
| P209 | Former Joinery Works | Nelson | Whitefield and Walverden | Nelson | M65 Urban Area | 13/07/0495P (Approved - Lapsed) | 0.877 | PDA | Unviable | Yes | Yes | ? | Within Settlement Boundary | Poor viability | 13/07/0495P - LAPSED The site is potentially suitable for housing but is located in a weak housing market and has poor viability. | 47 | 47 | 0 | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 10 | 7 | 0 | TRUE |
| P211 | Land off Fry Street | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | 17/0202/OUT (Withdrawn) | 0.424 | Greenfield | Unviable | Yes | Yes | ? | Within Settlement Boundary | Poor viability Potential Access Constraint | The site is a former horticultural nursery. It has been actively marketed in the past. A planning application was submitted, but subsequently withdrawn. Highway accessibility may be a constraint to developing the site. | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 0 | TRUE | |
| P224 | Russell Brothers Ltd | Nelson | Brierfield East and Clover Hill | Nelson | M65 Urban Area | 13/07/0867P (Lapsed) | 0.272 | PDA | Unviable | ? | Yes | ? | Within Settlement Boundary | Poor viability Premises are still in use (2020) | The site is active used for employment uses. | 8 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| P225 | Little Tom's Farm | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | 17/0008/OUT (Refused and Dismissed) | 14.521 | Greenfield | Marginal | Yes | No | ? | Open Countryside | Current planning policy and/or other designations Landscape Effects Recreational Value | 17/0008/OUT Outline: Major: Erection of 70 dwelling houses with access off Moorside Avenue with ancillary works (Access and Layout only) - A planning application for Phase 1 was refused in June 2017 and on appeal in March 2018 (APP/E2340/W/17/3184062) on the grounds of harm to the landscape character and appearance of the surrounding area. The site remains available for development and agent advises that the clear intention of the owner is to bring at least part of it forward within five years. | 150 | 150 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | TRUE | | |
| P228 | Land off Old Lane, Earby | Earby | Earby and Coates | Earby | West Craven | 13/11/0218P (Withdrawn) | 2.740 | PDA | Viable | ? | No | No | Protected Employment Site | Bad Neighbouring Uses Flood Risk Access Issues | The site has limited accessibility and does not relate well to the settlement pattern. | 69 | 69 | 0 | 0 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 9 | 0 | 0 | TRUE | |
| P229 | Land to south of Green Meadow | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | | 1.930 | Greenfield | Viable | Yes | ? | ? | Open Countryside Conservation Area | Topography Effect on settlement setting | The site is located within a conservation area and on steeply sloped land. | 57 | 57 | 0 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 17 | 0 | 0 | 0 | TRUE | |
| P230 | Land at Clay Farm (Site B) | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | | 3.770 | Greenfield | Marginal | Yes | No | No | Within Settlement Boundary Site of Settlement Character (policy to be removed through new Local Plan) | Current planning policy and/or other designations Topographical Challenges Lack of suitable Access Landscape Effects | Very steep slope with a northern aspect, highly visible in distant views. The proposal is unlikely suitable for housing. | 80 | 80 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | TRUE | | |
| P232 | Land to the rear of Fernbank Mill | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | | 1.290 | PDA | Viable | No | ? | ? | Within Settlement Boundary | Groundwater Flood Risk In Active use Ground Contamination | The site is in active industrial use. | 39 | 39 | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | TRUE | | |
| P235 | Land off Barrowford Road (Site C) | Colne | Vivary Bridge | Colne | M65 Urban Area | | 4.640 | Greenfield | Viable | Yes | ? | Yes | Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P028) makes a critical contribution to the Green Belt Protected Employment Area | Current planning policy and/or other designations | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 93 | 93 | 0 | 0 | 93 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 13 | 0 | TRUE | |
| P237 BK112 | Barnsey Shed, Long Ing Lane | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | 20/0035/REM (Refused and Dismissed) 22/0722/FUL (Pending) | 5.090 | Mixed | Viable | Yes | ? | Yes | | Current planning policy and/or other designations Drainage Issues | 20/035/REM - REFUSED and dismissed on grounds of poor drainage in southern part of the site. Awaiting appeal decision. A new application is pending. The proposal site is potentially suitable for housing subject to drainage issues being addressed. | 128 | 128 | 0 | 0 | 128 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| P241 | Land north of Keighley Road | Colne | Boulsworth and Foulridge | Colne | M65 Urban Area | | 2.080 | Greenfield | Viable | Yes | No | Yes | Open Countryside Green Belt - The Parcel has a critical role for the Green Belt. Conservation Area | | Green Belt site. Also within the Lidgett and Bents Conservation Area | 40 | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | TRUE | | |
| P242 | Chapel Gate Meadows | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | | 3.800 | Greenfield | Viable | Yes | No | ? | Open Countryside Green Belt - The Parcel has a moderate role for the Green Belt Conservation Area | Current planning policy and/or other designations Topographic Issues Landscape Effects | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. The site is also in a conservation area. Its development could give rise to harm to the historic environment. | 76 | 76 | 0 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76 | TRUE | | |
| P257 | Land at Giles Street | Nelson | Bradley | Nelson | M65 Urban Area | | 0.947 | PDA | Unviable | Yes | Yes | Yes | Within Settlement Boundary Allocated for Housing within the Bradley Area Action Plan. | Poor viability | The majority of the site is owned by Pendle Borough Council and is likely to be developed by the Council's development partner PEARL. The Council and its partners are currently working on options to bring the site forward for residential development. | 64 | 64 | 0 | 0 | 64 | 0 | 0 | 0 | 20 | 20 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| P259 | Land at Cragg Farm | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | | 1.750 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Current planning policy and/or other designations Relates poorly to the built up area. | Site is in the open countryside and does not adjoin the settlement boundary for Foulridge. | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | TRUE | | |
| P262 | Land adjacent to Winewall Lane | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | | 0.530 | Greenfield | Viable | Yes | No | ? | Open Countryside Green Belt - The Parcel has a critical role for the Green Belt. Conservation Area | Current planning policy and/or other designations Accessibility. Topography. | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. The site is also in a conservation area. Its development could give rise to harm to the historic environment. | 15 | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | TRUE | | |
| P263 / P265 | Land off Stoney Bank Road (Phases 1 & 3) | Earby | Earby and Coates | Earby | West Craven | | 7.100 | Greenfield | Viable | Yes | ? | Yes | Open Countryside Adjacent to Conservation Area | Current planning policy and/or other designations Flood risk Affect on settlement character/historic environment. | Considered jointly with P265. Heritage sensitivity due to proximity to conservation area. Limited part of the site is subject to flood risk. The development of the site could have adverse effects on the wider landscape quality and setting of Earby. | 145 | 145 | 0 | 0 | 145 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 5 | 0 | 0 | 0 | TRUE |
| P264 | Land off Stoney Bank Road (Phase 2) | Earby | Earby and Coates | Earby | West Craven | | 1.620 | Greenfield | Viable | Yes | ? | Yes | Open Countryside Conservation Area | Current planning policy and/or other designations Flood risk Affect on settlement character/historic environment. | Heritage sensitivity due to proximity to conservation area. Limited part of the site is subject to flood risk. The development of the site could have adverse effects on the wider landscape quality and setting of Earby. Site does not benefit from access requiring development of P263/5 first. | 45 | 45 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 | 15 | 0 | TRUE | |
| P266 | Land to North East of Kelbrook Road (Lower Park Farm, Meadow Park) | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | | 4.060 | Greenfield | Viable | Yes | ? | Yes | Open Countryside | Current planning policy and/or other designations. Effect on landscape character | Parts of the wider site has already been approved and developed. Site is contained by the Leeds and Liverpool Canal. Potential landscape and heritage sensitivity. | 100 | 90 | 0 | 10 | 90 | 0 | 3 | 0 | 0 | 0 | 17 | 20 | 20 | 20 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |
| P267 | Former LCC Depot, Halifax Road | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | 13/13/0167P (Approved - Lapsed) | 0.249 | PDA | Unviable | Yes | Yes | ? | Within settlement boundary | Poor Viability | 13/13/0167P Outline : Residential Development Comprising 9 No. Dwellings (Extension of time) - LAPSED No recent activity to promote the site with availability at this point in time unknown. The site is located in a weak market area and suffers from poor viability. | 9 | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | |

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|---------------|---|--------------|-----------------------------|--------------------|----------------|---|--------|------------|----------|-----|-----|-----|---|---|---|-----|-----|---|---|-----|---|---|---|---|----|----|---|---|---|----|----|----|----|----|----|------|------|------|------|---|---|---|---|------|
| | Joe Meadow and Little Wood, Skipton Road | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | | 1.790 | Greenfield | Viable | Yes | No | No | Open Countryside Conservation Area. | Not allocated in the Trawden Forest Neighbourhood Plan Current planning policy and/or other designations Effect on Landscape Character and Historic Environment Not Accessible to Highway Isolated site in the open countryside. | Site relates poorly to the settlement boundary and sits in a elevated location with likley adverse effects for landscape and the historic environment. Site has access constraints. | 22 | 22 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | TRUE | | | | | | | | |
| P272 | Land at the end of Park Avenue | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | | 0.380 | Greenfield | Marginal | Yes | No | ? | Open Countryside Adjacent to Conservation Area | Current planning policy and/or other designations Flood risk | Timescale for delivery set out on 2019 SHLAA return, has been reprofiled as the site lies within Flood Zone 3. SHLAA review questionnaire has changed number to 15 | 15 | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | TRUE | | | | | | | | |
| P273 | Land north of Barnoldswick Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | | 1.410 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Current planning policy and/or other designations Isolated from the settlement boundary. | Requires development of adjacent site first (P068) | 35 | 35 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 15 | 10 | 0 | 0 | 0 | TRUE | | | | | | | |
| P274 | Land south east of Long Ing Lane | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | | 2.710 | Greenfield | Viable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations Isolated from pattern of development, requires development of P237 first. | Within the 250m buffer zone of a former landfill site. Significant local opposition likely. Adjoins Site BK112 (P237). Needs development of adjacent site first. | 75 | 75 | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | 20 | 20 | 5 | 0 | 0 | 0 | TRUE | | | | | | |
| P275 | Land to the west of White Leys Close (formerly Land to north west of Salterforth Road, Earby) | Earby | Earby and Coates | Salterforth | West Craven | 21/0769/OUT (Approved) - Covers part of site only | 2.420 | Greenfield | Viable | Yes | Yes | ? | Open Countryside | Current planning policy and/or other designations Pedestrian access / access from the highway | Planning applications submitted in 2018 (18/0624/OUT) and 2021 (21/0769/OUT) on that part of the site adjoining Earby Road (See Site EY081). | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| P277 | Former waterworks and quarry | Salterforth | Earby and Coates | Salterforth | West Craven | | 2.510 | PDA | Viable | Yes | No | ? | Open Countryside | Current planning policy and/or other designations Isolated and unsustainable site. | Isolated site in the open countryside. Not suitable for housing. | 75 | 75 | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | TRUE | | | | | | | | |
| P278 | Land off Rylstone Drive and Pen-y-ghent Way | Barnoldswick | Barnoldswick | Barnoldswick | West Craven | | 5.070 | Greenfield | Viable | Yes | ? | Yes | Open Countryside Conservation Area | Current planning policy and/or other designations | Landowner suggests 152 units for market hoising and 18 for affordable housing. Site in conservation area and is subject to significant topographical changes increasing its wider visibility. Public routes cross the site. | 170 | 170 | 0 | 0 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 45 | TRUE | | | | | | | |
| P281 | Land to rear of Main Street/Waterloo Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | | 2.000 | Greenfield | Viable | Yes | No | Yes | Open Countryside Defined as a area important to the historic character of Kelbrook (Kelbrook Neighbourhood Plan) | Current planning policy and/or other designations | A public right of way passes along the eastern boundary of the site. Site is identified as important to the character of Kelbrook within the 'made' Kelbrook and Sough Neighbourhood Plan. | 60 | 60 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | TRUE | | | | | | | | |
| P285 | Land at Brownley Park Farm, Gisburn Road | Blacko | Barrowford and Pendleside | Blacko | M65 Rural Area | 13/15/0624P (Refused and Dismissed) | 3.230 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Current planning policy and/or other designations Site relates poorly to settlement pattern | Previously refused and dismissed at appeal. | 90 | 90 | 0 | 0 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | TRUE | | | | | | | | |
| P286 | Land off Cuckstool Lane | Brierfield | Brierfield West and Reedley | Reedley Hallows | M65 Urban Area | | 1.520 | Greenfield | Marginal | Yes | No | No | Open Countryside Green Belt The Green Belt Assessment concludes that this parcel of land (P015) makes a major contribution to the Green Belt. | Current planning policy and/or other designations Relates poorly to the built up area. | Isolated site in the Green Belt. Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 10 | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | TRUE | | | | | | | | |
| P287 | Whiteholme Mill, Skipton Road | Trawden | Boulsworth and Foulridge | Trawden Forest | M65 Rural Area | | 0.480 | PDA | Marginal | Yes | ? | ? | Within Settlement Boundary Conservation Area | Topography Highway Access Not allocated in the Trawden Forest Neighbourhood Plan Flood risk | Previously developed site within the settlement boundary. Within conservation area and in active use. Flood prone. | 25 | 25 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 15 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| P288 BK099 | Land at former Bank House, Applegarth | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | 17/0117/REM (Approved - Lapsed) | 1.626 | Greenfield | Viable | Yes | Yes | ? | Within Settlement Boundary Site of Settlement Character (policy to be removed through new Local Plan) | Lack of finance Current planning policy and/or other designations Accessibility from Highway Network | Previously approved but now lapsed. Potential access issues. | 8 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| P291 | Land east of Hayfields | Salterforth | Earby and Coates | Salterforth | West Craven | 19/0664/OUT (Refused and Dismissed) | 1.720 | Greenfield | Viable | Yes | ? | Yes | Open Countryside | Current planning policy and/or other designations Flood risk - The margins of the site are at risk from surface water flooding Landscape character - The appeal decision in 2020 gave significant weight to the development having a permanent significant effect on the locally valued landscape experience. | 19/0664/OUT Outline: Major: Residential development of up to 34 dwellingshouses (Use Class C3), associated access roads (Access only with all other matters reserved) - REFUSED on 6 November 2019. The developer lodged an appeal (APP/E2340/W/20/3246823), but this was dismissed in Septemeber 2020, again primarily on the grounds of the unacceptable effect on the landscape character and appearance of the area. 18/0362/FUL Full: Major: Erection of 34 dwellingshouses with associated access roads, car parking, open space, landscaping and other associated works - REFUSED in February 2019, primarily on the grounds of the unacceptable effect on the landscape character and appearance of the area. | 35 | 35 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| P294 | Land north of Riverside Way | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | | 3.620 | Greenfield | Viable | Yes | No | ? | Protected Employment Area | Current planning policy and/or other designations Flood Risk | The site is allocated for office use, but little interest has been shown after the completion of Phase 1 (adjacent). Adjacent land has approved for B2 and B8 uses. | 50 | 50 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | TRUE | | | | | | | | |
| P296 | Land at Barden Lane Stables, Barden Lane | Brierfield | Brierfield West and Reedley | Reedley Hallows | M65 Urban Area | | 11.320 | Greenfield | Viable | Yes | No | No | Open Countryside Green Belt The Site is part of Parcel P011 of the Green Belt and is found to have a major role in the Green Belt. Part BHS | Current planning policy and/or other designations Remediation and mitigation works Infrastructure provision and network capacity Flood risk - The western margins of the site, adjacent to Pendle Water, lie within Flood Zone 3 | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 300 | 300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | TRUE | | | | | | | |
| P297 | The Stables, Old Stone Trough Lane | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | | 1.310 | Greenfield | Viable | Yes | No | No | Open Countryside | Current planning policy and/or other designations In the open countryside and separated from the settlement boundary by Site P004. It's allocation is unlikely to be considered in isolation. | Isolated site in the open countryside. | 40 | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | TRUE | | | | | | | | |
| P298 | Land to rear of Craven Heiffer, Colne Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | | 1.710 | Greenfield | Viable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations | Site doesn't relate well to settlement pattern on its own. Potential access issues. | 25 | 25 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 5 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P301 | Land off Station Road | Foulridge | Boulsworth and Foulridge | Foulridge | M65 Rural Area | | 0.960 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Current planning policy and/or other designations Isolated site, separated from the settlement boundary by the former Colne to Skipton Railway line, which is designated as a Biological Heritage Site. | Site is isolated from the built up area. | 10 | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | |

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| | Land south of Nelson Golf Course, Kings Causeway | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | 22.530 | Greenfield | Unviable | Yes | ? | ? | Open Countryside | Current planning policy and/or other designations Not adjacent to any settlement boundaries in Pendle (see additional comments) Potential impact on South Pennines SSSI | Site is in the open countryside and currently used for the grazing of animals. Access required through Golf Course. Potential effects on South Pennines SSSI due to scale of the proposal. | 650 | 650 | 0 | 0 | 650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 40 | 40 | 40 | 450 | TRUE | | | | | |
| P304 | Land west of Colne Road | Earby | Earby and Coates | Kelbrook and Sough | West Craven | 7.360 | Greenfield | Viable | Yes | No | No | Open Countryside | Current planning policy and/or other designations Access to/from the highway network | No highway access. Proposal would close open gap between Earby and Sough. | 210 | 210 | 0 | 0 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | TRUE | | | | | | |
| P305 | Land at Harpers Lane | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | 5.020 | Greenfield | Viable | Yes | No | ? | Open Countryside Green Belt The Green Belt Assessment concludes that overall this parcel of land (P017 and P017a) makes a major contribution to the Green Belt (P017a - Major, P017 - slight) | Current planning policy and/or other designations Two public public footpaths pass alongside and through the site. | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 150 | 150 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | TRUE | | | | | |
| P306 | Land off Robinson Lane, Reedley (formerly Land To The East Of Martinsway, Robinson Lane) | Brierfield | Brierfield West and Reedley | Brierfield | M65 Urban Area | 21/0516/OUT (withdrawn) | 4.200 | Greenfield | Marginal | Yes | Yes | No | Open Countryside | Current planning policy and/or other designations Access to/from the highway network - Vehicular access via Robinson Lane would require significant improvement | 21/0516/OUT Outline: Major: Erection of 63 dwelling units 2.449ha (Access Only) - WITHDRAWN (Highway Access Issue) | 63 | 63 | 0 | 0 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | TRUE | | | | | | |
| P307 | Land off Keighley Road, Colne | Colne | Waterside and Horsfield | Colne | M65 Urban Area | 8.260 | Greenfield | Marginal | Yes | Yes | ? | Open Countryside | Current planning policy and/or other designations | Potential highway access issue. | 100 | 100 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | | |
| P308 | Land at Carry Lane, Colne | Colne | Waterside and Horsfield | Colne | M65 Urban Area | 2.680 | Greenfield | Marginal | Yes | Yes | ? | Open Countryside | Current planning policy and/or other designations | Topography challenges | 30 | 30 | 0 | 0 | 30 | 0 | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P309 | Land at Ouzledale Foundary Long Ing Lane | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | 7.680 | PDA | Marginal | Yes | ? | ? | Protected Employment Area Within Settlement Boundary | Marginal viability Within the 250m buffer zone of a former landfill site. Active Employment Uses on site. | No specific viability assessment undertaken (2020). Part of the site is not a Protected Employment Area remainder is. Heritage impacts on setting of Canal and loss of weaving sheds. | 87 | 87 | 0 | 0 | 87 | 0 | 0 | 0 | 0 | 0 | 20 | 23 | 23 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | |
| P312 | Land off Gisburn Road | Blacko | Barrowford and Pendleside | Blacko | M65 Rural Area | 4.970 | Greenfield | Viable | Yes | No | ? | Open Countryside | Current planning policy and/or other designations Impact on landscape/townscape Highway capacity issues | Disproportionate to the scale of the site and fails to reflect settlement pattern. Potential adverse effects to historic environment and landscape owing to site's wider visibility and proximity to Blacko Tower. | 115 | 115 | 0 | 0 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 115 | TRUE | | | | | | | |
| P313 | Ghyll Brow | Barnoldswick | Earby and Coates | Barnoldswick | West Craven | 4.140 | PDA | Marginal | ? | ? | ? | Open Countryside | Current planning policy and/or other designations Active use Contaminated Ground | Existing industrial site in active use likely to be subject to significant contamination. | 98 | 98 | 0 | 0 | 98 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 18 | 0 | 0 | TRUE | | | | | | |
| P314 | Barrowford Road | Higham | Fence and Higham | Higham | M65 Rural Area | 1.190 | Greenfield | Viable | Yes | ? | Yes | Open Countryside | Current planning policy and/or other designations | Site is open countryside and slightly detached from the settlement boundary. | 9 | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | TRUE | | | | | | |
| P316 | Fields west of disused railway line, Barnoldswick Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | 1.450 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Isolated Site Landscape Effects | Isolated site in the open countryside. | 20 | 20 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | TRUE | | | | | |
| P317 | Field south of Barnoldswick Road | Kelbrook | Earby and Coates | Kelbrook and Sough | West Craven | 4.680 | Greenfield | Viable | Yes | No | Yes | Open Countryside | Isolated Site | Isolated site in the open countryside. | 100 | 100 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | TRUE | | | | | |
| P318 | Former Gas Holder | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | 0.500 | PDA | Unviable | Yes | ? | ? | Within Settlement Boundary Conservation Area | Contaminated Land Potential Heritage Effects | Likely highly contaminated site featuring a locally prominent landmark which has the potential to be Listed. Site is in a conservation area. The site is likely more suitable for employment than housing uses given proximity of nearby land uses. Current application pending to remove specific gas infrastructure at the site. The site is in a weak market and experiences low viability. Market attractiveness may be enhanced by the site's proximity to Brierfield Mills. | 40 | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE |
| P319 | Greenfield Road | Colne | Waterside and Horsfield | Colne | M65 Urban Area | 1.700 | Greenfield | Marginal | Yes | ? | ? | Within Settlement Boundary Conservation Area | Potential Heritage Effects | Adjacent proposed allocation within the submitted Colne Neighbourhood Plan. Site is entirely within a conservation area and closely relates to a number of existing listed buildings. Site is actively marketed for development. | 40 | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | |
| P320 | South of Keighley Road, West of Carriers Row | Laneshaw Bridge | Boulsworth and Foulridge | Laneshaw Bridge | M65 Rural Area | 3.470 | Greenfield | Viable | Yes | No | Yes | Open Countryside Green Belt The site forms part of parcel P042 and is found to fulfil a major-moderate contribution to Green Belt purposes. | Current planning policy and/or other designations | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 65 | 65 | 0 | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 0 | TRUE | | | |
| P321 | South of Keighley Road | Laneshaw Bridge | Boulsworth and Foulridge | Laneshaw Bridge | M65 Rural Area | 1.000 | Greenfield | Viable | Yes | No | Yes | Open Countryside Green Belt The site forms part of parcel P042 and is found to fulfil a major-moderate contribution to Green Belt purposes. | Current planning policy and/or other designations | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 20 | 20 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | TRUE | | | |
| P322 | West of Dents House | Laneshaw Bridge | Boulsworth and Foulridge | Laneshaw Bridge | M65 Rural Area | 0.920 | Greenfield | Viable | Yes | No | No | Open Countryside Green Belt The site forms part of parcel P042 and is found to fulfil a major-moderate contribution to Green Belt purposes. | Current planning policy and/or other designations No Highway Access | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. Site is inaccessible. | 12 | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | TRUE | | |
| P323 | Land west of Fence | Fence | Fence and Higham | Old Laund Booth | M65 Rural Area | 1.300 | Greenfield | Viable | Yes | No | Yes | Open Countryside Green Belt | Current planning policy and/or other designations | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 12 | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | TRUE | | | | |
| P324 | Land south of Grenfell Gardens and east of Barrowford Road | Colne | Vivary Bridge | Colne | M65 Urban Area | 5.300 | Greenfield | Viable | ? | No | Yes | Open Countryside Green Belt The Site forms part of Parcel P032 of the Green Belt and is found to fulfil a major-moderate contribution towards the Green Belt. | Current planning policy and/or other designations Flood Risk | Green Belt site. Exceptional circumstances do not currently exist to justify the removal of the site from the Grene Belt. | 90 | 90 | 0 | 0 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 0 | TRUE | | |
| P325 | Little Tom's Farm South | Brierfield | Brierfield East and Clover Hill | Brierfield | M65 Urban Area | 0.840 | Greenfield | Marginal | Yes | Yes | ? | Open Countryside | Current planning policy and/or other designations Potential Highway Constraint Cross Boundary | Potential access issues requiring a cross boundary solution. | 26 | 26 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | |
| P326 | Former Nursery, Barkerhouse Road | Nelson | Marsden and Southfield | Nelson | M65 Urban Area | 13/14/0499P | Brownfield | Unviable | ? | Yes | ? | Within Settlement Boundary | None identified | Lapsed but suitable. | 12 | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | |
| P327 | Land off Wheatley Lane Road | Barrowford | Barrowford and Pendleside | Barrowford | M65 Urban Area | 2.700 | Greenfield | Viable | Yes | No | ? | Open Countryside Conservation Area | Current planning policy and/or other designations. | Proposals include scope for assisted living development and leisure development within the site. | 50 | 50 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | TRUE | | |
| | | | | | | | | | | | | | | | 0 | 3 | 60 | 139 | 155 | 347 | 274 | 216 | 153 | 120 | 807 | 713 | 519 | 293 | 203 | 3775 | | | Total | 7777 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0-5 Years | 357 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6-10 years | 1110 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 11-15 years | 2535 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0-15 years | 4002 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 16+ | 3775 | | | | | | | | | | | | | |

