

P001 Land off South Valley Drive, Colne

Summary: Sloping greenfield site on the edge of the settlement boundary. Previously proposed for housing and approved as part of larger scheme. The proposal is accessible to some services and facilities though changes in topography could encourage travel by car. The site is promoted by a developer but is located in an area which experiences marginal viability. The smaller scheme (for

15-dwelling a candidate				ssessed effe	ects on land	lscape. Th	ne sit	te ha	is been no	ominate	d as	
Available		Ulcen 5		table		Achieva	hle					
Available	Yes		Jui	Uncert	ain	Actile Va	DIC	Ur	ncertain			
Timescales		ted Deliv	(erv)	oneert	01							
Timeseares	(Anticipa	0-5 ye				6-10 yea	ars	10-	15 years	16 ve	years +	
2024/25	2025/26			2026/27	2027/28	0 10 70	410		20 years	10,0		
0	0		0	0	0	15			0	C)	
1. Availal	oility											
	-	ware and	d supp	orts the pro	posals for t	he site?		Yes				
Is the site i	n single la	ndowner	ship?	-				Yes				
Is there an	y develope	er interes	t in th	e site?				Yes				
If so, what								Ow	ner			
Is the site a	affected by	, any ten	ancies,	, third party	rights, or r	estricted		No				
covenants		-			-							
What are t	he timesca	ales for th	ne avai	lability of th	ne site?			Imn	nediately			
2. Suitabi	lity											
2a. Designa	ations											
Is the site a	affected by	/ any of t	he foll	owing desig	nations? (ti	ck all that	t app	oly)				
Green Belt			SSS	SI/SPA/SPAC	2		Mi	inera	als Safegu	arding	\boxtimes	
National La	indscape		BH	S/SLNI/LNR	/GHS		Pro	otec	ted			
							Employment Land			nd		
Open Cour	itryside	\boxtimes	Ор	en Space			Pri	imar	y Shoppin	Ig		
						Frontage						
2b. Floodir	ng											
What Flood	d Zone is t	he site in	?					Flood Zone 1				
What is the	e risk of Su	irface Wa	ter flo	oding?				Ver	y low			
What is the			er floo	ding?				Min	or Constr	aint		
2c. Natura	l Environn	nent										
			-	abitats or s				No				
Would the	proposal l	ikely resu	ult in a	dverse effe	cts for an eo	cological		No				
corridor or												
				ne loss of a				No				
	<u></u>			of agricultur					, Grade 4			
				andscape C				Mir				
			d for L	andscape V	isibility?			Min	or Impac	t		
2d. Built Er												
	· · · · · · · · · · · · · · · · · · ·			storic enviro				No			-	
Listed Build		🗌 Gra		Choose an it		nservation		ea		her		
	<u> </u>		e coale	scence of se	eparate set	tlements	2	No				
2e. Other I							r					
Is the proposal site likely affected by contamination?								ertain				
Is the proposal site likely affected by on-site structures, unstable land Uncertain							ertain					
or culverted watercourses?												
							ne/Minim	al				
Is the proposal compatible with neighbouring land uses? Yes												
2f. Accessi								-				
Bus Stop P		400m			Service Fr)-60mins i	interval		
Primary Sc	hool	1.16km			Town or L			85	50m			
					Shopping	Centre						

Secondary School	1.39km	Strategic Employment Site	850m				
Open Space	0.3m	Convenience Store	460m				
Leisure Centre	850m	GP	1.6km				
2g. Benefits							
Will the proposal sup	port the delivery of afforda	able housing?	Yes				
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Yes				
Will the proposal pro	vide for any other benefit i	n additional to housing?					
No information.							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected by any known easement or a ransom strip? No							
Is the proposal viable? Marginal							
Is there any prospect	for third party funding to s	support site delivery?	No				

P002 Lidgett Triangle, S	Skipton Road, Colne
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Site Details			
Capacity:	100	Settlement:	Colne
Site Area (ha):	4.96	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Sito Plan			