Appendix 7: Site Assessment Methodology and Criteria

Pendle Local Plan
Site Assessment Criteria

| CRITERIA | | TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2) | | | | | ADDITIONAL INFORMATION | | |
|----------|---|--|---|---|--|--|---|---|---|
| Ref | Issue | 5 pts | 4 pts | 3 pts | 2 pts | 1pt | How will it be measured? | Additional Comments | Linkages to legislation, guidance and Policy |
| 0 | BASELINE INFORMATION | | | | | | | | |
| 0.1 | What is the overall area of the site? (hectares) | Over 0.25ha | | | | Under 0.25ha | PBC: GIS Mapping Landowners / Developers - Site Nomination Forms | | Planning practice Guidance: para ID: 3-010-20140306 |
| 0.2 | What is the indicative capacity of the site? (e.g. number of dwellings, employment floorspace etc.) | No score, contextual information only | | | | | PBC: GIS Mapping Landowners / Developers: Site Nomination Forms | | |
| 0.3 | Describe the location of the site in relation to nearest settlement. | Within or adjoining a Key Service Centre | Within or adjoining a Local Service Centre | Within or adjoining a Rural Service Centre | Within or adjoining a Rural Village | Other (e.g. isolated sites in the open countryside) | PBC: GIS Mapping | Urban edge sites must have at least part of their boundary co-existent with a defined settlement boundary. Sites within existing settlements are considered to be more sustainable than edge of settlement and remote rural locations. | NPPF - para 17 (BP5 and BP11) and para 55 Planning Practice Guidance - para ID: 3-016-130729 SHLAA Practice Guidance - para 38 Core Strategy - Policy SDP2 |
| 0.4 | How much of the site can be regarded as previously developed land? (e.g. Brownfield / Greenfield split) | Brownfield | Predominantly Brownfield | Greenfield / Brownfield | Predominantly Greenfield | Greenfield or Brownfield of high environmental value | PBC: GIS Mapping & Site Visit | Determined in accordance with the NPPF definition for Previously Developed Land (PDL). Encourage the effective use of land by re-using PDL (brownfield land), provided it is not of high environmental value. | NPPF - paras 17 (BP8) & 111 Planning Practice Guidance - para ID: 8-024-20140306 Core Strategy - Policy SDP2 |
| 1 | AVAILABILITY | | | | | | | | |
| A | OWNERSHIP CONSTRAINTS | | | | | | | | |
| 1.1 | Is the site currently in an alternative use? | No The site is vacant and available for development | | Yes All or part of the site is in use, but the occupier(s) are on a short-term lease, which will not be renewed. The site can be made available within six months. | | Yes The site is still in use and it is unclear when it will become available for development. | PBC: Site Visits Landowners / Developers: Site Nomination Forms | Sites that are currently in another use are not considered to be available; except where a landowner or developer has provided evidence that the occupier of the site is on a short-term lease and operations will cease within a six month period. | NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39 |
| 1.2 | Is the number and identity of freehold or leasehold owners known? | Yes 1 owner | | Yes 2 owners | Yes 3 or more owners | Don't know | PBC: Business Rates / Property Services Landowners / Developers: Site Nomination Forms Estate Agents Land Registry | Sites in multiple ownership are often more difficult to assemble and make available for development. | Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39 ELR Guidance Note - Box 4.4 |
| 1.3 | Is the site already owned by a developer or agency known to undertake development? | Yes | | Don't know | | No | PBC: Property Register Landowners / Developers: Site Nomination Forms Estate Agents | | ELR Guidance Note - Box 4.4 |
| 1.4 | Are the owner(s) of the site likely to sell or bring it forward for future development? | Development agreement already in place | Single owner willing to sell for future development | Single owner Intentions unknown or Multiple owners No issues identified | Multiple owners Issues identified but appear capable of resolution | Single or multiple owners Unwilling to develop and/or complex issues to resolve | PBC: Business Rates Landowners / Developers: Site Nomination Form Estate Agents Land Registry | | Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5 |
| B | USER CONSTRAINTS | | | | | | | | |
| 1.5 | Is the site currently designated for a particular use in an adopted Development Plan Document? | Yes For the proposed use | No | Yes But the designated use is no longer relevant | | Yes For an alternative use that is still appropriate | PBC: Local Plan / Area Action Plan Parish Council: Neighbourhood Plan LCC: Minerals & Waste Plan | | NPPF - para 22 Planning Practice Guidance - para ID: 3-019-20140306 Core Strategy - para 2.6, Policy ENV1 |
| 1.6 | Is there a valid permission for the proposed use? | Yes Permission for proposed use | No Permission for proposed use has expired | No Planning application for proposed use not previously submitted | No Planning permission for proposed use has been refused | No Permission for alternative use | PBC: IDOX Uniform Database | | NPPF: para 47 (Footnote 11) Planning Practice Guidance - para ID: 3-019-20140306 |
| 1.7 | Is the proposed use the only acceptable form of built development on the site? | Yes | | Don't know | | No | PBC: GIS Mapping & Site Visit | | |
| 1.8 | Is the site likely to be reserved for a specific end user, or specialist use? | | No | Possibly / Don't know | Yes | | PBC: Housing, Health & Economic Development Landowners / Developers: Site Nomination Forms | | ELR Guidance Note - Box 4.6 |
| C | TIMESCALES | | | | | | | | |
| 1.9 | When is the site likely to be available for development? | Immediate or within one year | 2-5 years | 6-10 years | 11-15 years | Over 15 years No longer available | Landowners / Developers: Site Nomination Forms Estate Agents | The Local Plan is required to allocate sites that will be available early in the plan period to address any backlog on delivery. | NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5 |
| 1.10 | PDL- If unoccupied, how long has the site been vacant? | > 5 years | | 1-5 years | | Under 12 months | PBC: Property Register & Business Rates | | NPPF - para 22 |

| CRITERIA | | TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2) | | | | | ADDITIONAL INFORMATION | | |
|----------|--|---|--|--|---|---|---|--|---|
| Ref | Issue | 5 pts | 4 pts | 3 pts | 2 pts | 1pt | How will it be measured? | Additional Comments | Linkages to legislation, guidance and Policy |
| 2 | ACHIEVABILITY | | | | | | | | |
| A | VIABILITY | | | | | | | | |
| 2.1 | Does the residual valuation calculation show a good (positive) value for the site, without the need for public funding to resolve infrastructure or other on-site constraints? | Viable | | Marginal | | Unviable | PBC: EDU & Property Services Regenerate PL Estate Agents Developers | The economic viability of developing a site will often be the main factor in determining whether a site is likely to come forward for development. Sites are compared with the appropriate model benchmark in the Development Viability Study, which allows a broad-brush assessment of viability to be made. Site specific viability information may be provided by the landowner or developer. | NPPF - paras 173-177 |
| 2.2 | Is there sufficient public funding committed, to overcome any infrastructure or on-site constraints, to make the proposed use viable? | Yes Not Required | | Don't know | | No | PBC: Housing & Economic Regeneration | | |
| B | MARKET CONDITIONS / PERCEPTION AND DEMAND | | | | | | | | |
| 2.3 | What is the strength of market demand in the area for the proposed development? (Assess the principal market segment in mixed-use developments) | Very strong | Strong | Moderate | Weak | Very weak | PBC: Internal data sets Estate Agents: House prices and demand data Land Registry: House prices Zoopla: House prices ONS: Various data sets | | NPF: para 159 Planning Practice Guidance: paras ID: 2a-019-20140306 and ID: 2a-030-20140306 SHLAA Practice Guidance: Appendix 2 ELR Practice Guidance: Box E.1 |
| 2.4 | What is the level of supply of comparable sites in the local area? (Including neighbouring authorities, where appropriate) | Shortage Strong market | Shortage Weaker market | Sufficient Enough sites to meet current demand | | Abundant Little or no demand evident | PBC: Property Register Estate Agents: Listings | | NPPF: paras 22 and 23 (BP6) ELR Practice Guidance: paras 4.4, 4.28 and 6.32 |
| 2.5 | Is there any potential to extend the proposed development onto adjacent land in the future? | Yes Substantial areas of adjacent land have no obvious restrictions for the proposed use | | Limited Some adjacent land is potentially suitable, but there may be some restrictions to development for the proposed use | | No No the adjacent land is protected or there are likely to be severe restrictions to development for the proposed use | PBC: GIS Mapping & Site Visits Landowners | | |
| 2.6 | Is the site being actively marketed for the proposed use? | | Yes | | No | | PBC: Property Register Estate Agents | Identify if the property is being marketed for the proposed use. [N.B. scoring the length of time would adversely impact on property new to the market] | |
| 3 | SUITABILITY | | | | | | | | |
| A | INFRASTRUCTURE CONSTRAINTS | | | | | | | | |
| 3.1 | Is access to the site constrained? (e.g. presence of ransom strips or other known ownership constraints on development) | No | | Don't know | | Yes | PBC: Property Services Landowners / Developers: Site Nomination Form Estate Agents Land Registry | | Planning Practice Guidance - paras ID: 3-020-20140306 SHLAA Practice Guidance - paras 39 ELR Guidance Note - Box E.1 |
| 3.2 | Is there an existing vehicular access into the site? | Yes There is an existing vehicular entrance with adequate visibility splays. | Yes There is a potential access point (e.g. farm gate/track) but it will require improvement to ensure that adequate visibility splays can be provided. | No There is currently no vehicular access into the site. A new access point will be required, but adequate visibility splays can be provided. | Yes There is a potential access point (e.g. farm gate/track) but it is unlikely that adequate visibility splays can be provided. | No There is currently no vehicular access into the site. It is unlikely that a new access with adequate visibility splays can be provided. | PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form LCC: Highways | If vehicular access already exists then the site is considered to be ready and available. | Planning Practice Guidance - paras ID: 3-016-20140306 & ID: 3-020-20140306 SHLAA Practice Guidance - paras 38 & 39 |
| 3.3 | Is the capacity of road network constrained in the immediate vicinity of site, or close by? | No | Yes But only minor congestion at peak times | Moderate Minor improvements in vicinity of site achievable through S106/S278/CIL | Significant Major improvements to highway network required through S106/S278/CIL | Significant Major improvements to highway network unlikely to occur | PBC: Engineering & Special Projects, Environmental Health LCC: Highways | | NPPF - para 30 Planning Practice Guidance - para ID: 54-005-20141010 Core Strategy - Policy ENV4 |
| 3.4 | Are any infrastructure works required to provide adequate connections to essential utilities? (including water supply, sewage, drainage, electricity, gas and telecoms) | No All connections available within the site | Yes Some connections available within the site. Minor works required to make off-site connections | Yes No connections available within the site. Minor/moderate works required to make off-site connections. | Yes Diversion of power lines, sewers etc. likely to be required. | Yes Major constraints for one or more connections | PBC: Engineering & Special Projects Landowners / Developers: Site Nomination Form Utility Companies EA | | Planning Practice Guidance - para ID: 3-016-20140306 |
| 3.5 | Is any part of the site within the buffer zone of high pressure gas pipeline (150m) or overhead electricity cables (100m)? | No | Yes Electricity cables Buffer Zone (Gas) | Yes Outer Zone (Gas) | Yes Middle Zone (Gas) | Yes Inner Zone (Gas) | PBC: GIS Mapping Utility Companies HSE | | Planning Practice Guidance - para ID: 3-016-20140306 |
| 3.6 | Will the topography of the site lead to a reduction to the net developable area, or require engineering solutions that will constrain the size and shape of the plots / plateau available for development. | None Minimal loss of developable land | Minor Up to 25% of the site may be undevelopable | Moderate 25-50% of the site may be undevelopable | Significant Less than half the site may be developable | Critical The site is undevelopable | PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form | | Planning Practice Guidance - para ID: 3-016-20140306 |

| CRITERIA | | TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2) | | | | | ADDITIONAL INFORMATION | | |
|----------|--|---|---|---|--|---|---|---|---|
| Ref | Issue | 5 pts | 4 pts | 3 pts | 2 pts | 1pt | How will it be measured? | Additional Comments | Linkages to legislation, guidance and Policy |
| B | NATURAL ENVIRONMENT | | | | | | | | |
| 3.7 | Would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological or biodiversity value? | No Not in close proximity to a designated site, and/or no adverse impacts identified. | No But the site is within an Ecology Standing Advice Consultation Zone | No Within the buffer zone for a BHS/GHS/LNR | Yes BHS/GHS/LNR adjoins or present on the site | Yes Potential for adverse impact on SAC/SPA/SSSI | PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map | Recommended buffer zones: Special Area of Conservation (SAC) = 1000m Ancient Woodland = 500m Site of Special Scientific Interest (SSSI) = 250m Priority Habitat / Priority Species = 250m Local Wildlife Site (BHS, LNI) = 250m Local Nature Reserve (LNR) = 100m Local Geodiversity Site (LGS) = 50m <i>(Source: Environmental Networks, Shrotonshire Council, September 2013)</i> | NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-009-20140306 Core Strategy - Policy ENV1 |
| 3.8 | Do records show the presence of priority habitats or priority species on, or near, the site? | No | | Yes Within buffer zone | Yes Adjoins site | Yes On site | PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map | As above | NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-017-20140306 Core Strategy - Policy ENV1 |
| 3.9 | Would development of the site be likely to result in any adverse impacts for an ecological network or a wildlife corridor? | No | Yes Minimal impact, mitigation possible. Not within an Ecology Standing Advice Consultation Zone. | Yes Moderate impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone. | Yes Significant impact, mitigation possible. Within an Ecology Standing Advice Consultation Zone. | Yes Significant impact , mitigation <u>not</u> possible. Within an Ecology Standing Advice Consultation Zone. | PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map | | |
| 3.10 | Would development of the site be likely to result in the loss of trees, hedgerows or shrubs protected by a TPO? | No There are no TPOs on the site. The site is not within the 15m buffer for a TPO tree. | | Partial The site is within the 15m buffer for a TPO tree. | | Yes The site contains a TPO . | PBC: GIS Mapping | | NPPF - paras 118 (BP5) Planning Practice Guidance - para ID:36-001-20140306 Core Strategy - Policy ENV1 |
| 3.11 | Would development of the site be likely to result in the loss of agricultural land? | No Urban | | Yes Grade 5 | Yes Grade 4 | Yes Grade 3 | LCC: MapZone | | NPPF - paras 109, 112 & 143 (BP8) Planning Practice Guidance - para ID8-026-20140306 |
| 3.12 | Would development of the site be likely to result in the loss of Green Belt land? | No | | | | Yes | PBC: GIS Mapping | Also refer to Site Assessment Criterion 3.17, which considers the potential for the coalescence of settlements. | NPPF - paras 79-91 Core Strategy - Policies ENV1 & ENV2 |
| 3.13 | Would development of the site be likely to result in the loss of designated open space, common land, village green or local green space? | No loss | | Partial loss Off-site replacement feasible | | Significant / total loss Off-site replacement not feasible | PBC: GIS Mapping | | NPPF - paras 74 & 77 Core Strategy - Policy ENV1 |
| 3.14 | Would development of the site be likely to result in any adverse impacts on the Forest of Bowland AONB? | No Not within the vicinity of the AONB | | Yes Located outside the AONB, but potential for impact on views out of the AONB | Yes Within the AONB, but minor and/or localised impact anticipated | Yes Within or adjacent to the AONB, but is likely to have a significant impact | PBC: GIS Mapping LCC: Forest of Bowland AONB Management Plan | Great weight should be given to conserving landscape and scenic beauty in AONB. | NPPF - paras 14 (Footnote 9) , 115 and 165 Planning Practice Guidance - para ID: 8-004-20140306 and ID: 8-005-20140306 Core Strategy - Policies ENV1 & ENV2 |
| 3.15 | Identify the principal landscape character type for the area in which the site is located. | No score, contextual information only | | | | | Natural England: National Character Areas LCC: Landscape Character Assessment | Where possible, proposed developments should be of a size, type and density that is in sympathy with the prevailing landscape character | |
| 3.16 | In the context of the landscape character type in which the site is situated, describe how development of the site for the proposed use would be likely to impact on the wider landscape. | Little or none (e.g. self contained site within a settlement boundary) | Minor (e.g. urban edge site enclosed on 2-3 sides by development) | Moderate (e.g. urban edge site with development along one boundary) | Substantial (e.g. sustainable development on a site within 400m of the settlement boundary of a key, local or rural service centre) | Significant & adverse (e.g. incongruous development on an isolated site within the open countryside) | PBC: GIS Mapping Natural England: National Character Areas LCC: Landscape Character Assessment | | NPPF: para 109 (BP1) Planning Practice Guidance: para ID: 8-001-20140306 Core Strategy: Policy ENV1 |
| 3.17 | How visible is the site in the landscape from public vantage points? (e.g. roads, railway lines, public rights of way, viewpoints etc.) | Not visible | Visible Minor impact, site well screened | Visible Moderate impact (visible in distant views) | Visible Local detrimental impact minimal / no screening | Highly visible Significant adverse impact | PBC: GIS & Lidar Mapping, Aerial Photography, Site Visits | | NPPF - para 109 Planning Practice Guidance - para ID: 8-001-20140306 Core Strategy - Policies SDP2, ENV1 and ENV2 |
| C | HISTORIC & BUILT ENVIRONMENT | | | | | | | | |
| 3.18 | Would development of the site be likely to result in any harm to the significance of a heritage asset, its setting or the wider historic environment? (e.g. listed buildings, scheduled monuments, conservation areas, townscape features, archaeological remains etc.) | No No adverse impacts identified. No data relating to archaeological remains available for this site. | Yes Conservation Area adjacent to the site; setting may be affected. Potential harm to an asset identified on a Local List. | Yes All or part of the site lies within a Conservation Area. Potential harm to a Grade II Listed Building or its setting No data relating to archaeological remains available for this site. Further investigation may be required. | Yes Potential harm to a Grade II* Listed Building or its setting. | Yes Potential harm to a Grade I Listed Building, a Scheduled Ancient Monument or their setting. Site contains known archaeological remains. Further investigation must be carried out. | PBC: GIS Mapping and Site Visits LCC: Environment Directorate & MapZone Historic England: Advice Note 3 | What if any protected species or habitats are likely to be present? Record the presence of natural and heritage assets in the immediate vicinity of the site. | NPPF - paras 126-141 Planning Practice Guidance - para Core Strategy - Policy ENV1 |
| 3.19 | Would development of the site be likely to contribute towards the coalescence of settlements? | No | Yes Will marginally reduce the size of the gap between two settlements | | Yes Will significantly reduce the size of the gap between two settlements | Yes Could potentially close the gap between two settlements | PBC: GIS Mapping | | NPPF - paras 80 |

| CRITERIA | | TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2) | | | | | ADDITIONAL INFORMATION | | |
|----------|---|--|--|--|---|---|---|---|---|
| Ref | Issue | 5 pts | 4 pts | 3 pts | 2 pts | 1pt | How will it be measured? | Additional Comments | Linkages to legislation, guidance and Policy |
| D | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | | | |
| 3.20 | Have any potential sources of contamination been identified? | No No issues identified. | Yes Possible legacy from former industrial use | Yes Within 250m buffer zone of a landfill site | Yes Potential for on-site contamination (e.g. former landfill site) | Yes Officially designated contaminated site | PBC: GIS Mapping, Environmental Health LCC: Minerals & Waste EA: Landfill Maps | | NPPF - paras 109, 120 & 121 Planning Practice Guidance - para ID: 33-001-20140306 Core Strategy - Policy ENV5 |
| 3.21 | Are there any potential adverse impacts arising from on-site structures, unstable land, culverted watercourse etc.? | No No issues identified. | | Yes Minor engineering works required, with little or no loss of developable land. | | Yes Significant engineering works required, and some loss of developable land | PBC: GIS Mapping & Site Visit Lancashire County Council: Asset register EA: Asset register | | NPPF - para 109, 102 & 121 Planning Practice Guidance: para ID: 45-001-20140306 Core Strategy: Policy ENV5 |
| 3.22 | Is the site potentially affected by former coal mining activities, or are there any potentially workable mineral deposits on or under the site? | Off Coal Area / Not within a Mineral Safeguarding Area | | Standing Advice Area for Coal | | Development Referral Area (Coal) or Mineral Safeguarding Area | PBC: GIS Mapping LCC: Minerals & Waste Coal Authority: Planning Team | GIS layers are available for coal referral and standing advice areas and for mineral safeguarding areas. | NPPF - para 143 Planning Practice Guidance - para ID: 27-147-20140306 Core Strategy - Policies ENV1 & ENV6 |
| 3.23 | What is the likely risk and extent of flooding on the site? (N.B. undeveloped sites only) | Zone 1 | <25% in Flood Zone 2 or 3 | 25-50% in Flood Zone 2 or 3 | 50-75% in Flood Zone 2 or 3 | >75% in Flood Zone 2 or 3 | PBC: GIS Mapping EA: GIS mapping - Flood risk from rivers or the sea <u>and</u> flood risk from reservoirs | The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to these GIS layers. Mapping to show the extent of Flood Zones 3a and 3b is not readily available, but will be assessed for any sites considered for allocation. | NPPF - paras 99-104 Planning Practice Guidance - para ID: 7-001-20140306 and ID: 7-003-20140306 Core Strategy - Policy ENV7 |
| 3.24 | What is the likely risk and extent of surface water flooding on the site? (undeveloped sites only) | Very Low | Low | | Medium | High | PBC: GIS Mapping EA: GIS Mapping and Flood risk from surface water | The extent of surface water flooding is available to view on the EA website and PBC has access to the GIS layers. | NPPF - paras 99-104 Planning Practice Guidance: para ID: 7-013-20140306 Core Strategy: Policy ENV7 |
| 3.25 | Is there any evidence of groundwater or aquifers on the site, or is the site within a drinking water safeguarded zone? | No | | Yes Minor constraints | | Yes Significant constraints | PBC: GIS Mapping EA: Aquifer superficial drift and bedrock mapping | The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to the GIS layers. | NPPF - paras 109 (BP4) Planning Practice Guidance: para ID: 34-010-20161116 Core Strategy: Policy ENV7 |
| E | QUALITY OF THE WIDER ENVIRONMENT | | | | | | | | |
| 3.26 | Is the proposed development likely to have an adverse impact on surrounding uses? If yes, could these be overcome through mitigation measures? | No | | Yes Mitigation measures should overcome any issues | | Yes Mitigation either not possible or will have limited impact | PBC: GIS Mapping (consideration and recording of surrounding uses), Environmental Health records and site visits. | Consider both from the site and adjacent uses. | Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38 |
| 3.27 | What is the potential for adjacent land uses to constrain the type and quality of uses that could potentially occupy the site? (i.e. in terms of noise and light pollution, traffic generation etc.) | Minimal or no impact | | Moderate negative impact. Mitigation measures should overcome any issues | Significant negative impact. Major mitigation work required or not possible. | Air Quality Management Area (AQMA) in immediate vicinity. Major mitigation work required or not possible. | PBC: Site Visit & Environmental Health | Assess the compatibility of adjacent occupiers/uses. Consider the extent to which development of the site may be constrained by amenity considerations arising from these occupiers/uses (i.e. in terms of pollution, noise, light or traffic generation) | Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38 ELR Practice Guidance - Box E.1 |
| F | ACCESSIBILITY | | | | | | | | |
| 3.28 | Access to the motorway network. | <1km | 1-2km | 2-3km | 3-5km | >5km | PBC: GIS Mapping | Distance travelled to access the nearest motorway junction. | Core Strategy - Policy ENV4 |
| 3.29 | Access to the nearest main road. | Direct access onto motorway network | Direct access onto A or B road, no issues | Direct access onto A or B road, some issues to resolve | Indirect access onto A or B road <2km journey along distributor road / residential street | Indirect access onto A or B road >2km journey with critical restrictions to HGV access requiring off-site works | PBC: GIS Mapping, Engineering & Special Projects LCC: Highways | Restrictions may include narrow roads, restrictive height and weight restrictions on bridges. Distance travelled to access the nearest junction with an A Road (or the B6383 in West Craven) | NPPF - paras 17 (BP11) , 30 and 35 Core Strategy - Policy ENV4 |
| 3.30 | Access by public transport, from the nearest key service centre. | Bus stop with <20 min service interval, or railway station within a 5 min walk | Bus stop with <20-40 min service interval, or railway station within a 5-10 min walk | Bus stop with 40-60 min service interval, or railway station within a 5-10 min walk | Bus stop with 1 route and >60 min service interval, or railway station within a 5-10 min walk | No bus stops or railway station within a 5-10 min walk | PBC: GIS Mapping Transdev/Northern Rail: Service timetables | Based on distance from the centre of a site, using a safe and direct route: WALKING 5 minutes upto 400m (flat) 10 minutes upto 800m (flat), or 400m (with a long or steep slope) 15 minutes upto 1200m (flat) or 800m (with a long or steep slope) 20 minutes upto 1600m (flat) or 1200m (with a long or steep slope) DRIVING 5 minutes upto 1km (high density urban) or 2-3km (low density/rural) 10 minutes upto 4km (high density urban) or 4-8km (low density/rural) 15 minutes upto 12km | NPPF - paras 30, 34 & 35 Core Strategy - Policy ENV4 |
| 3.31 | Ease of access to nearest source of significant employment. (e.g. business park, town centre, retail park etc.) | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan / GIS Mapping RegeneratePL: Spatial Plan | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.32 | Ease of access to nearest Town or Local Shopping Centre (excludes out of town retail) | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan / GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.33 | Ease of access to nearest supermarket or superstore (e.g. Sainsbury's, Asda, Morrisons, Booths etc.) . | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.34 | Ease of access to nearest convenience store (e.g. Spar, Nisa, Premier, Co-op etc.) | Within a 5 min walk | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Over 20 min walk or 10 min drive | PBC: Local Plan / GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.35 | Ease of access to nearest primary school or nursery | Within a 5 min walk | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Over 20 min walk or 10 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.36 | Ease of access to nearest secondary school | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |

| Criteria | | Traffic Lighting (Stage 1) & Scoring (Stage 2) | | | | | Additional Information | | |
|----------|--|--|---------------------------------------|--|---|----------------------------------|--|---------------------|--|
| Ref | Issue | 5 pts | 4 pts | 3 pts | 2 pts | 1pt | How will it be measured? | Additional Comments | Linkages to legislation, guidance and Policy |
| 3.37 | Ease of access to nearest doctors surgery, medical centre or health centre | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.38 | Ease of access to nearest dentist | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.39 | Ease of access to nearest hospital | Within a 25 min walk or a 5-10 min drive | | Within a 25-50 min walk or a 10-15 min drive | | Over 50 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.40 | Ease of access to nearest sports or leisure centre | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.41 | Ease of access to nearest cultural facility (e.g. theatre, cinema, art gallery, museum etc.) | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Within a 30 min walk or a 10-15 min drive | Over 30 min walk or 15 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.42 | Ease of access to nearest amenity open space (including parks, equipped play areas etc.) | Within a 5 min walk | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Over 20 min walk or 10 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| 3.43 | Ease of access to nearest public right of way (e.g. footpath, bridleway or cycleway) | Within a 5 min walk | Within a 10 min walk | Within a 15 min walk or a 5 min drive | Within a 20 min walk or a 5-10 min drive | Over 20 min walk or 10 min drive | PBC: Local Plan & GIS Mapping | As above | NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4 |
| G | Social and Regeneration Policy | | | | | | | | |
| 3.44 | Is the site within a designated Neighbourhood Area? | No score, contextual information only | | | | | | | |
| 3.45 | Has the site been identified (in an existing or proposed strategy/masterplan) as a key opportunity to deliver economic development, or other spatial policy objectives ? | Yes (Adopted document) | | Yes (Draft document) | | No | PBC: Local Plan, Housing & Economic Regeneration PLA: Spatial Guide, ED Strategy LEP: Lancashire Growth Plan | | ELR Practice Guidance - para 2.11 |

Stage 1: High Level Assessment

Traffic Lighting (RAG)

Positive

Neutral / Mixed

Negative

Negative - Critical Impact

Stage 2: Detailed Assessment

Scoring

5 pts

Positive

4 pts

↓

3 pts

↓

2 pts

↓

1pt

Negative

Abbreviations

PBC = Pendle Borough Council

LCC = Lancashire County Council

LEP = Lancashire Enterprise Partnership

PLA = Pennine Lancashire Authorities

EA = Environment Agency

Appendix 8: Site Assessment

Pendle Local Plan 4th Edition Site Assessment
Housing Sites

| SITE INFORMATION | | | | | SUMMARY | | | BASELINE | | | | AVAILABILITY | | | | | | | | | | ACHIEVABILITY | | | | | | SUITABILITY | | | | | | | | | | | |
|------------------|---|-----------------|----------|------|---------|---------|------|----------------------|-----|-----|-----|--------------|-----|-----|---------|-----------------------|-----|-----|-----|------------|------|---------------|-----|-------------------|-----|-----|-----|-------------|-----|----------------------------|-----|-----|---------|---------|-----|---------------------|------|---|--|
| REF | SITE NAME & ADDRESS | TOWN | CAPACITY | AREA | OVERALL | | | BASELINE INFORMATION | | | | OWNERSHIP | | | | OWNERSHIP CONSTRAINTS | | | | TIMESCALES | | VIABILITY | | MARKET CONDITIONS | | | | | | INFRASTRUCTURE CONSTRAINTS | | | | | | NATURAL ENVIRONMENT | | | |
| | | | | | SCORE | AVERAGE | RANK | 0.1 AREA | 0.2 | 0.3 | 0.4 | 1.1 | 1.2 | 1.3 | 1.4 OWN | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 TIME | 1.10 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 ROAD | 3.4 | 3.5 | 3.6 TPY | 3.7 BIO | 3.8 | 3.9 | 3.10 | | |
| P001 | Land off South Valley Drive | Colne | 60 | 2.90 | 210 | 3.96 | 19 | 5 | | 5 | 1 | 5 | 5 | 5 | 4 | 4 | 4 | 5 | 4 | 5 | | 3 | 1 | 3 | 4 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P002 | Lidgett Triangle | Colne | 100 | 4.96 | 204 | 3.85 | 47 | 5 | | 5 | 1 | 3 | 5 | 1 | 4 | 3 | 3 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 3 | 3 | 3 | 5 | 5 | 5 | 4 | 3 | | | |
| P003 | Barnfield | Roughlee | 23 | 1.16 | 188 | 3.55 | 110 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 4 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | | | |
| P004 | Land south of Quernmore Drive | Kelbrook | 59 | 1.97 | 203 | 3.83 | 53 | 5 | | 3 | 1 | 3 | 1 | 1 | 4 | 4 | 4 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 4 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | | | |
| P005 | Land between Skipton Old Road and Castle Road | Colne | 200 | 9.41 | 206 | 3.89 | 33 | 5 | | 5 | 1 | 3 | 5 | 1 | 3 | 4 | 4 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | | | |
| P010 | Land at Wapping | Barnoldswick | 38 | 1.06 | 208 | 3.92 | 25 | 5 | | 5 | 1 | 3 | 3 | 1 | 3 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 4 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | | | |
| P011 | Former Richard Street Nurseries | Brierfield | 35 | 0.98 | 212 | 3.93 | 24 | 5 | | 5 | 5 | 5 | 5 | 3 | 3 | 4 | 3 | 1 | 4 | 5 | 5 | 1 | 1 | 2 | 1 | 3 | 2 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | | | |
| P014 | Land south of Wood Clough Platts | Brierfield | 48 | 2.15 | 200 | 3.77 | 63 | 5 | | 5 | 1 | 5 | 5 | 5 | 4 | 4 | 5 | 5 | 4 | 5 | | 1 | 1 | 3 | 4 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 3 | 4 | 3 | |
| P015 | Former Brierfield Wastewater Treatment Works | Brierfield | 105 | 6.65 | 187 | 3.53 | 113 | 5 | | 5 | 2 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 5 | | 1 | 1 | 3 | 4 | 5 | 2 | 5 | 2 | 5 | 4 | 5 | 5 | 5 | 2 | 1 | 4 | 5 | |
| P016 | Roughs Barn | Salterforth | 9 | 0.56 | 208 | 3.92 | 25 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 4 | 3 | 3 | 2 | 5 | 2 | 5 | 3 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | |
| P017 | Land off Kelbrook Road | Salterforth | 30 | 3.67 | 198 | 3.74 | 77 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 3 | 5 | 2 | 5 | 4 | 4 | 3 | 5 | 5 | 5 | 3 | 5 | 4 | 5 | |
| P019 | Land west of Sheridan Road | Laneshaw Bridge | 30 | 1.73 | 199 | 3.75 | 70 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 4 | 3 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | |
| P020 | Land south west of Spen Head Farm | Salterforth | 16 | 0.52 | 206 | 3.75 | 73 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 3 | 5 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | |
| P021 | Bridge Street Stoneyard | Colne | 37 | 1.22 | 214 | 3.96 | 16 | 5 | | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P022 | Walk Mill | Colne | 101 | 2.29 | 209 | 3.80 | 59 | 5 | | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | 5 | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P026 | Riverside Mill | Nelson | 100 | 2.56 | 220 | 4.07 | 7 | 5 | | 5 | 5 | 5 | 5 | 3 | 4 | 5 | 4 | 1 | 4 | 5 | 5 | 1 | 1 | 2 | 3 | 1 | 4 | 5 | 5 | 3 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | | |
| P042 | Land off Greenberfield Lane | Barnoldswick | 36 | 1.21 | 202 | 3.81 | 56 | 5 | | 5 | 2 | 5 | 5 | 5 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 3 | 3 | 3 | 2 | 3 | 5 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 1 | | |
| P052 | Former Railway Sidings | Brierfield | 60 | 1.59 | 202 | 3.74 | 75 | 5 | | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | 1 | 1 | 1 | 3 | 1 | 1 | 2 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 1 | | |
| P053 | Green Works | Colne | 26 | 0.29 | 223 | 3.98 | 14 | 5 | | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 4 | 1 | 4 | 4 | 5 | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P055 | Land off Foster Road | Barnoldswick | 57 | 3.11 | 212 | 4.00 | 12 | 5 | | 5 | 1 | 5 | 5 | 1 | 3 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 4 | 5 | 5 | 2 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 1 | | |
| P056 | Field Nos 6777, 7878 & 9379 | Blacko | 10 | 0.33 | 217 | 4.09 | 5 | 5 | | 2 | 1 | 5 | 5 | 3 | 4 | 4 | 2 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P057 | Former Fernbank Mill | Barnoldswick | 90 | 2.44 | 196 | 3.63 | 98 | 5 | | 5 | 5 | 5 | 5 | 1 | 3 | 4 | 3 | 3 | 2 | 5 | 5 | 3 | 1 | 3 | 3 | 5 | 2 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P060 | Former Mansfield High School | Brierfield | 60 | 1.54 | 210 | 3.82 | 55 | 5 | | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 3 | 5 | 4 | 4 | 5 | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P062 | Land adjacent to Silentnight Beds | Barnoldswick | 90 | 3.02 | 206 | 3.89 | 33 | 5 | | 5 | 1 | 5 | 5 | 5 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 3 | 3 | 5 | 2 | 3 | 3 | 5 | 3 | 5 | 5 | 5 | 3 | 5 | 5 | 1 | |
| P064 | Brook Shed | Earby | 65 | 1.32 | 205 | 3.80 | 60 | 5 | | 4 | 5 | 5 | 5 | 1 | 4 | 4 | 2 | 1 | 4 | 5 | 5 | 3 | 1 | 3 | 3 | 1 | 2 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | |
| P065 | Land at Higher Parrock Farm | Barrowford | 38 | 1.88 | 191 | 3.60 | 103 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 5 | 5 | 4 | 5 | | 1 | 1 | 4 | 4 | 5 | 2 | 1 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 3 | | |
| P067 | Land south of Colne Water | Colne | 50 | 6.37 | 186 | 3.44 | 122 | 5 | | 5 | 3 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 2 | 5 | 1 | 1 | 1 | 3 | 5 | 5 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 4 | 5 | |
| P068 | Land at Barnoldswick Road / Colne Road | Kelbrook | 64 | 2.13 | 206 | 3.89 | 33 | 5 | | 3 | 1 | 5 | 5 | 1 | 3 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 3 | 5 | 2 | 5 | 2 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | | |

| Site Information | | | | | Summary | | | Baseline | | | | Availability | | | | | | | | | | Achievability | | | | | | Suitability | | | | | | | | | |
|------------------|--|-----------------|----------|-------|---------|---------|------|----------------------|-----|-----|-----|--------------|-----|-----|---------|-----------------------|-----|-----|-----|------------|------|---------------|-----|-------------------|-----|-----|-----|----------------------------|-----|----------|-----|-----|---------|---------------------|-----|-----|------|
| Ref | Site Name & Address | Town | Capacity | Area | Overall | | | Baseline Information | | | | Ownership | | | | Ownership Constraints | | | | Timescales | | Viability | | Market Conditions | | | | Infrastructure Constraints | | | | | | Natural Environment | | | |
| | | | | | Score | Average | Rank | 0.1 Area | 0.2 | 0.3 | 0.4 | 1.1 | 1.2 | 1.3 | 1.4 Own | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 Time | 1.10 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 Road | 3.4 | 3.5 | 3.6 Tpy | 3.7 Bio | 3.8 | 3.9 | 3.10 |
| P071 | Land adjacent to 340 Wheatley Lane Road | Fence | 30 | 1.00 | 200 | 3.77 | 63 | 5 | | 3 | 1 | 5 | 3 | 1 | 3 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | |
| P075 | Land between Moorlands and The Homelands | Barnoldswick | 10 | 0.90 | 204 | 3.85 | 47 | 5 | | 5 | 2 | 3 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 4 | 5 | 1 | 2 | 3 | 4 | 4 | 4 | 5 | 4 | 5 | 5 | 5 | |
| P078 | Land at Higher Park Hill Farm | Barrowford | 165 | 8.02 | 189 | 3.57 | 108 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 5 | 4 | 4 | 3 | 5 | 4 | 5 | 5 | 4 | 1 |
| P080 | Hayfield Meadow | Salterforth | 75 | 2.74 | 193 | 3.64 | 94 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 1 | 1 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 3 | 5 | 5 | 3 |
| P081 | New Road Garage Site | Earby | 35 | 0.63 | 214 | 3.96 | 16 | 5 | | 4 | 5 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | 1 | 5 | 5 | 3 | 3 | 1 | 2 | 5 | 5 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 |
| P082 | Land at Glen Farm | Earby | 25 | 0.58 | 202 | 3.81 | 56 | 5 | | 4 | 2 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 3 | 5 | 5 | 3 | 5 | 5 | 3 | 5 | 5 | |
| P083 | Land south of Grenfell Gardens | Colne | 17 | 0.58 | 208 | 3.85 | 44 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 4 | 3 | 2 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 1 |
| P086 | Land off Bridge Street | Colne | 16 | 0.53 | 210 | 3.89 | 32 | 5 | | 5 | 5 | 3 | 3 | 1 | 3 | 4 | 3 | 1 | 4 | 4 | 1 | 1 | 1 | 2 | 1 | 3 | 2 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P087 | Duckworth Mill | Colne | 14 | 0.48 | 214 | 3.96 | 16 | 5 | | 5 | 5 | 3 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 4 | 1 | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 5 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P088 | Land off Laithe Street | Colne | 9 | 0.36 | 219 | 4.13 | 4 | 5 | | 5 | 1 | 5 | 5 | 5 | 5 | 4 | 4 | 3 | 4 | 4 | | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P091 | Land off Emmott Lane | Laneshaw Bridge | 50 | 2.64 | 197 | 3.72 | 81 | 5 | | 2 | 1 | 3 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 4 | 5 | 5 | 5 | 5 |
| P093 | Land off Hartleys Terrace | Colne | 9 | 0.27 | 203 | 3.83 | 53 | 5 | | 5 | 1 | 3 | 5 | 3 | 4 | 4 | 4 | 1 | 4 | 5 | | 1 | 1 | 2 | 1 | 5 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P100 | Land north of Red Lion Street Car Park | Earby | 15 | 0.50 | 217 | 4.02 | 11 | 5 | | 4 | 1 | 5 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 3 | | 5 | 5 | 5 | 3 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P103 | Land to rear of Osbourne Terrace | Spen Brook | 29 | 3.74 | 179 | 3.38 | 125 | 5 | | 2 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 3 | 3 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P108 | Land south of Brookfield Way | Earby | 103 | 3.67 | 183 | 3.45 | 121 | 5 | | 4 | 1 | 3 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 5 | 4 | 5 | 5 |
| P109 | Part Grains Barn Farm | Fence | 46 | 1.54 | 186 | 3.51 | 116 | 5 | | 3 | 1 | 3 | 2 | 1 | 2 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 4 | 5 | 5 | 2 | 5 | 5 | 5 | 1 | 5 |
| P110 | Land at Hollin Hall Farm | Blacko | 12 | 0.51 | 203 | 3.76 | 68 | 5 | | 2 | 2 | 3 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 4 | | 5 | 5 | 5 | 5 | 2 | 1 | 3 | 5 | 3 | 5 | 5 | 4 | 5 | 5 | 5 | 5 |
| P111 | Sports field adjacent to former Nelson and Colne C | Colne | 80 | 2.68 | 202 | 3.81 | 56 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | 5 |
| P112 | Land adjacent to 12 Wheatley Lane Road | Barrowford | 4 | 0.31 | 197 | 3.72 | 81 | 5 | | 4 | 1 | 5 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 3 | 5 | 3 | 5 | 4 | 5 | 5 | 3 | 5 |
| P114 | Land north of Sheridan Road | Laneshaw Bridge | 74 | 3.70 | 198 | 3.74 | 77 | 5 | | 2 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P115 | Land off Carr Hall Road | Barrowford | 68 | 2.27 | 196 | 3.70 | 85 | 5 | | 4 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 4 | 3 | 2 | 5 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 5 |
| P116 | Land at Church Clough Farm | Colne | 59 | 1.97 | 193 | 3.64 | 94 | 5 | | 1 | 2 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 1 | 1 | 3 | 4 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P120 | Land at former Chapel House Farm | Fence | 300 | 10.04 | 176 | 3.32 | 129 | 5 | | 1 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 4 | 3 | 2 | 5 | 4 | 3 | 3 | 3 | 5 | 5 | 5 | 3 | 5 |
| P121 | Land east of Rye Croft | Trawden | 10 | 0.33 | 192 | 3.62 | 99 | 5 | | 3 | 2 | 5 | 5 | 1 | 4 | 4 | 4 | 5 | 4 | 5 | | 5 | 5 | 4 | 5 | 5 | 2 | 1 | 3 | 3 | 4 | 5 | 3 | 5 | 5 | 5 | 5 |
| P122 | Land at Holme End | Brierfield | 27 | 0.90 | 176 | 3.32 | 129 | 5 | | 1 | 1 | 5 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 3 | 1 | 2 | 5 | 3 | 5 | 3 | 5 | 3 | 5 | 5 | 3 | 5 |
| P123 | Land north of East Stone Edge | Barrowford | 119 | 3.98 | 178 | 3.36 | 126 | 5 | | 4 | 1 | 3 | 2 | 3 | 3 | 4 | 3 | 1 | 4 | 4 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | 5 |
| P125 | Land adjacent to 373 King's Causeway | Nelson | 20 | 0.69 | 190 | 3.58 | 106 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 3 | | 1 | 1 | 4 | 3 | 1 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P128 | Throstle Nest Mill | Nelson | 8 | 0.27 | 203 | 3.76 | 68 | 5 | | 5 | 5 | 1 | 5 | 3 | 3 | 1 | 3 | 1 | 4 | 4 | 1 | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P130 | Land to rear of St. Thomas's Primary School | Barrowford | 140 | 6.56 | 208 | 3.92 | 25 | 5 | | 4 | 1 | 3 | 5 | 3 | 4 | 4 | 3 | 3 | 4 | 4 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | 5 |
| P139 | Railway Street Garage Site | Nelson | 9 | 0.25 | 208 | 3.85 | 44 | 5 | | 5 | 5 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | 1 | 1 | 1 | 2 | 3 | 3 | 2 | 5 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 |

| Site Information | | | | | Summary | | | Baseline | | | | Availability | | | | | | | | | | Achievability | | | | | | Suitability | | | | | | | | | |
|------------------|--|--------------|----------|-------|---------|---------|------|----------------------|-----|-----|-----|--------------|-----|-----|---------|-----------------------|-----|-----|-----|------------|------|---------------|-----|-------------------|-----|-----|-----|----------------------------|-----|----------|-----|-----|---------|---------------------|-----|-----|------|
| Ref | Site Name & Address | Town | Capacity | Area | Overall | | | Baseline Information | | | | Ownership | | | | Ownership Constraints | | | | Timescales | | Viability | | Market Conditions | | | | Infrastructure Constraints | | | | | | Natural Environment | | | |
| | | | | | Score | Average | Rank | 0.1 Area | 0.2 | 0.3 | 0.4 | 1.1 | 1.2 | 1.3 | 1.4 Own | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 Time | 1.10 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 Road | 3.4 | 3.5 | 3.6 TPY | 3.7 Bio | 3.8 | 3.9 | 3.10 |
| P144 | Land off Hollin Bank | Brierfield | 19 | 0.53 | 206 | 3.89 | 33 | 5 | | 4 | 2 | 5 | 5 | 1 | 3 | 1 | 3 | 1 | 4 | 5 | | 1 | 1 | 2 | 1 | 1 | 2 | 5 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P148 | Manor Mill | Nelson | 44 | 1.47 | 208 | 3.85 | 44 | 5 | | 5 | 5 | 3 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | 1 | 1 | 1 | 2 | 1 | 3 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P150 | IAC Ltd | Nelson | 77 | 2.59 | 206 | 3.75 | 73 | 5 | | 5 | 4 | 3 | 5 | 1 | 4 | 5 | 3 | 1 | 4 | 5 | 1 | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P151 | Profile Park | Nelson | 120 | 4.05 | 198 | 3.67 | 88 | 5 | | 5 | 5 | 5 | 1 | 1 | 3 | 5 | 5 | 3 | 3 | 5 | 1 | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 5 | 5 | 4 | 4 | 5 | 5 | 5 | 5 | 5 |
| P152 | Land at Lenches Road / Knotts Lane | Colne | 160 | 7.57 | 193 | 3.64 | 94 | 5 | | 1 | 2 | 5 | 5 | 5 | 4 | 4 | 3 | 1 | 4 | 5 | | 1 | 1 | 3 | 4 | 5 | 2 | 5 | 3 | 4 | 3 | 5 | 4 | 5 | 5 | 5 | 3 |
| P153 | Dale Mill | Nelson | 49 | 1.62 | 194 | 3.59 | 104 | 5 | | 5 | 5 | 1 | 5 | 3 | 3 | 1 | 3 | 1 | 4 | 4 | 1 | 1 | 1 | 2 | 1 | 3 | 2 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 5 |
| P165 | Land at Clay Farm (Site A) | Brierfield | 38 | 1.26 | 185 | 3.49 | 117 | 5 | | 5 | 1 | 5 | 3 | 1 | 3 | 4 | 3 | 3 | 4 | 4 | | 1 | 1 | 3 | 3 | 3 | 2 | 1 | 2 | 4 | 3 | 5 | 5 | 5 | 5 | 3 | 3 |
| P170 | Land off Clifford Street | Barnoldswick | 12 | 0.41 | 205 | 3.87 | 41 | 5 | | 5 | 1 | 5 | 5 | 1 | 3 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 3 | 3 | 3 | 2 | 1 | 1 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P176 | Land at the end of Southfield Street | Nelson | 38 | 1.24 | 188 | 3.55 | 110 | 5 | | 5 | 1 | 3 | 5 | 1 | 3 | 4 | 3 | 3 | 4 | 4 | | 1 | 1 | 3 | 3 | 5 | 2 | 1 | 1 | 5 | 3 | 5 | 4 | 5 | 5 | 5 | 5 |
| P184 | Former Parkfield Works | Nelson | 49 | 1.34 | 201 | 3.72 | 80 | 5 | | 5 | 5 | 1 | 5 | 1 | 3 | 4 | 4 | 1 | 4 | 4 | 1 | 1 | 1 | 2 | 3 | 1 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P188 | Land off Mint Avenue | Barrowford | 50 | 1.65 | 201 | 3.79 | 61 | 5 | | 4 | 2 | 5 | 2 | 1 | 3 | 4 | 2 | 1 | 2 | 3 | | 5 | 5 | 4 | 4 | 1 | 2 | 5 | 5 | 3 | 4 | 5 | 4 | 5 | 5 | 5 | 3 |
| P191 | Former School and Presbytery | Brierfield | 17 | 0.42 | 205 | 3.87 | 41 | 5 | | 4 | 1 | 5 | 5 | 1 | 3 | 4 | 3 | 1 | 4 | 5 | | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P205 | Land off School Fields | Earby | 18 | 0.39 | 214 | 4.04 | 10 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 4 | 3 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P209 | Former Joinery Works | Nelson | 47 | 0.88 | 231 | 4.28 | 2 | 5 | | 5 | 4 | 5 | 5 | 5 | 4 | 4 | 4 | 3 | 4 | 4 | 5 | 5 | 5 | 2 | 3 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 3 | 4 | 5 | 5 | 5 |
| P211 | Land off Fry Street | Nelson | 30 | 0.42 | 212 | 4.00 | 12 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | | 1 | 1 | 2 | 3 | 3 | 2 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P224 | Russell Brothers Ltd | Nelson | 8 | 0.27 | 209 | 3.87 | 40 | 5 | | 5 | 5 | 5 | 5 | 3 | 4 | 4 | 4 | 1 | 4 | 4 | 1 | 1 | 1 | 2 | 3 | 3 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P225 | Little Tom's Farm (Land off Bowland Close) | Brierfield | 436 | 14.52 | 195 | 3.68 | 86 | 5 | | 5 | 1 | 5 | 5 | 5 | 4 | 4 | 2 | 1 | 4 | 5 | | 1 | 1 | 4 | 4 | 5 | 2 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P228 | Land off Old Lane | Earby | 69 | 2.74 | 194 | 3.59 | 104 | 5 | | 5 | 5 | 1 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | 1 | 3 | 1 | 3 | 4 | 5 | 2 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P229 | Land to south of Green Meadow | Trawden | 57 | 1.93 | 210 | 3.96 | 19 | 5 | | 3 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 4 | 5 | 1 | 2 | 5 | 3 | 4 | 4 | 5 | 3 | 5 | 5 | 5 | 5 |
| P230 | Land at Clay Farm (Site B) | Brierfield | 80 | 3.77 | 182 | 3.43 | 123 | 5 | | 5 | 1 | 5 | 3 | 1 | 3 | 4 | 3 | 5 | 4 | 4 | | 1 | 1 | 3 | 4 | 3 | 2 | 1 | 1 | 4 | 2 | 5 | 3 | 5 | 5 | 3 | 3 |
| P232 | Land to the rear of Fernbank Mill | Barnoldswick | 39 | 1.29 | 195 | 3.61 | 102 | 5 | | 5 | 5 | 1 | 5 | 1 | 3 | 4 | 3 | 1 | 4 | 3 | 1 | 3 | 1 | 3 | 3 | 5 | 2 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P235 | Land off Barrowford Road (Site C) | Colne | 93 | 4.64 | 194 | 3.66 | 89 | 5 | | 1 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | | 5 | 5 | 4 | 4 | 5 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 3 | 5 | 4 | 3 |
| P237 | Former Barnsey Shed | Barnoldswick | 80 | 2.68 | 207 | 3.83 | 52 | 5 | | 5 | 4 | 5 | 5 | 3 | 4 | 1 | 5 | 3 | 4 | 5 | 5 | 3 | 3 | 3 | 3 | 5 | 2 | 5 | 5 | 5 | 4 | 5 | 5 | 2 | 3 | 5 | 5 |
| P241 | Land North of Keighley Road | Colne | 40 | 2.08 | 184 | 3.47 | 120 | 5 | | 1 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 1 | 4 | 1 |
| P242 | Chapel Gate Meadows | Trawden | 68 | 2.27 | 185 | 3.49 | 117 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 3 | 3 | 3 | 3 | 1 | 2 | 3 | 3 | 5 | 4 | 5 | 2 | 5 | 5 | 5 | 1 |
| P257 | Land at Giles Street | Nelson | 34 | 0.95 | 234 | 4.42 | 1 | 5 | | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 4 | 5 | 4 | 5 | | 1 | 5 | 1 | 3 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P259 | Land at Cragg Farm | Foulridge | 30 | 1.75 | 189 | 3.57 | 108 | 5 | | 1 | 1 | 5 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 4 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P262 | Land adjacent to Winewall Lane | Trawden | 24 | 0.81 | 187 | 3.53 | 113 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 3 | 3 | 3 | 3 | 1 | 2 | 1 | 3 | 4 | 4 | 5 | 3 | 5 | 5 | 5 | 5 |
| P263 | Land off Stoney Bank Road (Phase 1) | Earby | 150 | 5.30 | 201 | 3.79 | 61 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 3 | | 5 | 5 | 5 | 3 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |
| P264 | Land off Stoney Bank Road (Phase 2) | Earby | 45 | 1.62 | 199 | 3.75 | 70 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 3 | | 5 | 5 | 5 | 3 | 5 | 2 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 |

| Site Information | | | | | Summary | | | Baseline | | | | Availability | | | | | | | | | | Achievability | | | | | | Suitability | | | | | | | | | |
|------------------|---|--------------|----------|-------|---------|---------|------|----------------------|-----|-----|-----|--------------|-----|-----|---------|-----------------------|-----|-----|-----|------------|------|---------------|-----|-------------------|-----|-----|-----|----------------------------|-----|----------|-----|-----|---------|---------------------|-----|-----|------|
| Ref | Site Name & Address | Town | Capacity | Area | Overall | | | Baseline Information | | | | Ownership | | | | Ownership Constraints | | | | Timescales | | Viability | | Market Conditions | | | | Infrastructure Constraints | | | | | | Natural Environment | | | |
| | | | | | Score | Average | Rank | 0.1 Area | 0.2 | 0.3 | 0.4 | 1.1 | 1.2 | 1.3 | 1.4 Own | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 Time | 1.10 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 Road | 3.4 | 3.5 | 3.6 Tpy | 3.7 Bio | 3.8 | 3.9 | 3.10 |
| P265 | Land off Stoney Bank Road (Phase 3) | Earby | 45 | 1.53 | 199 | 3.75 | 70 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 5 | 4 | 3 | | 5 | 5 | 5 | 3 | 5 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | |
| P266 | Land to North East of Kelbrook Road (Lower Park F | Barnoldswick | 140 | 4.70 | 209 | 3.94 | 22 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 5 | 1 | 2 | 5 | 3 | 4 | 3 | 5 | 4 | 5 | 5 | 1 | |
| P267 | Land at Former LCC Depot | Brierfield | 9 | 0.25 | 219 | 4.06 | 9 | 5 | | 5 | 3 | 5 | 5 | 3 | 3 | 4 | 3 | 5 | 4 | 5 | 5 | 1 | 1 | 2 | 3 | 1 | 2 | 5 | 5 | 3 | 4 | 5 | 5 | 5 | 5 | 5 | |
| P269 | Joe Meadow and Little Wood | Trawden | 22 | 1.79 | 194 | 3.66 | 89 | 5 | | 3 | 2 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 1 | 2 | 5 | 2 | 5 | 2 | 5 | 5 | 5 | |
| P272 | Land at the end of Park Avenue | Barrowford | 11 | 0.38 | 192 | 3.62 | 99 | 5 | | 5 | 1 | 5 | 3 | 1 | 3 | 4 | 3 | 5 | 4 | 5 | | 3 | 1 | 3 | 3 | 1 | 2 | 1 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | |
| P273 | Land north of Barnoldswick Road | Kelbrook | 35 | 1.41 | 200 | 3.77 | 63 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 2 | 4 | 3 | 5 | 5 | 2 | 5 | 5 | |
| P274 | Land to South East of Long Ing Lane | Barnoldswick | 75 | 2.71 | 204 | 3.85 | 47 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | | 5 | 5 | 3 | 5 | 3 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | |
| P275 | Land to North West of Salterforth Road | Earby | 65 | 2.42 | 206 | 3.89 | 33 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 5 | 3 | 4 | 5 | | 5 | 5 | 4 | 4 | 5 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 3 | |
| P277 | Former waterworks and quarry | Salterforth | 75 | 2.51 | 177 | 3.34 | 128 | 5 | | 1 | 2 | 5 | 5 | 5 | 4 | 4 | 1 | 3 | 4 | 5 | | 5 | 5 | 5 | 3 | 3 | 2 | 5 | 4 | 5 | 2 | 5 | 5 | 5 | 5 | 5 | |
| P278 | Land off Rylstone Drive and Pen-y-gent Way | Barnoldswick | 170 | 5.07 | 208 | 3.92 | 25 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 4 | 5 | 2 | 5 | 4 | 4 | 3 | 5 | 5 | 5 | 3 | | |
| P281 | Land to rear of Main Street / Waterloo Road | Kelbrook | 60 | 2.00 | 211 | 3.98 | 15 | 5 | | 3 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 3 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | |
| P285 | Land at Brownley Park Farm | Blacko | 90 | 3.23 | 190 | 3.58 | 106 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 2 | 5 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 1 | 4 | 5 | 3 | 5 | 4 | 5 | 5 | 3 | |
| P286 | Land off Cuckstool Lane | Brierfield | 10 | 1.52 | 192 | 3.62 | 99 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 4 | 3 | 2 | 5 | 4 | 5 | 3 | 5 | 2 | 5 | 5 | 5 | |
| P287 | Whiteholme Mill | Trawden | 25 | 0.48 | 195 | 3.68 | 86 | 5 | | 5 | 5 | 1 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 4 | | 3 | 3 | 4 | 5 | 1 | 2 | 5 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 1 | |
| P288 | Land at Applegarth | Barnoldswick | 8 | 0.62 | 210 | 3.96 | 19 | 5 | | 5 | 1 | 5 | 5 | 1 | 4 | 4 | 5 | 5 | 4 | 5 | | 5 | 5 | 4 | 5 | 1 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 2 | 1 | 4 | 5 |
| P291 | Land east of Hayfields | Salterforth | 35 | 1.72 | 206 | 3.89 | 33 | 5 | | 5 | 1 | 5 | 5 | 5 | 3 | 4 | 2 | 5 | 4 | 5 | | 5 | 5 | 5 | 4 | 5 | 2 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 1 | |
| P294 | Land to north of Riverside Way | Barrowford | 120 | 3.62 | 187 | 3.53 | 113 | 5 | | 4 | 1 | 5 | 5 | 5 | 4 | 1 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 4 | 1 | 2 | 5 | 5 | 3 | 3 | 4 | 4 | 5 | 4 | 1 | |
| P296 | Land at Barden Lane Stables | Brierfield | 300 | 11.32 | 164 | 3.09 | 133 | 5 | | 1 | 2 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 3 | | 5 | 5 | 4 | 4 | 3 | 2 | 5 | 4 | 5 | 3 | 5 | 2 | 2 | 1 | 4 | 1 |
| P297 | The Stables | Kelbrook | 40 | 1.31 | 204 | 3.85 | 47 | 5 | | 1 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | |
| P298 | Land to the rear of Craven Heiffer | Kelbrook | 51 | 1.71 | 194 | 3.66 | 89 | 5 | | 3 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 3 | | 5 | 5 | 5 | 3 | 5 | 2 | 5 | 2 | 4 | 3 | 5 | 5 | 3 | 5 | 5 | |
| P301 | Land off Station Road | Foulridge | 10 | 0.96 | 205 | 3.73 | 79 | 5 | | 1 | 1 | 3 | 5 | 1 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 4 | 4 | 3 | 2 | 3 | 4 | 5 | 2 | 5 | 5 | 5 | 5 | 5 | |
| P303 | Land South of Nelson Golf Course | Brierfield | 650 | 22.53 | 169 | 3.19 | 132 | 5 | | 5 | 1 | 3 | 3 | 1 | 3 | 5 | 3 | 1 | 4 | 4 | | 1 | 1 | 4 | 4 | 5 | 2 | 3 | 3 | 5 | 3 | 5 | 5 | 5 | 5 | 1 | |
| P304 | Land West of Colne Road | Brierfield | 210 | 7.36 | 178 | 3.36 | 126 | 5 | | 4 | 1 | 3 | 2 | 1 | 3 | 4 | 3 | 5 | 4 | 5 | | 1 | 1 | 4 | 4 | 5 | 2 | 3 | 3 | 5 | 3 | 5 | 5 | 2 | 2 | 5 | 3 |
| P305 | Land at Harpers Lane | Fence | 150 | 5.02 | 181 | 3.42 | 124 | 5 | | 3 | 1 | 3 | 5 | 3 | 4 | 4 | 3 | 1 | 4 | 5 | | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 3 | 5 | 2 | 4 | 5 | 5 | 5 | 1 | |
| P306 | Land off Robinson Lane | Reedley | 125 | 4.20 | 185 | 3.49 | 117 | 5 | | 4 | 2 | 3 | 3 | 1 | 3 | 4 | 3 | 5 | 4 | 4 | | 1 | 1 | 4 | 3 | 1 | 2 | 5 | 3 | 5 | 3 | 5 | 5 | 2 | 5 | 3 | |
| P307 | Land off Keighley Road | Colne | 100 | 3.34 | 206 | 3.89 | 33 | 5 | | 5 | 2 | 3 | 3 | 1 | 3 | 4 | 3 | 3 | 4 | 5 | | 1 | 1 | 3 | 5 | 5 | 2 | 5 | 5 | 5 | 3 | 5 | 4 | 5 | 1 | 5 | |
| P308 | Land at Carry Lane | Colne | 30 | 1.08 | 208 | 3.92 | 25 | 5 | | 5 | 2 | 3 | 3 | 1 | 3 | 4 | 3 | 3 | 4 | 5 | | 1 | 1 | 3 | 5 | 5 | 2 | 5 | 5 | 4 | 3 | 5 | 4 | 5 | 5 | 5 | |
| P309 | Land at Ouzledale Foundry | Barnoldswick | 87 | 7.68 | 202 | 3.74 | 75 | 5 | | 5 | 3 | 3 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 4 | 5 | 1 | 1 | 3 | 3 | 1 | 2 | 5 | 5 | 5 | 4 | 5 | 4 | 2 | 5 | 5 | |
| P310 | Spring Mill | Earby | 45 | 1.18 | 220 | 4.07 | 7 | 5 | | 5 | 5 | 5 | 5 | 3 | 4 | 4 | 3 | 3 | 4 | 5 | 3 | 3 | 3 | 5 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | |
| P312 | Land off Gisburn Road | Blacko | 115 | 4.97 | 205 | 3.87 | 41 | 5 | | 2 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | |

| Site Information | | | | | Summary | | | Baseline | | | | Availability | | | | | | | | | | Achievability | | | | | | Suitability | | | | | | | | | |
|------------------|---|-----------------|----------|------|---------|---------|------|----------------------|-----|-----|-----|--------------|-----|-----|---------|-----------------------|-----|-----|-----|------------|------|---------------|-----|-------------------|-----|-----|-----|----------------------------|-----|----------|-----|-----|---------|---------------------|-----|-----|------|
| Ref | Site Name & Address | Town | Capacity | Area | Overall | | | Baseline Information | | | | Ownership | | | | Ownership Constraints | | | | Timescales | | Viability | | Market Conditions | | | | Infrastructure Constraints | | | | | | Natural Environment | | | |
| | | | | | Score | Average | Rank | 0.1 Area | 0.2 | 0.3 | 0.4 | 1.1 | 1.2 | 1.3 | 1.4 Own | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 Time | 1.10 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 Road | 3.4 | 3.5 | 3.6 Tpy | 3.7 Bio | 3.8 | 3.9 | 3.10 |
| P313 | Ghyll Brow | Barnoldswick | 98 | 4.15 | 188 | 3.55 | 110 | 5 | | 1 | 5 | 1 | 5 | 1 | 4 | 4 | 3 | 3 | 3 | 3 | | 3 | 3 | 3 | 3 | 3 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 5 |
| P314 | Barrowford Road | Higham | 35 | 1.19 | 209 | 3.94 | 22 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 2 | 3 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P315 | Land at Croft Mill | Foulridge | 17 | 1.31 | 228 | 4.22 | 3 | 5 | | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 4 | 5 | 3 | 5 | 5 | 4 | 5 | 3 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 |
| P316 | Fields west of disused railway line, Barnoldswick R | Kelbrook | 20 | 1.45 | 207 | 3.91 | 30 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 3 | 5 | 4 | 5 | 4 | 2 | 5 | 5 | 5 |
| P317 | Field South of Barnoldswick Road | Kelbrook | 100 | 4.68 | 207 | 3.91 | 30 | 5 | | 1 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 3 | 5 | 4 | 5 | 5 | 2 | 5 | 3 | 5 |
| P318 | Former Gas Holder | Brierfield | 40 | 1.70 | 197 | 3.72 | 81 | 5 | | 5 | 5 | 3 | 5 | 1 | 4 | 4 | 3 | 3 | 3 | 4 | | 1 | 1 | 4 | 3 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 2 | 5 | 4 | 5 |
| P319 | Greenfield Road | Colne | 40 | 1.70 | 204 | 3.85 | 47 | 5 | | 5 | 1 | 5 | 3 | 1 | 2 | 4 | 3 | 3 | 4 | 5 | | 3 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 3 | 1 |
| P320 | South of Keighley Road, West of Carriers Row | Laneshaw Bridge | 65 | 3.47 | 197 | 3.72 | 81 | 5 | | 2 | 1 | 5 | 5 | 5 | 5 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 4 | 5 | 1 | 2 | 3 | 3 | 5 | 4 | 5 | 4 | 5 | 5 | 3 | 1 |
| P321 | South of Keighley Road | Laneshaw Bridge | 20 | 1.00 | 200 | 3.77 | 63 | 5 | | 2 | 1 | 5 | 5 | 5 | 5 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 4 | 5 | 1 | 2 | 3 | 3 | 5 | 4 | 5 | 4 | 3 | 5 | 3 | 1 |
| P322 | West of Dents House | Laneshaw Bridge | 12 | 0.92 | 194 | 3.66 | 89 | 5 | | 2 | 1 | 5 | 5 | 5 | 5 | 4 | 3 | 5 | 4 | 4 | | 5 | 5 | 4 | 5 | 1 | 2 | 1 | 1 | 5 | 4 | 5 | 4 | 5 | 5 | 3 | 1 |
| P323 | West of Fence | Fence | 12 | 1.3 | 194 | 3.66 | 89 | 5 | | 3 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 3 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 |
| P324 | Land south of Grenfell Gardens and east of Barrow | Colne | 90 | 5.3 | 175 | 3.30 | 131 | 5 | | 5 | 1 | 1 | 1 | 1 | 3 | 4 | 3 | 3 | 4 | 2 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 3 | 5 | 4 | 5 | 3 | 4 | 5 | 3 | 1 |
| P325 | Little Tom's Lane | Brierfield | 21 | 0.84 | 200 | 3.77 | 63 | 5 | | 5 | 1 | 5 | 1 | 1 | 3 | 4 | 3 | 3 | 4 | 5 | | 3 | 3 | 4 | 4 | 3 | 2 | 3 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 |
| P326 | Former Nursery, Barkerhouse Road | Nelson | 12 | 0.32 | 221 | 4.09 | 6 | 5 | | 5 | 5 | 5 | 5 | 3 | 3 | 4 | 4 | 5 | 4 | 3 | 5 | 1 | 1 | 2 | 4 | 1 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| P327 | Land off Wheatley Lane Road | Barrowford | 50 | | 193 | 3.64 | 94 | 5 | | 4 | 1 | 5 | 5 | 1 | 4 | 4 | 3 | 3 | 4 | 5 | | 5 | 5 | 4 | 5 | 3 | 2 | 3 | 4 | 5 | 4 | 5 | 4 | 5 | 5 | 5 | 1 |

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| SITE II | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SCORING | | | | | | | | | |
|---------|------|-------------|------|------|------|------|------|------------------|------|---------------------------------|------|------|-------------|-------------|------|------|-----------------|------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|---------|------|--------|------|--------------|------|---------------|------|-------------|------|
| REF | | | | | | | | HISTORIC ENVIRON | | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | | QUALITY OF WIDE | | ACCESSIBILITY | | | | | | | | | | | | | | | POLICY | | AVAILABILITY | | ACHIEVABILITY | | SUITABILITY | |
| | 3.11 | 3.12 GRB | 3.13 | 3.14 | 3.15 | 3.16 | 3.17 | 3.18 | 3.19 | 3.20 | 3.21 | 3.22 | 3.23 FLZ | 3.24 SFW | 3.25 | 3.26 | 3.27 | 3.28 | 3.29 | 3.30 | 3.31 | 3.32 | 3.33 | 3.34 | 3.35 | 3.36 | 3.37 | 3.38 | 3.39 | 3.40 | 3.41 | 3.42 | 3.43 | 3.44 | 3.45 | SCORE | RANK | SCORE | RANK | SCORE | RANK |
| P001 | 2 | 5 | 5 | 5 | | 3 | 4 | 5 | 5 | 2 | 5 | 1 | 5 | 4 | 5 | 5 | 5 | 4 | 2 | 2 | 4 | 4 | | 4 | 3 | 3 | 2 | | | 4 | | 5 | | | 1 | 4.56 | 3 | 3.00 | 75 | 3.97 | 43 |
| P002 | 2 | 5 | 5 | 5 | | 4 | 2 | 3 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 5 | 3 | 3 | | 4 | 4 | 4 | 3 | | | 2 | | 5 | | | 1 | 3.67 | 63 | 3.83 | 47 | 3.89 | 57 |
| P003 | 2 | 5 | 5 | 1 | | 2 | 2 | 5 | 1 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 2 | 1 | 3 | 1 | 2 | | 1 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.67 | 63 | 3.83 | 47 | 3.47 | 113 |
| P004 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 5 | 5 | 1 | 4 | 5 | 1 | 2 | | 5 | 4 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.22 | 104 | 4.50 | 1 | 3.87 | 63 |
| P005 | 2 | 5 | 5 | 5 | | 3 | 3 | 4 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 4 | 2 | 2 | | 4 | 4 | 4 | 3 | | | 2 | | 5 | | | 5 | 3.56 | 74 | 4.00 | 32 | 3.95 | 45 |
| P010 | 5 | 5 | 5 | 5 | | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 1 | 3 | 5 | 5 | 1 | 2 | 2 | 5 | 5 | | 4 | 4 | 4 | 5 | | | 5 | | 5 | | | 1 | 3.00 | 118 | 4.00 | 32 | 4.13 | 31 |
| P011 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 4 | 1 | 5 | 5 | 5 | 4 | 2 | 5 | 2 | 5 | | 5 | 5 | 4 | 5 | | | 1 | | 5 | | | 1 | 3.80 | 34 | 1.67 | 114 | 4.32 | 15 |
| P014 | 1 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 3 | 1 | 4 | 1 | 5 | 5 | 5 | 4 | 2 | 2 | 1 | 5 | | 4 | 4 | 4 | 5 | | | 1 | | 5 | | | 5 | 4.67 | 1 | 2.67 | 91 | 3.74 | 79 |
| P015 | 3 | 5 | 5 | 5 | | 3 | 3 | 5 | 4 | 5 | 3 | 1 | 4 | 1 | 5 | 5 | 5 | 4 | 4 | 2 | 1 | 5 | | 4 | 1 | 3 | 4 | | | 1 | | 5 | | | 1 | 4.00 | 19 | 2.67 | 91 | 3.55 | 109 |
| P016 | 2 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 3 | 5 | 2 | 2 | | 2 | 5 | 3 | 2 | | | 3 | | 5 | | | 1 | 4.00 | 19 | 3.67 | 60 | 3.95 | 45 |
| P017 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 5 | 1 | 5 | 5 | 5 | 1 | 3 | 4 | 2 | 2 | | 2 | 5 | 2 | 2 | | | 3 | | 5 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.68 | 90 |
| P019 | 2 | 5 | 5 | 5 | | 3 | 4 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | 5 | 5 | 2 | 2 | 4 | 1 | 1 | | 1 | 3 | 2 | 1 | | | 1 | | 4 | | | 1 | 4.00 | 19 | 4.00 | 32 | 3.66 | 95 |
| P020 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 1 | 2 | 3 | 2 | 2 | | 1 | 4 | 2 | 2 | | | 2 | | 5 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.70 | 89 |
| P021 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 3 | 4 | 2 | 5 | 5 | 5 | | 5 | 4 | 4 | 4 | | | 5 | | 5 | | | 1 | 3.30 | 102 | 1.33 | 125 | 4.55 | 2 |
| P022 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 1 | 2 | 3 | 5 | 3 | 3 | 2 | 2 | 5 | 5 | | 4 | 4 | 3 | 4 | | | 5 | | 5 | | | 1 | 3.70 | 62 | 1.33 | 125 | 4.21 | 25 |
| P026 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 3 | 1 | 3 | 5 | 3 | 5 | 4 | 4 | 5 | 5 | | 5 | 5 | 3 | 5 | | | 5 | | 4 | | | 5 | 4.10 | 18 | 2.00 | 104 | 4.39 | 11 |
| P042 | 2 | 5 | 5 | 5 | | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 2 | 1 | 5 | 5 | 3 | 1 | 2 | 3 | 4 | 4 | | 4 | 4 | 2 | 3 | | | 3 | | 5 | | | 1 | 4.22 | 10 | 3.50 | 68 | 3.76 | 73 |
| P052 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 3 | 1 | 5 | 5 | 3 | 4 | 4 | 5 | 2 | 5 | | 5 | 5 | 4 | 5 | | | 2 | | 5 | | | 1 | 3.20 | 109 | 1.50 | 124 | 4.24 | 21 |
| P053 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 1 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 3 | 5 | 5 | | 5 | 4 | 4 | 3 | | | 5 | | 5 | | | 1 | 3.73 | 61 | 1.33 | 125 | 4.46 | 8 |
| P055 | 5 | 5 | 5 | 5 | | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 1 | 2 | 3 | 4 | 4 | | 4 | 3 | 2 | 3 | | | 2 | | 5 | | | 1 | 3.89 | 29 | 4.33 | 12 | 3.97 | 43 |
| P056 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 2 | 4 | 4 | | 4 | 3 | 2 | 3 | | | 2 | | 5 | | | 1 | 4.11 | 16 | 4.50 | 1 | 4.03 | 39 |
| P057 | 2 | 5 | 5 | 5 | | 3 | 4 | 4 | 5 | 4 | 5 | 5 | 5 | 1 | 1 | 5 | 3 | 1 | 2 | 3 | 4 | 4 | | 4 | 3 | 2 | 3 | | | 2 | | 3 | | | 1 | 3.60 | 71 | 2.83 | 81 | 3.76 | 73 |
| P060 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 2 | 4 | 5 | 5 | 5 | 1 | 2 | 3 | 4 | 4 | | 4 | 3 | 2 | 3 | | | 2 | | 3 | | | 1 | 4.40 | 7 | 1.33 | 125 | 4.05 | 38 |
| P062 | 5 | 5 | 5 | 5 | | 4 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 3 | 5 | 3 | 1 | 2 | 3 | 5 | 5 | | 5 | 3 | 1 | 5 | | | 1 | | 5 | | | 1 | 4.00 | 19 | 3.83 | 47 | 3.87 | 63 |
| P064 | 5 | 5 | 5 | 5 | | 5 | 5 | 3 | 5 | 4 | 5 | 5 | 1 | 1 | 5 | 5 | 5 | 1 | 2 | 5 | 4 | 5 | | 5 | 3 | 1 | 5 | | | 1 | | 5 | | | 1 | 3.60 | 71 | 2.17 | 100 | 4.11 | 33 |
| P065 | 2 | 5 | 5 | 5 | | 4 | 4 | 3 | 2 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 2 | 5 | 3 | | 2 | 3 | 1 | 3 | | | 2 | | 4 | | | 1 | 4.22 | 10 | 2.83 | 81 | 3.58 | 105 |
| P067 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 2 | 5 | 5 | 1 | 4 | 1 | 5 | 5 | 5 | 2 | 4 | 4 | 2 | 2 | | 4 | 3 | 2 | 2 | | | 2 | | 4 | | | 1 | 3.10 | 115 | 2.83 | 81 | 3.63 | 98 |
| P068 | 1 | 5 | 5 | 5 | | 2 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 4 | 5 | 1 | 2 | | 5 | 5 | 1 | 2 | | | 1 | | 5 | | | 1 | 3.67 | 63 | 4.17 | 16 | 3.89 | 57 |

| SITE II | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SCORING | | | | | | | | | |
|---------|------|-------------|------|------|------|------|------|------------------|------|---------------------------------|------|------|-------------|-------------|------|-----------------|------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|------|--------------|-------|---------------|-------|-------------|-------|------|--|
| REF | | | | | | | | HISTORIC ENVIRON | | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | QUALITY OF WIDE | | ACCESSIBILITY | | | | | | | | | | | | | | | POLICY | | AVAILABILITY | | ACHIEVABILITY | | SUITABILITY | | | |
| | 3.11 | 3.12 GRB | 3.13 | 3.14 | 3.15 | 3.16 | 3.17 | 3.18 | 3.19 | 3.20 | 3.21 | 3.22 | 3.23 FLZ | 3.24 SFW | 3.25 | 3.26 | 3.27 | 3.28 | 3.29 | 3.30 | 3.31 | 3.32 | 3.33 | 3.34 | 3.35 | 3.36 | 3.37 | 3.38 | 3.39 | 3.40 | 3.41 | 3.42 | 3.43 | 3.44 | 3.45 | SCORE | RANK | SCORE | RANK | SCORE | RANK | |
| P071 | 2 | 1 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 5 | 4 | 5 | 5 | 5 | 4 | 2 | 4 | 2 | 1 | | 4 | 4 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.67 | 63 | 4.50 | 1 | 3.68 | 90 | |
| P075 | 2 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 3 | 4 | 4 | 4 | | 3 | 3 | 3 | 3 | | | 4 | | 5 | | | 1 | 3.67 | 63 | 3.67 | 60 | 3.92 | 53 | |
| P078 | 2 | 1 | 5 | 5 | | 3 | 3 | 4 | 2 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 3 | 4 | 4 | 2 | 1 | 5 | | 4 | 3 | 1 | 3 | | | 1 | | 5 | | | 1 | 3.56 | 74 | 4.00 | 32 | 3.50 | 112 | |
| P080 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 1 | 2 | 3 | 2 | 2 | | 1 | 4 | 3 | 2 | | | 3 | | 5 | | | 1 | 3.78 | 35 | 3.00 | 75 | 3.71 | 85 | |
| P081 | 5 | 5 | 5 | 5 | | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 1 | 2 | 5 | 4 | 5 | | 5 | 4 | 1 | 5 | | | 1 | | 5 | | | 1 | 3.10 | 115 | 3.17 | 73 | 4.32 | 15 | |
| P082 | 1 | 5 | 5 | 5 | | 4 | 3 | 3 | 5 | 5 | 5 | 1 | 4 | 1 | 5 | 5 | 5 | 1 | 2 | 4 | 3 | 5 | | 4 | 4 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.50 | 1 | 3.71 | 85 | |
| P083 | 5 | 5 | 5 | 5 | | 3 | 4 | 5 | 4 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 2 | 3 | 3 | | 2 | 2 | 2 | 2 | | | 3 | | 5 | | | 1 | 3.56 | 74 | 3.83 | 47 | 3.92 | 52 | |
| P086 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 3 | 4 | 2 | 5 | 5 | 5 | | 5 | 4 | 4 | 4 | | | 5 | | 5 | | | 1 | 2.70 | 125 | 1.67 | 114 | 4.55 | 2 | |
| P087 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 5 | 4 | 5 | 5 | 5 | 3 | 4 | 5 | 5 | 5 | | 5 | 4 | 5 | 5 | | | 2 | | 5 | | | 1 | 3.20 | 109 | 1.67 | 114 | 4.53 | 4 | |
| P088 | 5 | 5 | 5 | 5 | | 5 | 4 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 3 | 5 | 5 | 4 | 2 | 5 | 5 | 5 | | 5 | 4 | 4 | 4 | | | 5 | | 5 | | | 1 | 4.33 | 8 | 1.67 | 114 | 4.47 | 5 | |
| P091 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 4 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 1 | 1 | | 1 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.56 | 74 | 4.50 | 1 | 3.63 | 98 | |
| P093 | 2 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 4 | 3 | 5 | 5 | 3 | 2 | 1 | 5 | 5 | | 4 | 4 | 3 | 5 | | | 4 | | 5 | | | 1 | 3.67 | 63 | 2.00 | 104 | 4.16 | 28 | |
| P100 | 2 | 5 | 5 | 5 | | 3 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 3 | 5 | | 4 | 4 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.90 | 27 | 4.17 | 16 | 4.03 | 39 | |
| P103 | 2 | 5 | 5 | 1 | | 3 | 1 | 3 | 5 | 5 | 5 | 1 | 5 | 5 | 3 | 5 | 3 | 4 | 1 | 2 | 1 | 1 | | 1 | 4 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 3.83 | 47 | 3.32 | 122 | |
| P108 | 1 | 5 | 5 | 5 | | 2 | 1 | 5 | 1 | 5 | 5 | 1 | 1 | 1 | 5 | 1 | 5 | 1 | 4 | 4 | 2 | 5 | | 5 | 1 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.56 | 74 | 4.00 | 32 | 3.34 | 121 | |
| P109 | 2 | 1 | 5 | 5 | | 4 | 4 | 5 | 5 | 5 | 3 | 1 | 5 | 1 | 5 | 5 | 5 | 2 | 4 | 3 | 2 | 1 | | 5 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.22 | 104 | 3.83 | 47 | 3.53 | 111 | |
| P110 | 2 | 5 | 5 | 5 | | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 2 | 4 | 2 | 1 | 2 | | 1 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.44 | 86 | 4.50 | 1 | 3.72 | 84 | |
| P111 | 2 | 5 | 1 | 5 | | 4 | 1 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 3 | 4 | 2 | 4 | 4 | | 2 | 3 | 2 | 2 | | | 3 | | 5 | | | 1 | 3.56 | 74 | 4.00 | 32 | 3.84 | 67 | |
| P112 | 2 | 1 | 3 | 5 | | 4 | 4 | 5 | 5 | 5 | 5 | 3 | 5 | 1 | 3 | 5 | 5 | 4 | 2 | 2 | 1 | 5 | | 3 | 5 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.63 | 98 | |
| P114 | 2 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 1 | 1 | | 1 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.66 | 95 | |
| P115 | 5 | 5 | 5 | 5 | | 4 | 4 | 3 | 5 | 5 | 5 | 1 | 5 | 1 | 5 | 5 | 5 | 4 | 2 | 2 | 3 | 3 | | 3 | 4 | 2 | 3 | | | 3 | | 4 | | | 1 | 3.33 | 90 | 4.00 | 32 | 3.74 | 79 | |
| P116 | 2 | 5 | 5 | 5 | | 2 | 1 | 3 | 5 | 5 | 5 | 1 | 5 | 5 | 3 | 5 | 5 | 3 | 2 | 1 | 3 | 4 | | 4 | 4 | 3 | 2 | | | 3 | | 4 | | | 1 | 3.78 | 35 | 2.67 | 91 | 3.76 | 73 | |
| P120 | 2 | 1 | 3 | 5 | | 2 | 1 | 3 | 2 | 5 | 3 | 1 | 5 | 4 | 5 | 5 | 5 | 4 | 2 | 3 | 4 | 3 | | 2 | 2 | 1 | 3 | | | 1 | | 3 | | | 1 | 3.33 | 90 | 4.00 | 32 | 3.21 | 127 | |
| P121 | 2 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 1 | 5 | 5 | 3 | 5 | 5 | 1 | 1 | 4 | 2 | 2 | | 2 | 2 | 2 | 3 | | | 1 | | 4 | | | 1 | 4.11 | 16 | 4.33 | 12 | 3.39 | 119 | |
| P122 | 1 | 1 | 5 | 5 | | 2 | 4 | 5 | 5 | 5 | 3 | 1 | 4 | 5 | 3 | 5 | 5 | 2 | 1 | 1 | 3 | 1 | | 2 | 2 | 3 | 1 | | | 1 | | 3 | | | 1 | 3.78 | 35 | 3.33 | 72 | 3.21 | 127 | |
| P123 | 2 | 5 | 5 | 5 | | 2 | 1 | 5 | 5 | 5 | 5 | 1 | 5 | 2 | 5 | 5 | 5 | 2 | 2 | 2 | 1 | 2 | | 1 | 1 | 1 | 1 | | | 1 | | 3 | | | 1 | 3.00 | 118 | 4.50 | 1 | 3.26 | 125 | |
| P125 | 2 | 5 | 1 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 3 | 2 | 4 | 1 | 3 | | 3 | 3 | 4 | 3 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 2.00 | 104 | 3.79 | 71 | |
| P128 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 3 | 1 | 3 | 5 | 5 | 4 | 4 | 5 | 5 | 5 | | 4 | 5 | 4 | 5 | | | 5 | | 5 | | | 1 | 2.60 | 126 | 1.33 | 125 | 4.45 | 9 | |
| P130 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 3 | 5 | 5 | 4 | 2 | 2 | 1 | 5 | | 4 | 3 | 1 | 5 | | | 2 | | 5 | | | 1 | 3.67 | 63 | 4.50 | 1 | 3.89 | 57 | |
| P139 | 2 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 3 | 5 | 3 | 5 | 4 | 5 | 5 | 3 | 4 | 2 | 4 | 5 | 5 | | 5 | 4 | 4 | 4 | | | 4 | | 5 | | | 1 | 3.10 | 115 | 2.00 | 104 | 4.34 | 13 | |

| SITE II | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SCORING | | | | | | | | |
|---------|------|-------------|------|------|------|------|------|------------------------------------|------|---------------------------------|------|------|-------------|-------------|------|------|-----------------|------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|--------|------|--------------|------|---------------|------|-------------|------|
| REF | | | | | | | | HISTORIC ENVIRONMENTAL CONSTRAINTS | | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | | QUALITY OF WIDE | | ACCESSIBILITY | | | | | | | | | | | | | | | POLICY | | AVAILABILITY | | ACHIEVABILITY | | SUITABILITY | |
| | 3.11 | 3.12 GRB | 3.13 | 3.14 | 3.15 | 3.16 | 3.17 | 3.18 | 3.19 | 3.20 | 3.21 | 3.22 | 3.23 FLZ | 3.24 SFW | 3.25 | 3.26 | 3.27 | 3.28 | 3.29 | 3.30 | 3.31 | 3.32 | 3.33 | 3.34 | 3.35 | 3.36 | 3.37 | 3.38 | 3.39 | 3.40 | 3.41 | 3.42 | 3.43 | 3.44 | 3.45 | SCORE | RANK | SCORE | RANK | SCORE | RANK |
| P144 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | | 4 | 4 | 3 | 5 | | | 3 | | 5 | | | | 1 | 3.11 | 113 | 1.33 | 125 | 4.47 | 5 |
| P148 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 5 | 1 | 3 | 5 | 5 | 4 | 2 | 3 | 5 | 4 | | 4 | 3 | 4 | 5 | | | 4 | | 5 | | | 1 | 3.30 | 102 | 1.67 | 114 | 4.34 | 13 |
| P150 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 5 | 3 | 5 | 2 | 3 | 5 | 5 | 4 | 2 | 3 | 5 | 2 | | 4 | 3 | 2 | 3 | | | 3 | | 5 | | | 1 | 3.20 | 109 | 1.67 | 114 | 4.21 | 25 |
| P151 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 5 | 1 | 3 | 5 | 3 | 4 | 2 | 5 | 5 | 3 | | 5 | 3 | 2 | 4 | | | 3 | | 4 | | | 1 | 3.20 | 109 | 1.67 | 114 | 4.11 | 33 |
| P152 | 2 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 3 | 5 | 1 | 5 | 2 | 5 | 5 | 5 | 4 | 2 | 3 | 5 | 4 | | 4 | 3 | 2 | 4 | | | 4 | | 1 | | | 1 | 4.00 | 19 | 2.67 | 91 | 3.71 | 85 |
| P153 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 3 | 1 | 5 | 5 | 3 | 4 | 2 | 4 | 5 | 4 | | 4 | 4 | 4 | 5 | | | 4 | | 1 | | | 1 | 2.60 | 126 | 1.67 | 114 | 4.16 | 28 |
| P165 | 2 | 5 | 5 | 5 | | 4 | 4 | 3 | 4 | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 4 | 1 | 3 | | 4 | 4 | 5 | 3 | | | 2 | | 5 | | | 1 | 3.33 | 90 | 2.17 | 100 | 3.74 | 79 |
| P170 | 5 | 5 | 1 | 5 | | 3 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 1 | 3 | 5 | 3 | 4 | 2 | 4 | 5 | 5 | | 4 | 4 | 5 | 5 | | | 5 | | 5 | | | 1 | 3.78 | 35 | 3.50 | 68 | 3.95 | 45 |
| P176 | 5 | 5 | 5 | 5 | | 3 | 4 | 5 | 5 | 5 | 5 | 1 | 4 | 1 | 5 | 5 | 3 | 3 | 2 | 3 | 5 | 4 | | 3 | 4 | 3 | 3 | | | 3 | | 4 | | | 1 | 3.33 | 90 | 2.50 | 96 | 3.76 | 73 |
| P184 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 3 | 5 | 1 | 5 | 1 | 1 | 5 | 5 | 4 | 2 | 4 | 5 | 5 | | 5 | 4 | 3 | 3 | | | 4 | | 5 | | | 1 | 2.80 | 123 | 2.00 | 104 | 4.24 | 21 |
| P188 | 5 | 5 | 5 | 5 | | 5 | 5 | 2 | 5 | 5 | 5 | 3 | 5 | 4 | 5 | 5 | 3 | 4 | 2 | 4 | 1 | 5 | | 4 | 5 | 2 | 5 | | | 3 | | 5 | | | 1 | 2.56 | 129 | 3.50 | 68 | 4.13 | 31 |
| P191 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 3 | 1 | 3 | 5 | 5 | 4 | 2 | 5 | 2 | 5 | | 5 | 5 | 5 | 5 | | | 2 | | 5 | | | 1 | 3.44 | 86 | 1.67 | 114 | 4.32 | 15 |
| P205 | 2 | 5 | 5 | 5 | | 5 | 5 | 4 | 5 | 5 | 3 | 5 | 4 | 5 | 3 | 5 | 2 | 1 | 2 | 4 | 5 | 5 | | 5 | 4 | 4 | 5 | | | 4 | | 5 | | | 1 | 3.56 | 74 | 3.83 | 47 | 4.18 | 27 |
| P209 | 5 | 5 | 5 | 5 | | 5 | 5 | 4 | 5 | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 5 | 5 | 5 | | 5 | 4 | 2 | 4 | | | 4 | | 5 | | | 1 | 4.30 | 9 | 3.00 | 75 | 4.47 | 5 |
| P211 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 5 | 3 | 5 | 3 | 2 | 3 | 5 | 5 | | 5 | 4 | 5 | 4 | | | 4 | | 5 | | | 1 | 3.44 | 86 | 2.00 | 104 | 4.45 | 9 |
| P224 | 2 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 3 | 5 | 3 | 5 | 4 | 5 | 5 | 3 | 4 | 2 | 4 | 5 | 4 | | 4 | 4 | 3 | 3 | | | 3 | | 5 | | | 1 | 3.50 | 85 | 2.00 | 104 | 4.26 | 19 |
| P225 | 2 | 5 | 5 | 5 | | 2 | 1 | 5 | 5 | 5 | 5 | 1 | 5 | 2 | 5 | 3 | 5 | 4 | 2 | 4 | 2 | 2 | | 3 | 4 | 4 | 2 | | | 1 | | 5 | | | 1 | 3.89 | 29 | 2.83 | 81 | 3.76 | 73 |
| P228 | 1 | 5 | 5 | 5 | | 4 | 5 | 3 | 5 | 5 | 5 | 5 | 1 | 1 | 5 | 5 | 3 | 1 | 2 | 4 | 5 | 5 | | 4 | 3 | 1 | 5 | | | 1 | | 5 | | | 1 | 2.80 | 123 | 3.00 | 75 | 3.89 | 57 |
| P229 | 2 | 5 | 5 | 5 | | 3 | 3 | 4 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 3 | 4 | 3 | 3 | | 5 | 5 | 3 | 5 | | | 2 | | 5 | | | 1 | 3.89 | 29 | 3.67 | 60 | 4.03 | 39 |
| P230 | 2 | 5 | 5 | 5 | | 3 | 4 | 3 | 2 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 3 | 2 | 4 | 1 | 3 | | 4 | 4 | 5 | 3 | | | 2 | | 5 | | | 1 | 3.56 | 74 | 2.33 | 99 | 3.58 | 105 |
| P232 | 5 | 5 | 5 | 5 | | 3 | 4 | 4 | 5 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 1 | 2 | 3 | 4 | 4 | | 4 | 3 | 2 | 3 | | | 2 | | 3 | | | 1 | 2.60 | 126 | 2.83 | 81 | 4.00 | 42 |
| P235 | 2 | 1 | 3 | 5 | | 3 | 3 | 5 | 4 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 1 | 4 | 4 | | 3 | 3 | 2 | 1 | | | 4 | | 5 | | | 1 | 3.22 | 104 | 4.17 | 16 | 3.68 | 90 |
| P237 | 2 | 5 | 5 | 5 | | 3 | 5 | 5 | 5 | 3 | 5 | 1 | 5 | 5 | 3 | 5 | 3 | 1 | 2 | 3 | 5 | 4 | | 3 | 3 | 4 | 4 | | | 4 | | 5 | | | 1 | 4.00 | 19 | 3.17 | 73 | 3.89 | 57 |
| P241 | 2 | 1 | 5 | 5 | | 3 | 3 | 3 | 2 | 5 | 5 | 1 | 5 | 4 | 3 | 5 | 5 | 2 | 4 | 4 | 2 | 2 | | 1 | 5 | 2 | 2 | | | 1 | | 4 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.29 | 123 |
| P242 | 2 | 1 | 5 | 5 | | 2 | 2 | 4 | 4 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 3 | 4 | 3 | 3 | | 3 | 4 | 3 | 3 | | | 3 | | 5 | | | 1 | 3.78 | 35 | 2.50 | 96 | 3.58 | 105 |
| P257 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 5 | 3 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | | 5 | 5 | 4 | 5 | | | 5 | | 5 | | | 5 | 4.67 | 1 | 2.17 | 100 | 4.71 | 1 |
| P259 | 2 | 5 | 5 | 5 | | 1 | 1 | 2 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 4 | 1 | 1 | | 1 | 3 | 1 | 1 | | | 1 | | 4 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.42 | 117 |
| P262 | 2 | 1 | 5 | 5 | | 2 | 1 | 4 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 3 | 4 | 3 | 3 | | 3 | 4 | 3 | 3 | | | 3 | | 5 | | | 1 | 3.78 | 35 | 2.50 | 96 | 3.63 | 98 |
| P263 | 1 | 5 | 5 | 5 | | 2 | 1 | 4 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 1 | 3 | 5 | | 4 | 3 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.74 | 79 |
| P264 | 1 | 5 | 5 | 5 | | 3 | 1 | 3 | 5 | 5 | 5 | 1 | 5 | 2 | 5 | 5 | 5 | 1 | 2 | 1 | 3 | 5 | | 4 | 3 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.68 | 90 |

| SITE II | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SCORING | | | | | | | | | |
|---------|------|-------------|------|------|------|------|------|------------------|------|---------------------------------|------|------|-------------|-------------|------|------|-----------------|------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|--------------|------|---------------|------|-------------|------|--|--|--|--|
| REF | | | | | | | | HISTORIC ENVIRON | | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | | QUALITY OF WIDE | | ACCESSIBILITY | | | | | | | | | | | | | | | POLICY | | AVAILABILITY | | ACHIEVABILITY | | SUITABILITY | | | | | |
| | 3.11 | 3.12 GRB | 3.13 | 3.14 | 3.15 | 3.16 | 3.17 | 3.18 | 3.19 | 3.20 | 3.21 | 3.22 | 3.23 FLZ | 3.24 SFW | 3.25 | 3.26 | 3.27 | 3.28 | 3.29 | 3.30 | 3.31 | 3.32 | 3.33 | 3.34 | 3.35 | 3.36 | 3.37 | 3.38 | 3.39 | 3.40 | 3.41 | 3.42 | 3.43 | 3.44 | 3.45 | SCORE | RANK | SCORE | RANK | SCORE | RANK | | | | |
| P265 | 1 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 1 | 5 | 2 | 5 | 5 | 5 | 1 | 2 | 1 | 4 | 4 | | 4 | 3 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.68 | 90 | | | | |
| P266 | 2 | 5 | 5 | 5 | | 3 | 3 | 3 | 2 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | 2 | 4 | 5 | 5 | | 4 | 5 | 5 | 5 | | | 5 | | 5 | | | 1 | 3.56 | 74 | 3.67 | 60 | 4.08 | 35 | | | | |
| P267 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 4 | 2 | 5 | | 4 | 4 | 5 | 5 | | | 1 | | 5 | | | 1 | 4.20 | 14 | 1.67 | 114 | 4.39 | 11 | | | | |
| P269 | 2 | 5 | 5 | 5 | | 1 | 1 | 4 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 3 | 3 | | 4 | 4 | 3 | 4 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.58 | 105 | | | | |
| P272 | 5 | 5 | 5 | 5 | | 2 | 4 | 5 | 5 | 5 | 5 | 1 | 1 | 1 | 1 | 5 | 5 | 4 | 2 | 5 | 5 | 4 | | 4 | 4 | 3 | 4 | | | 3 | | 5 | | | 1 | 3.67 | 63 | 2.17 | 100 | 3.84 | 67 | | | | |
| P273 | 1 | 5 | 5 | 5 | | 1 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 1 | 1 | | 4 | 4 | 2 | 1 | | | 2 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.71 | 85 | | | | |
| P274 | 2 | 5 | 5 | 5 | | 2 | 3 | 5 | 5 | 3 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 3 | 5 | 4 | | 3 | 4 | 3 | 4 | | | 3 | | 5 | | | 1 | 3.44 | 86 | 3.83 | 47 | 3.95 | 45 | | | | |
| P275 | 1 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 1 | 2 | 4 | 2 | 4 | | 3 | 1 | 2 | 4 | | | 1 | | 5 | | | 1 | 4.00 | 19 | 4.17 | 16 | 3.82 | 69 | | | | |
| P277 | 2 | 5 | 5 | 5 | | 1 | 2 | 5 | 5 | 2 | 5 | 1 | 5 | 1 | 5 | 5 | 5 | 1 | 1 | 1 | 1 | 1 | | 1 | 2 | 1 | 1 | | | 1 | | 1 | | | 1 | 4.00 | 19 | 3.83 | 47 | 3.11 | 129 | | | | |
| P278 | 5 | 5 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 1 | 5 | 5 | 1 | 5 | 5 | 1 | 2 | 1 | 5 | 5 | | 5 | 4 | 3 | 4 | | | 3 | | 5 | | | 1 | 3.78 | 35 | 4.17 | 16 | 3.92 | 53 | | | | |
| P281 | 2 | 5 | 5 | 5 | | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 1 | 2 | | 5 | 5 | 1 | 2 | | | 1 | | 5 | | | 1 | 3.78 | 35 | 4.50 | 1 | 3.95 | 45 | | | | |
| P285 | 2 | 5 | 5 | 3 | | 2 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 4 | 5 | 5 | 5 | 2 | 4 | 3 | 1 | 1 | | 1 | 4 | 1 | 1 | | | 1 | | 4 | | | 1 | 3.89 | 29 | 4.17 | 16 | 3.42 | 117 | | | | |
| P286 | 2 | 1 | 5 | 5 | | 1 | 1 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 3 | 4 | 2 | 1 | 4 | | 3 | 2 | 2 | 4 | | | 5 | | 1 | | | 1 | 3.56 | 74 | 3.83 | 47 | 3.61 | 103 | | | | |
| P287 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 1 | 1 | 2 | 5 | 5 | 5 | 2 | 4 | 4 | 3 | 3 | | 4 | 4 | 3 | 5 | | | 3 | | 4 | | | 1 | 3.00 | 118 | 3.00 | 75 | 3.95 | 45 | | | | |
| P288 | 5 | 5 | 1 | 5 | | 4 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 4 | 4 | | 5 | 4 | 2 | 4 | | | 2 | | 5 | | | 1 | 4.22 | 10 | 3.67 | 60 | 3.95 | 45 | | | | |
| P291 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 1 | 2 | 4 | 2 | 2 | | 2 | 4 | 3 | 2 | | | 2 | | 5 | | | 1 | 4.22 | 10 | 4.33 | 12 | 3.74 | 79 | | | | |
| P294 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 2 | 5 | 3 | 1 | 5 | 4 | 1 | 5 | 5 | 4 | 2 | 3 | 5 | 2 | | 2 | 2 | 1 | 2 | | | 2 | | 3 | | | 5 | 3.89 | 29 | 3.50 | 68 | 3.45 | 115 | | | | |
| P296 | 1 | 1 | 3 | 5 | | 2 | 3 | 5 | 5 | 5 | 5 | 1 | 4 | 1 | 5 | 5 | 5 | 3 | 2 | 3 | 1 | 1 | | 2 | 3 | 2 | 2 | | | 1 | | 4 | | | 1 | 3.11 | 113 | 3.83 | 47 | 2.97 | 130 | | | | |
| P297 | 2 | 5 | 5 | 5 | | 1 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 5 | 1 | 1 | | 5 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 4.50 | 1 | 3.87 | 63 | | | | |
| P298 | 1 | 5 | 5 | 5 | | 2 | 3 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 1 | 4 | 3 | 1 | 2 | | 5 | 5 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 4.17 | 16 | 3.66 | 95 | | | | |
| P301 | 1 | 5 | 5 | 5 | | 2 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 2 | 4 | 4 | 2 | 3 | | 1 | 3 | 1 | 1 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 3.83 | 47 | 3.80 | 70 | | | | |
| P303 | 2 | 5 | 5 | 5 | | 1 | 1 | 5 | 2 | 5 | 5 | 1 | 5 | 1 | 5 | 5 | 5 | 2 | 1 | 3 | 2 | 2 | | 4 | 2 | 2 | 2 | | | 1 | | 5 | | | 1 | 3.00 | 118 | 2.83 | 81 | 3.29 | 123 | | | | |
| P304 | 1 | 5 | 5 | 5 | | 3 | 3 | 5 | 1 | 5 | 5 | 1 | 5 | 1 | 5 | 5 | 5 | 1 | 4 | 3 | 3 | 5 | | 4 | 2 | 1 | 5 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 2.83 | 81 | 3.45 | 115 | | | | |
| P305 | 2 | 1 | 5 | 3 | | 3 | 1 | 5 | 5 | 5 | 3 | 1 | 5 | 4 | 5 | 5 | 5 | 2 | 2 | 3 | 1 | 1 | | 4 | 5 | 1 | 1 | | | 1 | | 4 | | | 1 | 3.56 | 74 | 4.17 | 16 | 3.26 | 125 | | | | |
| P306 | 1 | 5 | 5 | 5 | | 4 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 4 | 2 | 5 | 1 | 3 | | 3 | 3 | 2 | 3 | | | 1 | | 5 | | | 1 | 3.33 | 90 | 2.00 | 104 | 3.76 | 73 | | | | |
| P307 | 5 | 5 | 5 | 5 | | 3 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 5 | 5 | 5 | | 4 | 5 | 4 | 4 | | | 2 | | 5 | | | 1 | 3.22 | 104 | 2.83 | 81 | 4.21 | 23 | | | | |
| P308 | 2 | 5 | 5 | 5 | | 4 | 4 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 3 | 2 | 5 | 5 | 5 | | 4 | 5 | 4 | 4 | | | 2 | | 5 | | | 1 | 3.22 | 104 | 2.83 | 81 | 4.26 | 19 | | | | |
| P309 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 3 | 3 | 5 | 5 | 2 | 5 | 5 | 3 | 1 | 2 | 3 | 5 | 5 | | 5 | 4 | 3 | 3 | | | 3 | | 5 | | | 1 | 3.60 | 71 | 1.83 | 113 | 4.08 | 35 | | | | |
| P310 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 1 | 2 | 4 | 3 | 5 | | 4 | 5 | 1 | 4 | | | 1 | | 5 | | | 1 | 3.90 | 27 | 3.00 | 75 | 4.29 | 18 | | | | |
| P312 | 2 | 5 | 5 | 3 | | 3 | 2 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 3 | 2 | 2 | 3 | | 3 | 5 | 2 | 3 | | | 2 | | 5 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.87 | 63 | | | | |

| SITE II | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SCORING | | | | | | | | |
|---------|------|-------------|------|------|------|------|------|------------------|------|---------------------------------|------|------|-------------|-------------|------|------|-----------------|------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|--------|------|--------------|------|---------------|------|-------------|------|
| REF | | | | | | | | HISTORIC ENVIRON | | OTHER ENVIRONMENTAL CONSTRAINTS | | | | | | | QUALITY OF WIDE | | ACCESSIBILITY | | | | | | | | | | | | | | | POLICY | | AVAILABILITY | | ACHIEVABILITY | | SUITABILITY | |
| | 3.11 | 3.12 GRB | 3.13 | 3.14 | 3.15 | 3.16 | 3.17 | 3.18 | 3.19 | 3.20 | 3.21 | 3.22 | 3.23 FLZ | 3.24 SFW | 3.25 | 3.26 | 3.27 | 3.28 | 3.29 | 3.30 | 3.31 | 3.32 | 3.33 | 3.34 | 3.35 | 3.36 | 3.37 | 3.38 | 3.39 | 3.40 | 3.41 | 3.42 | 3.43 | 3.44 | 3.45 | SCORE | RANK | SCORE | RANK | SCORE | RANK |
| P313 | 5 | 5 | 5 | 5 | | 4 | 3 | 3 | 5 | 2 | 1 | 1 | 5 | 2 | 5 | 5 | 5 | 1 | 4 | 4 | 4 | 3 | | 3 | 3 | 3 | 3 | | | 3 | | 4 | | | 1 | 3.00 | 118 | 2.83 | 81 | 3.79 | 71 |
| P314 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 4 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 4 | 2 | 3 | 4 | | 2 | 3 | 3 | 3 | | | 3 | | 4 | | | 1 | 3.78 | 35 | 4.50 | 1 | 3.89 | 57 |
| P315 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 4 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 4 | 3 | 3 | | 2 | 4 | 3 | 3 | | | 3 | | 5 | | | 1 | 4.20 | 14 | 4.33 | 12 | 4.21 | 23 |
| P316 | 1 | 5 | 5 | 5 | | 1 | 2 | 5 | 4 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 1 | 4 | 4 | 4 | 4 | | 4 | 4 | 4 | 4 | | | 4 | | 4 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.92 | 53 |
| P317 | 1 | 5 | 5 | 5 | | 1 | 1 | 5 | 4 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 3 | 1 | 4 | 4 | 4 | 4 | | 5 | 5 | 4 | 4 | | | 4 | | 5 | | | 1 | 3.78 | 35 | 4.00 | 32 | 3.92 | 53 |
| P318 | 5 | 5 | 5 | 5 | | 5 | 5 | 3 | 5 | 2 | 1 | 1 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | | 4 | 3 | 4 | 5 | | | 3 | | 5 | | | 1 | 3.33 | 90 | 2.00 | 104 | 4.08 | 35 |
| P319 | 2 | 5 | 5 | 5 | | 5 | 5 | 3 | 5 | 3 | 5 | 1 | 4 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 | | 5 | 5 | 5 | 4 | | | 5 | | 4 | | | 1 | 3.33 | 90 | 2.67 | 91 | 4.16 | 28 |
| P320 | 2 | 1 | 5 | 5 | | 3 | 1 | 3 | 5 | 5 | 5 | 1 | 4 | 5 | 5 | 5 | 5 | 2 | 4 | 4 | 3 | 3 | | 3 | 5 | 3 | 3 | | | 1 | | 5 | | | 1 | 4.44 | 4 | 3.67 | 60 | 3.55 | 109 |
| P321 | 2 | 1 | 5 | 5 | | 3 | 3 | 5 | 5 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 4 | 4 | 3 | 3 | | 3 | 4 | 3 | 3 | | | 2 | | 5 | | | 1 | 4.44 | 4 | 3.67 | 60 | 3.63 | 98 |
| P322 | 2 | 1 | 5 | 5 | | 3 | 3 | 3 | 5 | 5 | 5 | 1 | 4 | 5 | 5 | 5 | 5 | 2 | 3 | 4 | 3 | 3 | | 3 | 5 | 3 | 3 | | | 1 | | 5 | | | 1 | 4.44 | 4 | 3.67 | 60 | 3.47 | 113 |
| P323 | 2 | 1 | 5 | 5 | | 1 | 2 | 2 | 4 | 5 | 5 | 1 | 5 | 5 | 5 | 5 | 5 | 2 | 4 | 2 | 3 | 3 | | 3 | 3 | 3 | 3 | | | 2 | | 3 | | | 1 | 3.78 | 35 | 3.83 | 47 | 3.61 | 103 |
| P324 | 2 | 1 | 5 | 5 | | 3 | 2 | 5 | 4 | 5 | 5 | 1 | 4 | 1 | 5 | 3 | 4 | 4 | 4 | 4 | 3 | 3 | | 3 | 3 | 3 | 3 | | | 3 | | 3 | | | 1 | 2.44 | 130 | 4.00 | 32 | 3.39 | 119 |
| P325 | 2 | 5 | 5 | 5 | | 3 | 3 | 5 | 4 | 5 | 5 | 1 | 5 | 4 | 5 | 5 | 5 | 2 | 2 | 4 | 3 | 3 | | 5 | 3 | 3 | 5 | | | 3 | | 5 | | | 1 | 3.22 | 104 | 3.17 | 73 | 4.00 | 42 |
| P326 | 5 | 5 | 5 | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 1 | 5 | 5 | 4 | 2 | 4 | 5 | 4 | | 5 | 4 | 4 | 4 | | | 4 | | 5 | | | 1 | 4.10 | 18 | 1.83 | 113 | 4.45 | 9 |
| P327 | 2 | 5 | 5 | 5 | | 3 | 2 | 3 | 5 | 5 | 5 | 3 | 5 | 4 | 1 | 5 | 5 | 4 | 2 | 3 | 3 | 3 | | 2 | 2 | 2 | 3 | | | 3 | | 3 | | | 1 | 3.78 | 36 | 4.00 | 32 | 3.55 | 109 |

Appendix 9: Small Sites Windfall Record

Table 1: Five Year Summary

| Monitoring Year | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | Annual Average |
|----------------------------------|---------|---------|---------|---------|---------|----------------|
| Total completions on small sites | 32 | 29 | 55 | 38 | 48 | 40.4 |

Table 2: Completions on Small Sites 2018/19

| Site Reference | Site Name | Street | Town | Application Number | Development | Total Complete |
|----------------|---|--------------------------------------|--------------|--------------------|--|----------------|
| BD047 | Land adjacent to 32 Garnet Street | | Barrowford | 13/13/0211P | Extension of Time: Extend the time limit for Planning Permission 13/10/0424P - Erect 4 No. dwellings with ridge height of 8m and eaves height of 5.7m. | 4 |
| BD067 | Agricultural Building East of Pasture Barn East | Pasture Lane | Barrowford | 17/0128/FUL | Full: Erection of one 3-bed dwelling house. | 1 |
| BD074 | 55 Gisburn Road | | Barrowford | 18/0576/FUL | Full: Change of use from a shop (Use Class A1) to a dwelling house (Use Class C3). | 1 |
| BK088 | 14 Oak Terrace | Oak Terrace | Barnoldswick | 13/12/0091P | Full: Erection of dwelling to side (Re-Submission). | 1 |
| BR070 | 59 Pennine Way | | Brierfield | 18/0380/FUL | Full: Erection of a single two-storey dwelling (Re-Submission). | 1 |
| CE188 | Archway House | Knotts Lane | Colne | 18/0046/FUL | Full: Retain use of former car sales premises (Use Class Sui Generis) to dwelling house (Use Class C3), erection of garage to side (East) and erection of single storey extensions to East and North elevation | 1 |
| EY062 | 2 School Lane | School Lane | Earby | 13/13/0185P | Full: Erection of 3 two storey dwellings, demolition of garage and erection of a new double garage to the rear of The Crossings. | 3 |
| EY072 | Booth Bridge Farm | Booth Bridge Lane Thornton in Craven | Earby | 13/15/0574N | Prior Approval Notification (Agricultural Building to Dwelling - Class Qa and b): Change of use of agricultural building to single dwelling with associated external | 1 |
| EY074 | Stone Garth 4a Mill Brow Road | Mill Brow Road | Earby | 16/0120/FUL | Full: Conversion of detached garage/games room to one 3-bed dwelling house | 1 |
| FE021 | Field No. 2075 | Cuckstool Lane | Fence | 13/16/0072P | Lawful Development Certificate (proposed): Change of use of an agricultural building to a dwelling as deemed to be granted under Class Q of the Town and Country Planning (General Permitted Development) Order 2015 | 1 |

| | | | | | | |
|-------|--|-------------------------------|-------------|-------------|---|-----------|
| FE022 | Field No. 5659 | West of Higher Old Laund Farm | Fence | 13/15/0506N | Prior Approval Notification (Agricultural building to dwelling - Class Q(b)): External works and alterations to facilitate change of use to dwelling. | 1 |
| FE023 | Raven Farm | Cuckstool Lane | Fence | 17/0566/AGD | Prior Approval Notification: (Agricultural building to dwelling Class QA and QB) Change of Use of agricultural building to dwelling and external alterations. | 1 |
| NN133 | 11 Cross Street | Cross Street | Nelson | 13/14/0277P | Full: Change of use from B1 Office to a dwelling house (C3). | 1 |
| RE008 | Land adjacent Yate House | Ridge Lane | Roughlee | 13/16/0027P | Full: Erection of a two storey detached dwelling with associated curtilage and new vehicular access from Ridge Lane (Re-Submission). | 1 |
| RY015 | Land adjacent to 534 Colne Road | Colne Road | Reedley | 13/13/0010P | Extension of Time: Extend time limit of Planning Permission 13/09/0489P for erection of a detached dwelling house. | 1 |
| SH019 | Development land adjacent No.7 The Hayfields | Hayfields | Salterforth | 19/0016/FUL | Full: Erection of one detached dwellinghouse (Re-Submission). | 1 |
| SH020 | Hollin Bank Cottage | High Lane | Salterforth | 16/0568/VAR | Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P. | 1 |
| TN045 | Hollin Hall Barn | Hollin Hall | Trawden | 17/0323/FUL | Full: Erection of detached dwelling house. | 1 |
| TN050 | Land adjacent to 60 Lanehouse | Lanehouse | Trawden | 17/0285/FUL | Full: Erection of a detached dwelling. | 1 |
| TN058 | Cemetery House | Colne Road | Trawden | 13/14/0243P | Full: Conversion and extension of outbuilding to create single dwelling, including creation of parking area and ground mounted solar panels within curtilage. | 1 |
| TN059 | Former Office Building, Pinetree Court | Keighley Road | Trawden | 13/14/0427P | Full: Change of use from offices (B1) in to three apartments including external alterations to windows, doors and walls and associated parking spaces. | 3 |
| TN065 | Parrock Farm | Lane Top | Trawden | 17/0389/FUL | Full: Conversion of barn to dwelling | 1 |
| TN068 | Land to West of 6 Foulds Road | | Trawden | 18/0135/FUL | Full: Erection of three dwelling houses (Two semi-detached and one detached). | 3 |
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Table 3: **Completions on Small Sites 2019/20**

| Site Reference | Site Name | Street | Town | Application Number | Development | Total Complete |
|----------------|-----------------------|---------------|------------|--------------------|---|----------------|
| BD048 | Rear 38 Church Street | Church Street | Barrowford | 19/0106/FUL | Full: Demolition of workshop and retention of a two-storey dwelling (Part-Retrospective). | 1 |

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|-------|--|-------------------|--------------|-------------|--|---|
| BD058 | Meat Preparation Building, Halstead Farm | Halstead Lane | Barrowford | 13/14/0118P | Full: Conversion of former meat preparation building to a single two bed dwelling house with parking (Re-Submission). | 1 |
| BD059 | 45 Appleby Drive | Appleby Drive | Barrowford | 16/0718/FUL | Full: Erection of detached dwelling house. | 1 |
| BD070 | 95 Gisburn Road | Gisburn Road | Barrowford | 18/0282/FUL | Full: Conversion of dwelling (Use Class C3) into a ground floor shop (Use Class A1) with a flat above and 2 cottages to the rear along | 1 |
| BK101 | Land adjacent to 2 Taylor Street | Taylor Street | Barnoldswick | 16/0562/FUL | Full: Erection of a detached dwelling with access from Pennine Way. | 1 |
| BK114 | 2 Letcliffe | Manchester Road | Barnoldswick | 16/0128/FUL | Full: Demolition of existing garage and erection of dwellinghouse with garage at ground floor and first floor balcony. | 1 |
| BR067 | Agricultural Building | Greenhead Lane | Brierfield | 17/0708/AGD | Prior Approval Notification (Agricultural building to dwelling Class QA and QB): Change of use of agricultural building to dwelling and external alterations. | 1 |
| BR080 | New Laund Farm | Greenhead Lane | Brierfield | 19/0849/AGD | Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations. | 1 |
| CE133 | Nun Clough Farm Barn | Birchenlee Lane | Colne | 18/0377/FUL | Full: Conversion of barn into one dwelling house. | 1 |
| CE183 | 51-53 Albert Road | Albert Road | Colne | 17/0478/FUL | Full: Change of use from use class C2 to 2 No. dwellings use class C3, including erection of a rear hardstanding and two rear dormers. | 2 |
| FO038 | White House Farm | High Lane | Foulridge | 17/0385/FUL | Full: Change of use of barn to two dwellings, demolition of outbuildings, erection of an extension, erection of detached garage and formation of a new access | 2 |
| HM017 | High Mount Farm | Foxen Dole Lane | Higham | 17/0269/REM | Reserved Matters: Erection of an agricultural workers dwelling (Appearance, Landscaping, Layout and Scale). | 1 |
| NN116 | 14a Cumberland Street | Cumberland Street | Nelson | 13/13/0264P | Full: Change of use from retail to dwelling; erection of single storey rear extension; Erection of a single flat roof dormer to side (South) elevation and erection of two pitched roof dormers to side (North) elevation. | 1 |
| NN148 | 97 Brier Crescent | Birer Crescent | Nelson | 16/0429/FUL | Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description). | 1 |

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|-------|---------------------------|----------------------|---------|-------------|--|-----------|
| NN151 | 2 Prospect Buildings | Cross Street | Nelson | 16/0607/FUL | Full: Change of use of first floor offices to self contained flat. | 1 |
| NN155 | 11 Carr Road | Carr Road | Nelson | 17/0437/FUL | Full: Change of use of office (A2) to residential (C3) | 1 |
| NN165 | 127-129 Chapel House Road | | Nelson | 18/0290/FUL | Full: Conversion of one dwelling house into two dwelling houses. | 1 |
| NN167 | Site of 6 to 16 | Beech Street | Nelson | 18/0403/FUL | Full: Erection of four semi-detached dwelling houses. | 4 |
| NN170 | 60 Every Street | | Nelson | 18/0831/FUL | Full: Change of use from a ground floor shop (Use Class A1) to residential use (Use Class C3) and replace shop front with domestic frontage. | 1 |
| TN030 | Herders Inn | Lancashire Moor Road | Trawden | 13/15/0304P | Full: Conversion of public house (A4) to two dwellinghouses and erection of two storey rear extension. | 3 |
| TN061 | Far Wanless Farm | Hollin Hall | Trawden | 18/0230/FUL | Full: Conversion of barn into two dwellings. | 2 |
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Table 4: Completions on Small Sites 2020/21

| Site Reference | Site Name | Street | Town | Application Number | Development | Total Complete |
|----------------|--------------------------------------|----------------|--------------|--------------------|--|----------------|
| BD046 | Plot 8, 317 Gisburn Road | Gisburn Road | Barrowford | 13/09/0397P | Full: Erection of a detached dwelling house. | 1 |
| BD050 | Plots 7, 9, 10 317 Gisburn Road | Gisburn Road | Barrowford | 20/0707/FUL | Full: Erection of three dwellinghouses (previously approved under permission 13/16/0093P) (amended layout). | 3 |
| BD063 | Land adjacent 16 Garnett Street | Garnett Street | Barrowford | 16/0517/FUL | Full: Erection of one 4-bed terraced house (Re-Submission). | 1 |
| BD078 | 26 Stone Edge Road | | Barrowford | 20/0266/FUL | Full: Demolition of existing detached dwelling house and erection of one pair of semi-detached dwelling houses. | 1 |
| BK091 | Land to rear of 245-253 Gisburn Road | Gisburn Road | Barnoldswick | 13/12/0403P | Full: Erection of a detached dwelling house (eaves height 4.7m, ridge height 8.4m), two detached double garages and two storey side extension to existing house and formation of new vehicular access. | 1 |
| BK125 | Development land off Long Ing Lane | Long Ing Lane | Barnoldswick | 17/0770/FUL | Full: Erection of one two storey dwelling and two three storey dwellings. | 3 |
| BK131 | Higher Calf Hall Farm | Calf Hall Lane | Barnoldswick | 18/0605/FUL | Full: Erection of one dwelling house and detached garage. | 1 |
| BK133 | Land to North West 41 Long Lane | | Barnoldswick | 19/0905/FUL | Full: Demolition of existing garage, erection of a detached dwelling with parking and formation of parking area for 41 Long Ing Lane. | 1 |
| BK139 | 32 Curch Street | | Barnoldswick | 20/0538/FUL | Full: Change of use from shop (Use Class A1) to single dwelling (Use Class C3) and replace shop front and associated minor external alterations. | 1 |

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|-------|-----------------------------------|-------------------|--------------|-------------|---|---|
| BK143 | 1 Bank Buildings | Skipton Road | Barnoldswick | 20/0026/FUL | Full: Change of Use Lower Ground and Upper Ground floor from A2 Professional Service to residential (use class C3) to create 4x apartments with alterations to doors and windows and removal of rear fire escape. | 4 |
| BR061 | Garage Site to North West of 24 | Park Lane | Brierfield | 19/0520/FUL | Full: Erection of a two-storey detached dwelling with two-storey rear projection, roof dormers to front and rear, raised patio to rear and off-street parking (Revised Scheme). | 1 |
| BR066 | Greenhead Manor | Greenhead Lane | Brierfield | 16/0548/OTD | Prior Approval Notification (Office use B1(a) to dwellinghouse (C3)): Change of use of offices to a 4 bed detached dwelling. | 1 |
| CE132 | Cotton Tree Methodist Church | Cotton Tree Lane | Colne | 13/12/0196P | Full: Change of use from former chapel (D1) to single dwelling with external alterations. | 1 |
| CE202 | Swanside Alkincoats Villas | Alkincoats Road | Colne | 19/0019/FUL | Full: Erection of one detached dwelling house. | 1 |
| CE207 | 50 Portland Street | | Colne | 19/0208/FUL | Full: Subdivision of house into ground and first floor flats (Use Class C3) (Retrospective). | 1 |
| CE210 | Land to North | 26 Lenches Road | Colne | 19/0381/FUL | Full: Erection of a three storey dwelling with associated parking. | 1 |
| CE217 | 11A Skelton Street | | Colne | 20/0568/FUL | Full: Subdivision of existing apartment into two apartments | 1 |
| FE026 | Land to rear of 2 Greystone Drive | | Fence | 19/0728/FUL | Full: Erection of a detached single storey bungalow with access and parking. | 1 |
| HM018 | Land off Barkerfield Close | Barkerfield Close | Higham | 19/0476/FUL | Full: Erection of a pair of semi-detached dwellings (Re-Submission). | 2 |
| HM019 | Height Top Smithy | Stump Hall Road | Higham | 19/0065/FUL | Full: Demolition of sunroom, convert garage to self contained unit, alteration to roof and openings. | 1 |
| KK022 | Moor Gate Farm | Cob Lane | Kelbrook | 17/0192/FUL | Full: Change of use and external alterations to convert barns to 2 dwellings with associated residential curtilage and erection of a detached garage. | 2 |
| KK023 | Royds Farm | Harden Road | Kelbrook | 18/0217/FUL | Full: Demolition of garage and agricultural buildings and erection of one, two storey dwelling and double garage. | 1 |
| KK024 | Field Number 4667 | Harden Road | Kelbrook | 18/0386/REM | Reserved Matters: Erection of 2 detached dwelling houses (Appearance, Landscaping, Layout and Scale) of Planning Permission 13/15/0245P. | 2 |
| KK025 | Dog Exercise Field | Colne Road | Kelbrook | 18/0756/FUL | Full: Erection of a single-storey dwelling and formation of four parking spaces. | 1 |

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|-------|--|------------------|----------|-------------|---|----|
| KK029 | Moor Gate Farm | Cob Lane | Kelbrook | 20/0745/AGD | Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3). | 1 |
| NN069 | Land adj 3 Proctor Close | Proctor Close | Nelson | 13/15/0348P | Full: Erection of one two storey dwelling house (Amended scheme). | 1 |
| NN104 | 1 Netherfield Road | Netherfield Road | Nelson | 13/12/0056P | Full: Conversion of single dwelling to three flats. | 2 |
| NN129 | Land off Waidshouse Road | | Nelson | 17/0451/OUT | Erection of 4 dwellings | 4 |
| NN149 | Land off Cooper Street | Cooper Street | Nelson | 19/0757/FUL | Full: Erection of two detached dwelling houses (Amended scheme). | 2 |
| NN153 | 1 Lime Street | Lime Street | Nelson | 16/0774/FUL | Full: Sub-Division of dwelling house to form two self-contained flats and erection of a single storey rear extension. | 1 |
| NN157 | 31 Carr Road | Carr Road | Nelson | 17/0737/FUL | Full: Change of use of office (Use Class B1) to residential (Use Class C3). | 1 |
| NN159 | Old Clarion House | Shelfield Lane | Nelson | 18/0633/FUL | Full: Approval of Reserved Matters for the construction of a detached dwelling and garage. | 1 |
| NN160 | Site of Regent Bingo Club | Leeds Road | Nelson | 17/0368/FUL | Full: Change of use of land to form a car sales pitch, erection of 1.8m high security fencing and erection of a valeting bay and office building with a self contained flat above | 1 |
| NN174 | 8-10 Eagle Street | | Nelson | 19/0616/FUL | Full: Subdivision of merged property into two dwellings (Use Class C3). | 1 |
| NN184 | 57 Scotland Road | | Nelson | 20/0695/RTD | Prior Approval Notification (Change of Use): Change of use from first floor retail to two residential apartments (Use Class C3). | 2 |
| SO001 | Brook Lea | 284 Colne Road | Sough | 18/0468/FUL | Full: Erection of a detached dwelling house. | 1 |
| TN047 | Building To The South West Of Chelsea Mews | Church Street | Trawden | 20/0111/FUL | Full: Change of use, external alterations and erection of roof extension to garage block to convert into two dwellings (Part Retrospective). | 2 |
| TN075 | Brooke House | Colne Road | Trawden | 19/0624/CEU | Certificate of Lawfulness (Section 191 - Existing Development): Use as a single dwelling house (Use Class C3). | 1 |
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| Table 5: Completions on Small Sites 2021/22 | | | | | | |
|---|---------------------------------------|--------|--------------|--------------------|--|----------------|
| Site Reference | Site Name | Street | Town | Application Number | Development | Total Complete |
| BK117 | Land to East of Higher Park House (1) | | Barnoldswick | 18/0829/REM | Reserved Matters for the erection of one dwelling house (16/0500/OUT) | 1 |
| BK122 | Helliwells Funeral Services | | Barnoldswick | 17/0348/FUL | Formation of a self-contained flat and alteration to roof to form roof terrace. | 1 |
| BK123 | Letcliffe Farm | | Barnoldswick | 17/0528/FUL | Demolition of existing garage and stable block and erection of a two storey dwelling with detached garage. | 1 |

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| BK130 | Former Builders Yard |
| BK134 | Yarlside Farm |
| BK135 | Aynhams Farm |
| BK141 | Manor House Farm |
| BK145 | Aynhams Hill Farm |
| BO024 | Springfield Nurseries |
| BR077 | 547 Colne Road |
| BR078 | 67 Colne Road |
| BR084 | 5-11 Height Croft |
| BR088 | Smithsons Farm Cottage |
| BR089 | 534 Colne Road |
| BR094 | 16 Hillside View |
| CE163 | 28 West Street |
| CE184 | Glenroy Community Centre |
| CE191 | 73-75 Langroyd Road |
| CE214 | 57 Parker Street |
| FE025 | 26 Pendle Fields |
| FE028 | 4 Forest Avenue |
| FO039 | Causeway Top Farm |

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| Barnoldswick | 19/0515/FUL | Erection of a detached dwelling house (Use Class C3) on former builders yard | 1 |
| Barnoldswick | 19/0632/FUL | Convert farmhouse and former barn into two dwellings | 1 |
| Barnoldswick | 19/0876/FUL | Erection of detached bungalow | 1 |
| Barnoldswick | 20/0169/REM | Erection of an agricultural workers dwelling of planning permission 19/0723/OUT | 1 |
| Barnoldswick | 20/0685/FUL | Erection of three bedroom dwelling house for a rural worker. | 1 |
| Blacko | 13/13/0527P | Demolition of partial complete dwelling and erection of single detached dwelling house. | 1 |
| Brierfield | 19/0538/FUL | Subdivision of a dwelling to form two self-contained residential units. | 1 |
| Brierfield | 19/0565/FUL | Change of use of ground floor shop to form a one bedroom residential unit. | 1 |
| Brierfield | 20/0581/FUL | Convert No's 7-9 Height Croft back into one dwelling house and convert No'5 and 11 back into 2 No. dwelling houses with associated parking. | 2 |
| Brierfield | 20/0257/AGD | Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling. | 1 |
| Brierfield | 21/0216/FUL | Erection of a detached house (Amended scheme) with vehicular access. | 1 |
| Brierfield | 21/0401/FUL | Sub-divide dwelling house into two dwellings. | 1 |
| Colne | 13/15/0183P | Subdivision of a single dwelling house to two flats with external alterations including remodelled rear extension and erection of staircase to ground floor. | 1 |
| Colne | 17/0743/OTD | Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings. | 3 |
| Colne | 18/0198/FUL | Conversion of existing first floor flat into 2 No. flats | 1 |
| Colne | 19/0860/FUL | Change of use of ground floor from hairdressers (Use Class A1) to residential (Use Class C3) | 1 |
| Fence | 18/0877/FUL | Demolition of garage and erection of a two storey dwelling. | 1 |
| Fence | 21/0822/FUL | Subdivide dwelling house into two separate dwelling houses (retrospective). | 1 |
| Foulridge | 19/0111/FUL | Convert barn to dwelling house and erect extension to front elevation. | 1 |

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|-------|--|--|---------------------|-------------|---|----|
| LE024 | 18-19 School Lane | | Laneshaw Bridge | 18/0319/FUL | Erection of two detached dwelling houses. | 2 |
| NH012 | Agricultural Buildings To The East Of Moss End | | Newchurch | 20/0421/FUL | Demolition of existing agricultural buildings, erection of a single storey building for use as a children's cuddling farm and erection of a detached dwelling house and domestic garage with storage above. | 1 |
| NN191 | 23-27 Scotland Road | | 23-27 Scotland Road | 20/0743/CEA | Certificate of Lawful Use (S.192 Proposed Development); Use of first floor as two flats | 2 |
| NN192 | Land To The Rear Of 13 | | Nelson | 20/0834/FUL | Erection of one Dormer Bungalow with detached garage. | 1 |
| NN193 | 36 Scotland Road | | Nelson | 21/0174/FUL | Change of use of First Floor Beauty Salon (Sui Generis) to two one bedroom apartments (Use Class C3) | 2 |
| RE007 | Dam Head Farm | | Roughlee | 13/16/0005P | Demolition of existing agricultural building and garages and erection of single dwelling with detached garage (Re-submission). | 1 |
| RE009 | Barn Off Blacko Bar Road | | Roughlee | 20/0398/FUL | Change of use and external alterations to convert barn to a dwelling. | 1 |
| SH021 | Chapel House | | Salterforth | 17/0171/FUL | Change of use of part of Church (Use Class D1) to residential use (C3) | 1 |
| TN066 | Stunstead House | | Trawden | 20/0739/REM | Erection of a dwelling of outline permission 17/0539/OUT | 1 |
| TN069 | Prospect Farm | | Trawden | 18/0568/FUL | Change of use of barn to a single dwelling house (Use Class C3) with external alterations (Re-submission) | 1 |
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Table 6: **Completions on Small Sites 2022/23**

| Site Reference | Site Name | Street | Town | Application Number | Development | Total Complete |
|----------------|-----------------------------------|----------------|--------------|--------------------|--|----------------|
| BD068 | Land adajacent to 30 Dixon Street | | Barrowford | 17/0410/FUL | Full: Erection of one detached bungalow and two semi-detached dwellings, including private drives and gardens (Re-Submission). | 1 |
| BD081 | Caspers Fold | Francis Avenue | Barrowford | 21/0062/FUL | Full: Erection of detached two storey dwelling. | 1 |
| BK129 | Ambulance Station | Brogden View | Barnoldswick | 20/0825/FUL | Full: Erection of 4 No. detached dwelling houses. | 4 |
| BK137 | 6 Rainhall Road | | Barnoldswick | 20/0207/FUL | Full: Change of use from ground and first floor retail shop to part ground floor retail shop, part ground floor and first floor residential flat (Use Classes A1 and C3) | 1 |

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|-------|---------------------------------------|------------------|--------------|-------------|--|---|
| BK138 | 2A Park Road | | Barnoldswick | 20/0281/FUL | Full: Change of use of a retail shop (Use Class A1) to a mixed use of ground floor health clinic (D1), office (B1a) and retail shop and first floor flat (C3). | 1 |
| BK140 | Land to the East of Higher Park House | Kelbrook Road | Barnoldswick | 20/0367/FUL | Full: Erection of a detached dwelling. | 1 |
| BK142 | Calf Hall Cottage | Calf Hall Lane | Barnoldswick | 20/0516/FUL | Full: Demolition, rebuild and extension of former stable and hayloft to create a new dwelling. | 1 |
| BK146 | Gordale | Manchester Road | Barnoldswick | 22/0416/FUL | Full: Erection of detached three storey dwelling with detached double garage. | 1 |
| BK150 | Craven House | | Barnoldswick | 21/0324/FUL | Full: Conversion of outbuildings to 2 No. 2 bedroom cottages. | 1 |
| BR079 | 37B Clitheroe Road | | Brierfield | 19/0688/FUL | Full: Conversion of storage premises (Use Class B8) to a dwelling house (Use Class C3) with parking for two vehicles. | 1 |
| BR087 | 27 Railway Street | | Brierfield | 20/0448/FUL | Full: Erection of three storey building to accommodate 3 flats. | 3 |
| CE182 | 40 Albert Road | | Colne | 16/0129/FUL | Full: Create A1 retail unit at ground floor and self contained flat over and installation of new shop front. | 1 |
| CE196 | Land to South West of Greenfield Road | | Colne | 21/0692/FUL | Full: Erection of a detached dwelling house (Amended proposal). | 1 |
| CE209 | Barnside Hall Farm | Keighley Road | Colne | 19/0356/AGD | Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations. | 1 |
| CE216 | Safe Hands Green Start Nursery | Derby Street | Colne | 20/0632/FUL | Full: Change of use from Childrens Day Nursery (Use Class D1) to single residential dwelling (Use Class C3). | 1 |
| CE223 | Hainslack Barn Farm | Warley Wise Lane | Colne | 21/0612/AGD | Prior Approval: Change of use of agricultural building to dwelling house (Use Class C3). | 1 |
| EY061 | Land to rear of 2-4 Mill Brow Road | Mill Brow Road | Earby | 13/12/0007P | Full: Erection of a detached dwelling (Eaves height 5.4m, ridge height 8m) | 1 |
| FE019 | New Barn | Cuckstool Lane | Fence | 17/0306/AGD | Prior Approval Notification (Class Q (a & b)): Change of use of agricultural barn to one dwelling and external alterations. | 1 |
| FO050 | 12-14 Abner Row | | Foulridge | 21/0013/FUL | Full: Change of use of electrical workshop (Use Class E(g)) to one dwelling house (Use Class C3) and external fenestration alterations. | 1 |
| FO054 | 8 Waller Hill | | Foulridge | 22/0761/FUL | Full: Erection of a new dwelling house and a parapet wall on the roof of the adjoining neighbour. | 1 |

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| LE020 | Barn to East of Hazel Grove Lodge | Warley Wise Lane | Laneshaw Bridge | 20/0052/AGD | Prior Approval Notification (Agricultural Building to Dwelling Class Q a and b): Change of use of an agricultural building and external alterations to form a single dwelling. | 1 |
| LE022 | Land to south side of Keighley Road | Keighley Road | Laneshaw Bridge | 18/0003/FUL | Full: Erection of two detached 4 bed dwellinghouses with detached double garages and bin store with access off Keighley Road. | 2 |
| LE023 | Land at Methodist Church | Keighley Road | Laneshaw Bridge | 21/0358/REM | Erection of 4 dwellings | 2 |
| NH007 | Lower Houses Farm | Haddings Lane | Newchurch-in-P | 13/05/0488P | Conversion of barn to two dwellings. | 2 |
| NH013 | Land to the South West of Goldshaw Court | Well Head Road | Newchurch-in-P | 20/0203/PIP | Permission in Principle: Erection of up to two dwellinghouses. | 2 |
| NN137 | 47 Rhoda Street | | Nelson | 13/15/0364P | Full: Conversion of dwelling in to two flats, single storey extension to rear and external alterations. | 1 |
| NN176 | Shelfield Farm Cottage | Shelfield Lane | Nelson | 19/0861/AGD | Prior Approval Notification (Agricultural Building to Dwelling Class QA and QB): Change of use of agricultural building to dwelling (Use Class C3) and external alterations. | 1 |
| NN189 | 24 Castle Street | | Nelson | 20/0149/FUL | Full: Conversion of terraced house into 2 No. flats. | 1 |
| NN196 | 53 Bradley Hall Road | | Nelson | 21/0695/FUL | Full: Change of use from church hall/meeting room to dwelling. | 1 |
| NN199 | 265 Leeds Road | | Nelson | 22/0605/FUL | Full: Change of use of ground floor (Use Class E) to one bed flat (Use Class C3) (retrospective). | 1 |
| NN200 | 162 Colne Road | | Nelson | 22/0063/FUL | Full: Conversion of lower ground floor to two-bed apartment with access via rear yard. | 1 |
| NN210 | 23 Manchester Road | | Nelson | 22/0681/RTD | Prior Approval Notification: Change of use of first floor from offices (Use Class E) to 3 no. residential flats (Use Class C3). | 3 |
| SH024 | Caravan Site, Lower Greenhill Farm | Kelbrook Road | Salterforth | 20/0657/FUL | Full: Removal of an existing caravan and erection of one dwelling house. | 1 |
| SH026 | Salterforth Nursery | Moor Lane | Salterforth | 21/0109/FUL | Full: Erection of a detached dwellinghouse and associated water treatment plant. | 1 |
| SH027 | Higher Park Barn | Salterforth Lane | Salterforth | 22/0309/AGD | Prior Approval: Change of Use of agricultural building to dwelling (Use Class C3) (Class Q (a) only). | 1 |
| TN062 | Land at Rock Lane | | Trawden | 19/0441/FUL | Full: Conversion of Goat House to dwellinghouse and extension to north elevation. | 1 |

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|-------|------------------|-------------|---------|-------------|---|---|
| TN074 | The Old Vicarage | Church View | Trawden | 19/0877/FUL | Full: Change of use of stables to form a dwelling house, erection of external staircase, alterations to openings, installation of rooflights to front and rear and formation of two parking spaces. | 1 |
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Appendix 10: Lead in times and build out rates

Lead in times and build out rates Pendle

Background

What determines the speed at which approved housing sites are developed? This is a key question for planning policy, both nationally and locally.

Concerned that new homes were not being delivered at the rate required, the Government published its housing white paper [“Fixing our broken housing market”](#) in February 2017. This set out a broad range of proposals that the Government intends to introduce to help reform the housing market and increase the supply of new homes.

The consultation [“Planning for the right homes in the right places”](#) was launched in September 2017. This built on some of the proposals in the white paper and recommended changes to national planning policy, to help local planning authorities and communities plan for, and deliver, the homes they need. [The Governments response to this consultation](#) was published in March 2018.

In the [Autumn Budget 2017](#), the Chancellor of the Exchequer made clear that the Government’s ambition is still to build 300,000 new homes each year.

Planning policy and guidance

The [National Planning Policy Framework \(NPPF\)](#) requires local planning authorities (LPAs) to:

- prepare local plans to identify sites and broad locations over a 15-year timeframe;
- demonstrate a five-year supply of housing land; and
- address the requirements of the housing delivery test.

LPAs must have a detailed knowledge of what housing sites in their area will contribute in practice and how they can – in the words of the Minister of State for Housing – do “more, better, faster”.

National Planning Practice Guidance (NPPG) on [housing and economic land availability assessment](#), as updated on 13 September 2018, stated that LPAs may want to “*develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build out rates*” (Paragraph: 030 Reference ID: 3-030-20180913). Whilst this paragraph was removed when the guidance was updated on 22 July 2019, the importance of lead-in times continued to be highlighted in Paragraph: 022 Reference ID: 3-022-20190722.

Establishing benchmarks and assumptions

Large-scale housing developments, defined as those delivering 500 homes or more, play a significant role in meeting housing need. But whilst they deliver more homes, they do this over a long time period and typically have longer lead-in times than smaller sites. If the Council’s [Strategic Housing Land Availability Assessment \(SHLAA\)](#) includes a number of large sites, there needs to be a valid a justification for:

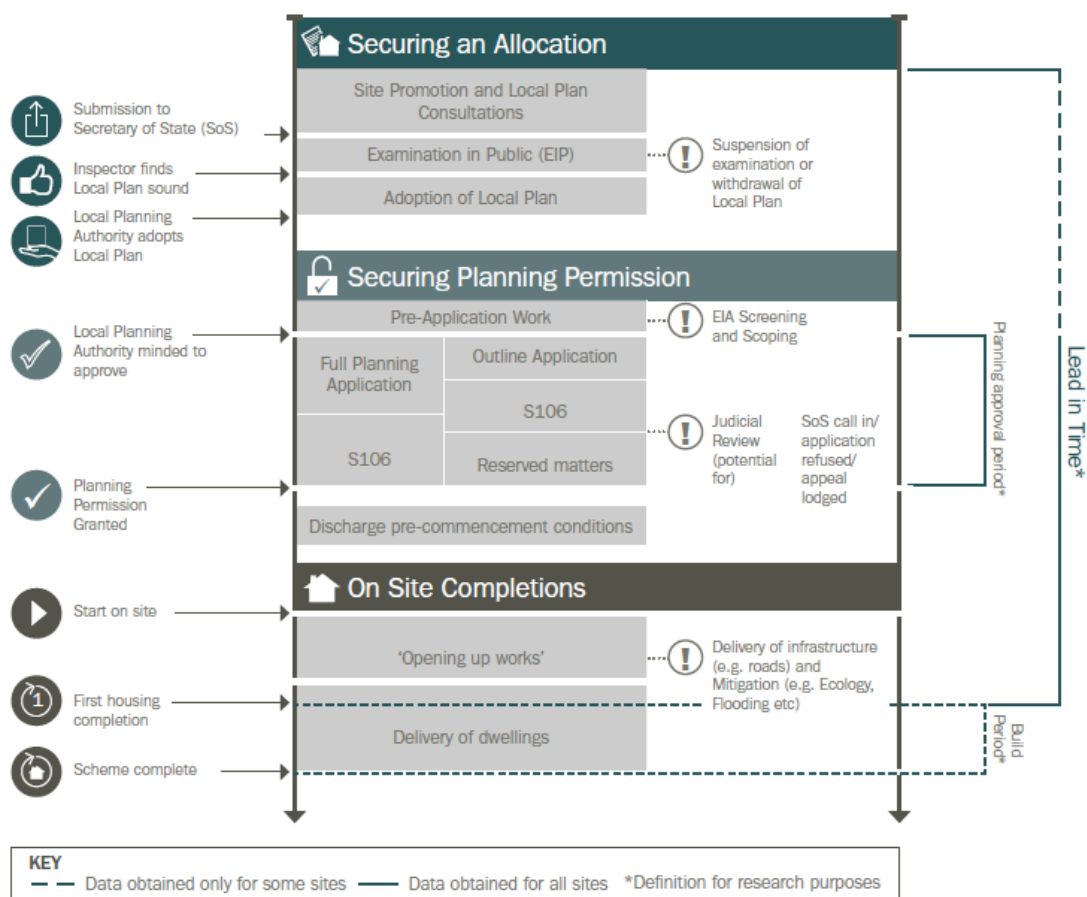
1. The assumptions that are made about how soon a site can start to provide new homes; and
2. The rate of development.

This is particularly true where large sites are included either, wholly or partly, in the calculation of the five year housing land supply (5YHLS).

Lead in times and build out rates Pendle

Information on lead in times and build out rates will help LPAs to determine whether additional housing sites need to be identified (large or small) and where these should be located. Local plans, neighbourhood plans and housing land trajectories should adopt sensible assumptions, based on national benchmarks, and – where the data exists – local circumstances, to help understand build out rates and the potential for the non-implementation of planning permissions (lapse rates).

Figure 1: Timeline for delivery of a strategic housing site



Source: Lichfields

The key stages in assessing site progress (Figure 1) are as follows:

1. **Lead in time** is the period from either the date of the first formal identification of the site as a potential housing allocation in a Local Plan, or where this is not applicable, the validation date of the first planning application
2. **Planning approval period** is measured from the *validation date* for the first application relating to the proposed development until the *decision date* for the first detailed application which permits the development of units on the site.
3. **First housing completion** is the date/monitoring year on which the completion of the first dwelling is recorded. In planning terms a completion is recorded when a dwelling has its roof and all windows and doors installed.
4. **Annual build rate** is the number of homes built each year on a particular site. On large sites there may be one or more parts of the site being built-out by different developers at any one time.

Lead in times and build out rates Pendle

Evidence shows that for large sites the distinction between Brownfield and Greenfield does matter. In the vast majority of cases new homes built on Greenfield sites come forward far more quickly than those on Brownfield sites.

Lead in time

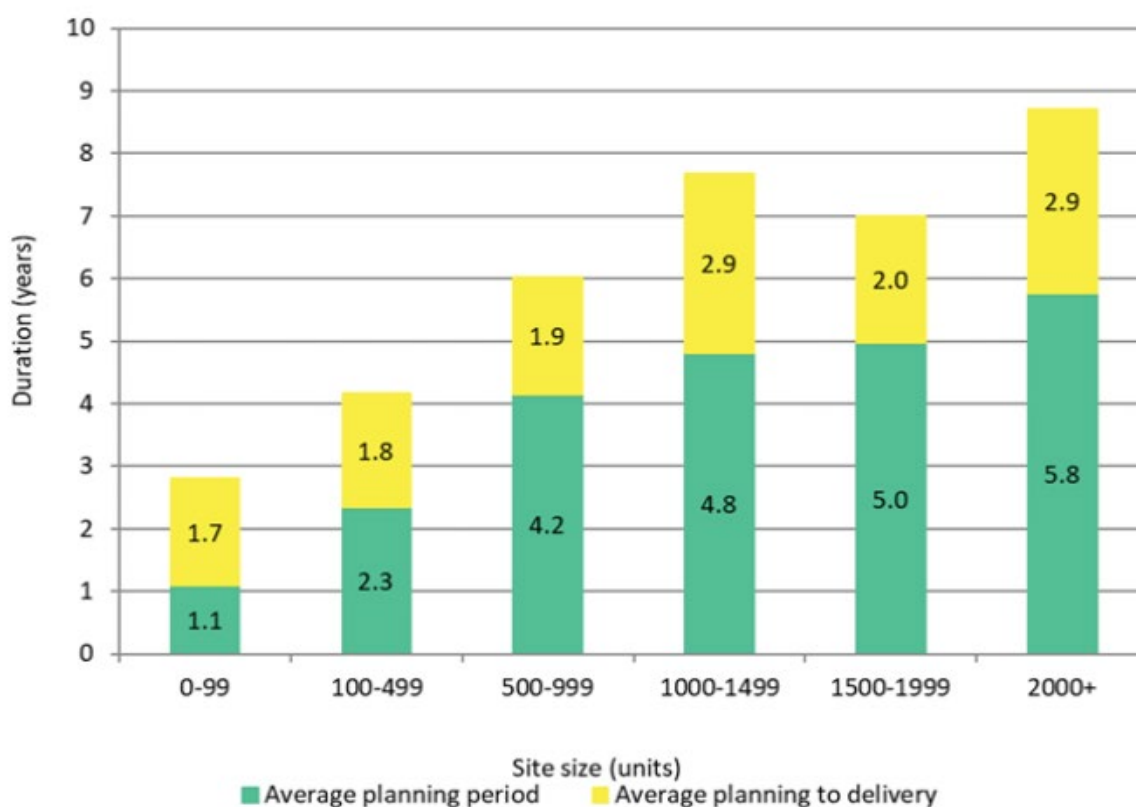
Planning issues are often addressed well before a planning application is submitted. This is particularly true where a site has been allocated in the Local Plan. This helps to ensure that the planning application – once submitted – is determined more quickly.

In November 2016 Lichfields published its research report [Start to Finish](#). This nationwide study looked at the factors influencing build out rates. The report won the RTPI Research Award in 2017 and is a regular point of reference for plan-makers and Inspectors in considering the realism of housing trajectories in local plans and five-year housing land supply statements. The report concluded that the average lead-in time for large sites was 3.9 years from identification of the site to the submission of the initial planning application. Although there was considerable variation within the sample of sites, the results revealed that a substantial lead-in time does not guarantee a prompt permission.

Planning approval period

The planning approval period and the planning delivery period (the time taken to deliver the first unit after planning permission has been granted), increases with the size of the site. It ranges from approximately three years for sites delivering fewer than 100 units to between seven and nine years for the largest sites (i.e. those delivering over 1,000 units) (Figure 2). This is because larger sites tend to raise complex planning issues related to both the principle of development and the detail of implementation.

Figure 2: Average time from planning approval to delivery of first dwelling



Source: Lichfields, October 2018

Lead in times and build out rates Pendle

A site threshold of 500 units appears to be the point after which the *planning approval period* increases from just over two years to between four and six years.

The length of the planning approval period is not affected by whether the land in question is Brownfield or Greenfield site.

Applications for planning permission are determined more quickly where the planning matters have been substantially addressed prior to submission. This is most often achieved by developers seeking pre-application advice; or by LPAs allocating sites in their Local Plan and/or preparing development briefs or master plans. The commencement of any development can also be accelerated if the implementation of a 'first phase' can be fast tracked through a focused planning application.

The *planning delivery period* is on average longer for larger sites reflecting the complexities involved in bringing them forward for development.

Whatever the approach taken, large sites are not quick to deliver. In the absence of a live planning application they are unlikely to contribute to the calculation of the 5YHLS. However, there is considerable variation from site-to-site, with evidence showing that some large sites have come forward in under two years.

Lapse rates

Not every planning permission that is granted will translate into the development of new homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot achieve the desired sale price for the site.
2. The developer cannot secure sufficient finance.
3. The approved development not considered to be viable.
4. Pre-commencement conditions take longer than anticipated to discharge.
5. Supply chain constraints prevent a start on-site.
6. An alternative planning permission to that obtained by the landowner is sought by the developer.

At the national level, the Ministry for Housing, Communities and Local Government (MHCLG) has identified a 30-40% gap between planning permissions granted for housing and housing starts.¹ This can often give rise to claims of 'land banking' by developers. But, insofar as land banking may exist, the [Letwin Review](#) concluded that the matter appears to be a London – rather than a national – malaise.

Build out rates

Build out is the term used to describe how planner's estimate of the amount of new housing development that is likely to take place in a particular area. The rate at which sites are estimated to deliver new homes is a frequently contested matter at Local Plan examinations and inquiries where the 5YHLS is a consideration.

¹ MHCLG presentations to the Home Builders Federation Conference, September 2015.

Lead in times and build out rates Pendle

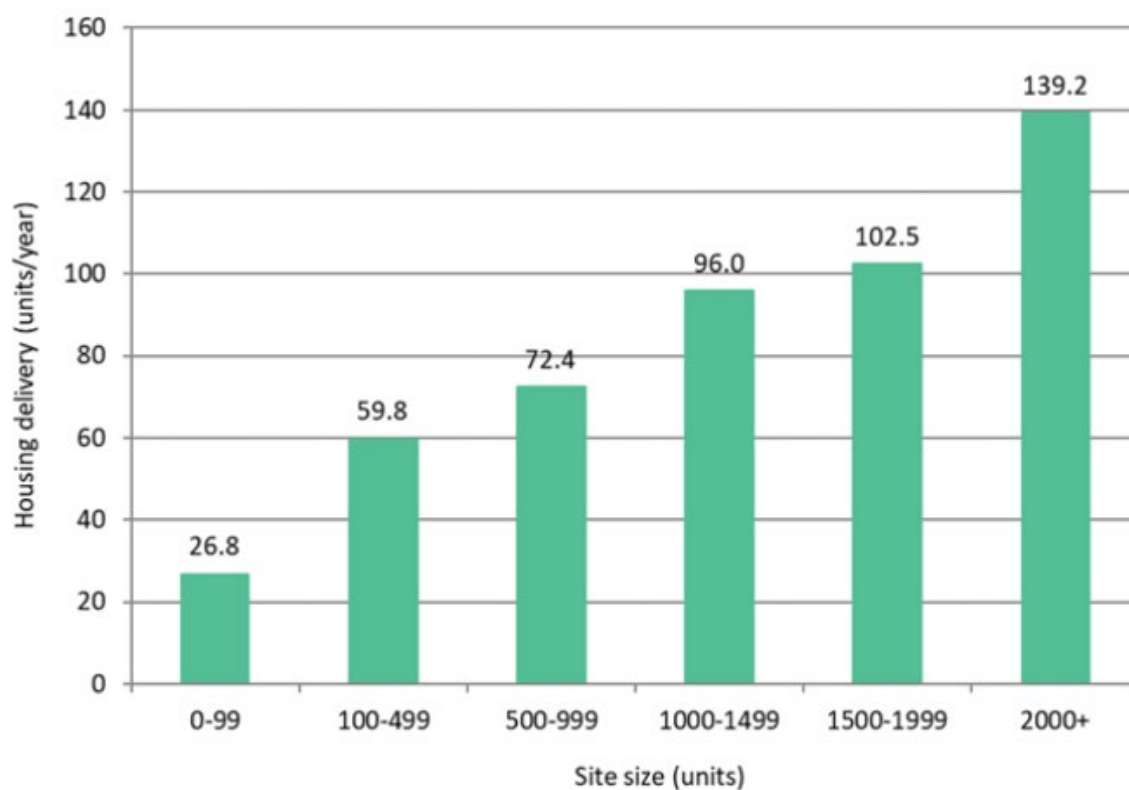
Single family homes built by a contractor typically take between eight and nine months to complete. For self-build properties this increases to eleven months on average. But, if housing sites are developed more slowly than the planning authority has assumed, more housing sites may need to be brought forward to achieve the required level of development within given timescales. It is therefore essential to have robust and up-to-date evidence on build out rates to inform decisions relating to the delivery of new housing.

The rate of annual delivery on large sites is most heavily influenced by the 'absorption rate' in the local housing market. This is calculated by dividing the number of sales in a given month by the number of available homes for sale and is affected by a number of different factors on any given site:

- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (i.e. the number of different housebuilders/brands/products being delivered); or
- the tenure of housing being built – are the market homes for sale being supplemented by homes for rent, including affordable housing?

Areas of stronger market demand for housing will support higher sales and build out rates. In contrast relatively weaker areas are unlikely to be able to sustain high build out rates. The analysis conducted by Lichfields (2016) shows a clear relationship between the strength of the local housing market and the average annual build rate, although localised conditions can lead to significant variations.

Figure 3: Average build out rates



Source: Lichfields, October 2018

Lead in times and build out rates Pendle

The size of a site is one of the key factors determining the build out rate (Figure 3). Large sites are often split between different housebuilders to help improve the sales rate, rather than to make construction more efficient. Larger sites with more access points are likely to feature multiple sales outlets and thereby have greater scope to increase build out rates.

The Letwin Review and the studies carried out by Lichfields both found a strong correlation between the number of sales outlets on a site, during the build out period, and higher average annual build out rates. Each additional outlet typically results in an average of 3-4 additional homes being completed each month.

To maximise the advantage of splitting up a large site, the products on sale at the different sales outlets are often quite distinct. If they are aimed at the same market sector the build out rate is likely to fall off relatively quickly. To appeal to different customers housebuilders will differentiate the products available by the type and size of dwelling, different branding and pricing structures.

It is not always possible to increase the number of sales outlets in direct proportion to the size of site, due to physical constraints and local absorption rates. Whilst very large sites in strong markets have delivered upwards of 250-300 dwellings per annum for short periods, even those with capacity of 2,000 or more units will, on average, deliver fewer than 200 units per annum. The average rate of delivery (139 units per annum) is approximately five times that of sites of delivering fewer than 100 units (27 units per annum) and almost twice that of sites delivering 500-999 units (72 units). Annual average delivery on sites of up to 1,499 units rarely exceeds 100 units. These are average figures and build out rates will inevitably ebb and flow over time to reflect the prevailing circumstances.

Housebuilders recognise that there is some interdependence between sites, in terms of their output levels. Local housing markets have a limited capacity to absorb new-build housing, so housebuilders are cautious if they consider that too many sales outlets are operating in a particular locality at any one time.

Evidence shows that both large and small-scale housing sites with a larger proportion of affordable homes (as defined in the NPPF) tend to deliver more quickly. Affordable housing taps into a different segment of demand. Developer confidence is increased by the grant or subsidy that is available and having a housing association or registered provider on board, to build and/or manage the affordable units, can support cash flow and help to reduce risk. Sites where 40% or more of the homes to be built are affordable have a build out rates that are around 40% higher than similar developments with an affordable housing requirement of less than 20%.

Many housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In reality delivery rates are not steady, with annual completions tending to be higher early in the build out period before dipping towards the end (Figure 4). This surge in early completions is likely to reflect the need for a quick return on capital outlay and/or the early delivery of affordable housing.

Figure 4: Typical delivery profile for build out on large sites



Green = High levels of delivery Red = Low levels of delivery

The most significant constraints preventing the raising of build out rates include overcoming problematic site conditions; the provision of infrastructure; the behaviour of competitors within the local market (i.e. the potential for over-supply); the availability of skilled labour and materials; and access to development finance.

Lead in times and build out rates Pendle

There is a discernible difference between the annual build out rates on Brownfield and Greenfield sites, with the latter delivering over 20% quicker than their Brownfield counterparts, although on average they take 7% longer from first application until the time they deliver their first unit.

Pendle Housing Market Area

Pendle forms part of a joint Housing Market Area (HMA) with neighbouring Burnley. The HMA contains a high number of terraced properties in the lowest Council Tax Band 'A'. Regeneration initiatives see new build as a key component in diversifying the local housing stock.

A number of sub-markets can be identified within the joint HMA. Those within Pendle are summarised in Table 1. It is widely accepted that strong local markets are likely to support higher annual delivery rates. The inevitable result is that build out rates will vary, even within Pendle. These variations need to be reflected in both the estimation of projected housing completions and in policy making.

Table 1: Housing sub-markets in Pendle (see end of document for an alternative presentation)

| Spatial Area | Housing Sub-Market | |
|--------------------------|--|----------|
| M65 Corridor | 1. Reedley and Higher Reedley | MODERATE |
| | 2. Brierfield and Nelson | WEAK |
| | 3. Rural Southfield | MODERATE |
| | 4. Barrowford | MODERATE |
| | 5. Higherford and Blacko | STRONG |
| | 6. A6068 Corridor Villages (including Fence & Higham) | STRONG |
| | 7. Urban Colne | WEAK |
| | 8. Rural Colne (including Foulridge, Trawden & Laneshaw Bridge) | STRONG |
| West Craven Towns | 9. Barnoldswick | MODERATE |
| | 10. Earby | MODERATE |
| Rural Pendle | 11. West Craven Rural (including Bracewell, Salterforth, Kelbrook & Sough) | STRONG |
| | 12. Pendleside (including Newchurch-in-Pendle, Barley & Roughlee) | STRONG |
| | 13. Other Rural | STRONG |

In the borough's strongest housing markets prior to the financial crisis of 2007/2008, build out rates in excess of 40 units per annum had been achieved. Build out rates dropped dramatically during the ensuing economic recession, but have started to show signs of sustained improvement from the 2015/16 monitoring period onwards (Table 2). This represents a lag of 2-3 years when compared to many stronger housing markets.

Table 2 examines the delivery of 21 sites expected to deliver 20 or more units on-site in Pendle. At 2022/23 most of these sites are now complete, however new sites permitted in the last 12 months will help maintain contributions to housing land supply from this scale of site.

Table 2: Annual completions on housing developments of 20 units or more, Pendle 2013/14 to date

| Location of Site (including details of site promotor/developer) | Housing Sub- market | Planning Application Number | Site Capacity (units) | Completions by Year | | | | | | | | | |
|--|---------------------------|-----------------------------------|-----------------------------|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | | | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 |
| Trough Laithe , Barrowford ¹² | 4 | 19/0952/REM | 239 | | | | | | | | - | 23 | 45 |
| Deerwood Park , Knotts Lane, Colne ¹ | 7 | 13/15/0178P | 182 | | | - | 18 | 24 | 53 | 31 | 28 | 17 | 10 |
| Former James Nelson's Sports Ground, Nelson ¹³ | 2 | 19/0901/FUL | 114 | | | | | | | | - | 12 | 77 |
| Boulsworth View , Windermere Avenue, Colne ¹⁴ | 8 | 18/0865/REM | 82 | | | | | | | 18 | 49 | 15 | ■ |
| Spring Meadows , Red Lane, Colne ³ | 8 | 17/0362/FUL | 79 | | | | | - | 6 | 13 | 26 | 3 | ■ |
| Former Recreation Ground, Harrison Drive, Colne ⁵ | 7 | 19/0801/FUL | 79 | | | | | | | | - | 31 | 42 |
| The Hallows , Colne Road, Reedley ² | 1 | 13/08/0558P | 77 | 9 | 3 | 6 | 13 | 5 | 19 | 9 | ■ | | |
| Grenfell Gardens and The Locks , Barrowford Road, Colne ² | 8 | 13/09/0110P | 55 | 5 | 8 | 2 | 1 | ■ | | | | | |
| Quaker Heights & Spinners View, Clitheroe Road, Brierfield ² | 2 | 13/10/0294P | 55 | 18 | ■ | | | | | | | | |
| Robinson Fold, Carr Road, Barnoldswick [1] ¹⁵ | 9 | 13/04/0590P | 51 | - | - | - | - | - | - | - | 5 | - | - |
| Southbeck , Salterforth ⁴ | 11 | 13/11/0597P | 49 | - | - | - | 26 | 16 | 7 | ■ | | | |
| Valley Road, Barnoldswick ⁶ | 9 | 13/13/0364P | 46 | - | - | 46 | ■ | | | | | | |
| Foxhills , Clitheroe Road, Brierfield ⁵ | 2 | 13/15/0025P | 45 | | | - | - | - | 24 | 11 | ■ | | |
| Simpsons Garage Site, Knotts Lane, Colne ⁶ | 7 | 13/13/0585P | 39 | - | - | 15 | ■ | | | | | | |
| Priory Chase , Nelson ⁷ | 2 | 17/0534/REM | 39 | | | - | - | - | 39 | ■ | | | |
| Birtwistle Close, Carry Lane , Colne ² | 8 | 16/0139/FUL | 33 | | | - | - | 12 | - | 6 | 15 | ■ | |
| Clovercroft, Higham ¹⁷ | 6 | 13/06/0116P | 33 | 15 | ■ | | | | | | | | |
| Langroyd Place , Skipton Road, Colne ⁵ | 7 | 16/0650/FUL | 32 | | | | - | - | 13 | 13 | 6 | ■ | |
| Kensington Forest , Long Ing Lane, Barnoldswick ⁸ | 9 | 16/0136/REM | 31 | | - | - | - | - | 22 | 9 | ■ | | |
| Standroyd Court, Colne ² | 8 | 13/04/0482P | 28 | 3 | ■ | | | | | | | | |
| Hope Mill, Barnoldswick ⁹ | 9 | 13/14/0172P | 28 | | - | 13 | 15 | ■ | | | | | |
| Spenn Brook Village , Newchurch-in-Pendle ¹⁶ | 7 | 13/04/0482P | 28 | | - | - | - | - | - | - | 3 | 10 | 16 |

| Location of Site (including details of site promotor/developer) | Housing Sub- market | Planning Application Number | Site Capacity (units) | Completions by Year | | | | | | | | | |
|---|---------------------------|-----------------------------------|-----------------------------|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | | | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 |
| Colbran Street, Nelson ¹⁰ | 2 | 13/14/0528P | 23 | | - | - | 23 | ■ | | | | | |
| Spring Mill , Wheatley Lane Road, Fence ¹¹ | 6 | 16/0390/REM | 22 | | - | - | 12 | 10 | ■ | | | | |
| Average Build Rate | | | | 10 | 6 | 16 | 15 | 13 | 23 | 14 | 19 | 17 | 38 |

Key

[1] Development at the former Westfield Mill site in Barnoldswick (Robinson Fold) stalled in 2008 with just 36 homes built.

■ Development complete

List of promoters / developers (Column 1)

¹ Persimmon Homes, ² Barnfield Homes, ³ Beck Homes, ⁴ Seddon Homes, ⁵ PEARL, ⁶ Mulbury Homes for Together Housing, ⁷ Hobstones for Calico,

⁸ Berkeley DeVeer, ⁹ Cawder Construction for Together Housing, ¹⁰ Lane End developments for Great Places Housing Group, ¹¹ Skipton Properties, ¹² Northstone, ¹³ Gleeson Homes,

¹⁴ McDermott Homes, ¹⁵ Orchard Holdings plc, ¹⁶ Cheshire Estates, ¹⁷ Wilson & Co Properties Limited

Lead in times and build out rates Pendle

Several are being promoted by housing associations and will deliver 100% affordable housing on-site and as such housing delivery is not tied to market conditions.

Whilst the delivery of new homes on Pendle's largest housing sites is typically in the range of 15-25 new units per annum these figures can be exceeded. A social housing scheme in Nelson achieved a build rate of 77 homes per annum in 2022/23 (Table 2).

Taking account of past performance, as summarised in the [Authority's Monitoring Report \(AMR\)](#), and in particular on larger sites developed during the current plan period, a schedule of estimated build out rates for each housing sub-market area has been established (Table 3) for use when updating the Council's housing trajectory and 5YHLS. Future monitoring will help to determine whether changes in the prevailing economic circumstances require these figures to be revised.

Table 3: Estimated build out rates per annum, by housing sub-market (*amend in line with Table 1*)

| Site Capacity (units) | Housing Sub-markets in Pendle | | | | | | | | | | | | |
|-----------------------|-------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 500+ | 40 | | | | | | | | - | - | - | - | - |
| 250 – 499 | 30 | 20 | 30 | 30 | 35 | 35 | 20 | 35 | 30 | 30 | 35 | 35 | 35 |
| 100 – 249 | 25 | 15 | 25 | 25 | 30 | 30 | 15 | 30 | 25 | 25 | 30 | 30 | 30 |
| 50 – 99 | 20 | 10 | 20 | 20 | 25 | 25 | 10 | 25 | 20 | 20 | 25 | 25 | 25 |
| 25 – 49 | 15 | 10 | 15 | 15 | 20 | 20 | 10 | 20 | 15 | 15 | 20 | 20 | 20 |

The housing sub-markets are defined in Table 1.

Further large sites are under consideration for allocation in the Pendle Local Plan Fourth Edition, which it is anticipated will be published and submitted for examination in 2024.

Conclusions

This paper opened with the question: what determines the speed at which approved housing sites are developed?

Planning for the future provision of new housing involves more than allocating sites in the Local Plan and granting planning permission for development to take place, although the latter is obviously a pre-requisite.

The available evidence² suggests that three inter-dependent factors will have a major influence on the build-out rates for large housing sites in the borough:

1. The corporate strategies of housebuilders, which promote the controlled and phased release of new housing to capture the full value of the site.
2. The behaviour of competitors in the local market, which can influence tactical behaviour.
3. National and local planning policy, which influences the supply of housing land.

On large sites build out rates are not steady over the lifetime of the development. Annual completions tend to be higher in the early stages of the development before gradually tailing off.

² The reviews published by MHCLG (2008 and 2018) and planning consultants Lichfields (2016 and 2018) and the annual monitoring returns for the Borough of Pendle, as set out in the Council's Authority Monitoring Report (AMR).

Lead in times and build out rates Pendle

This reflects the need for house-builders to make a quick return on their capital outlay. It may also reflect the need to deliver affordable housing in these early stages.

Large sites are often the key to providing the up-front investment in new infrastructure that is necessary to support the wider delivery of new housing. The level of public sector intervention available to pump prime this investment in infrastructure and unlock large sites is limited. With most large housing developments being provided by the private sector, the planning obligations and/or community infrastructure levy (CIL) contributions sought from developers should avoid the possibility of stalling the promotion of large-scale sites.

References

[Driving housing delivery from large sites: What factors affect the build out rates of large scale housing sites?](#) (Lichfields, October 2018)

[Independent Review of Build Out – Final Report](#) (Rt Hon Sir Oliver Letwin MP for the Ministry of Housing, Communities and Local Government, October 2018)

[Independent Review of Build Out Rates – Draft Analysis](#) (Rt. Hon Sir Oliver Letwin MP for the Ministry of Housing, Communities and Local Government, June 2018)

[Start to Finish: How Quickly do Large-Scale Housing Sites Deliver?](#) (Lichfields, November 2016)

[Factors Affecting Housing Build out Rates](#) (University of Glasgow for the Ministry of Housing, Communities and Local Government, 2008)

Lead in times and build out rates Pendle

Addendum

Alternative presentation for Table 1 to reflect the fact that data may be easier to collect via the Valuation Office Agency (VOA) and Energy Performance certificate (EPC) register, which both use postcode data.

Table 1: Housing sub-markets in Pendle [1]

| Spatial Area | Postcode Sector | Housing Sub-market | |
|--------------------------|-----------------------|---------------------------------------|----------|
| M65 Corridor | BB8 0 / BB8 9 | Colne North | MODERATE |
| | BB9 8 | Barrowford and Great Marsden [2] | MODERATE |
| | BB9 7 / BB9 0 / BB9 9 | Nelson | WEAK |
| | BB9 5 | Brierfield | WEAK |
| West Craven Towns | BB18 5 / BB18 6 | Barnoldswick and Earby [2] | MODERATE |
| Rural Pendle | BB12 9 | Higham, Fence and Pendleside villages | STRONG |
| | BB9 6 | Higherford, Blacko and Roughlee | STRONG |
| | BB8 7 | Foulridge and Laneshaw Bridge | STRONG |
| | BB8 8 | Colne South & Trawden [2] | STRONG |

Note:

[1] Not included in the figures above are:

- Parts of Reedley, which are in postcodes BB10 2 and BB12 0 (Burnley).
- Rural Southfield, which is in postcode BB10 3 (Burnley)
- Bracewell and some isolated properties near Thorntown-in-Craven, which are in postcode BD23 3 (Skipton).
- Some isolated properties east of Sabden and north of Blacko, which are in postcodes BB7 9 and BB7 4 (Clitheroe).

[2] Although making the collection of data more difficult:

- A split of BB8 8 (Colne) and BB9 8 (Barrowford and Nelson) may be desirable
- BB18 5 (Salterforth) and BB18 6 (Kelbrook and Sough) should ideally be separated out from the West Craven Towns as they fall within the Rural Pendle spatial area.