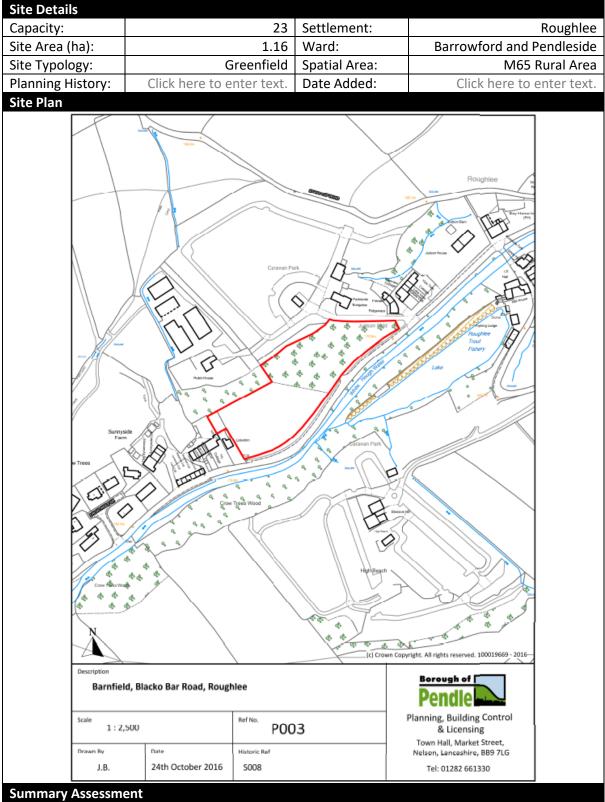
Site Plan	
	EI
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Summary Assessment

Summary: Edge of settlement greenfield development likely to be viable. The proposal is located within the Conservation Area. Its development would result in at least less than substantial harm if not substantial harm to the historic environment and is not likely suitable for housing. The proposal is likely to result in local detrimental effects for landscape character/visibility, including to the setting of Colne. The site is protected from development by way of its designation as Local Green Space through the 'made' Colne Neighbourhood Plan.

Available		Su	itable		Achievable			
	Yes No					Uncertain		
Timescales	(Anticipated	Delivery)						
		0-5 years			6-10 years	10-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29				
0	0	0	0	0	0	0	100	
1. Availab	ility							
Is the lando	wner(s) awa	re and supp	orts the pro	posals for t	he site?	Yes		
Is the site in	i single lando	wnership?				Yes		
Is there any	developer ir	nterest in tl	ne site?			Unknown		
If so, what is	s the develo	per involve	nent?			Choose an item.		
Is the site at	ffected by ar	y tenancie	s, third party	rights, or r	estricted	Uncertain		
covenants?								
What are the timescales for the availability of the site?						Unknown		
2. Suitability								
2a. Designa	tions							

Is the site affected by	/ any of the	following designat	tions? (tick all tha	at app	ly)			
Green Belt		SSSI/SPA/SPAC				-	Safeguarding		
National Landscape		BHS/SLNI/LNR/GI	HS			tecte			
					Em	nployment Land			
Open Countryside	\boxtimes	Open Space				mary			
					Fro	ntage	9		
2b. Flooding									
What Flood Zone is the second se	he site in?					Flood	Zone 1		
What is the risk of Su	rface Wate	er flooding?				Very	low		
What is the risk of gro	oundwater	flooding?				Mino	r Constraint		
2c. Natural Environm	ient								
Is the proposal affect	ed by prior	ity habitats or spec	cies?			No			
Would the proposal I	ikely result	in adverse effects	for an e	ecological		Yes, n	ninimal impact		
corridor or network?									
Would the proposal I	ikely result	in the loss of a TPC)?			Partia	al		
Would the proposal r	esult in a lo	oss of agricultural la	and?			Yes, C	Grade 4		
What is the likely affe	ect caused	for Landscape Char	acter?			Mino	r		
What is the likely affe	ect caused	for Landscape Visib	oility?			Local	Detrimental Im	pact	
2d. Built Environmen	nt								
Is the proposal likely	to affect th	e historic environn	nent?			Yes			
Listed Building(s)	Grade	e: Multiple	Co	onservatio	on Are	a	⊠ Other		
Will the proposal pro	mote the c	oalescence of sepa	rate se	ttlements	5?	No			
2e. Other Environme	ent								
Is the proposal site lil	kely affecte	d by contaminatio	n?			No			
Is the proposal site lil	kely affecte	d by on-site struct	ures, ui	nstable la	nd	Uncertain			
or culverted waterco	urses?								
Does the topography	of the land	l constraint develo	pment	potential	?	None/Minimal			
Is the proposal comp	atible with	neighbouring land	uses?			Yes			
2f. Accessibility									
Bus Stop Proximity	80m	Se	ervice F	requency	/	20-40mins interval			
Primary School	0m	T	own or	Local		1.3k	km		
		SI	hoppin	g Centre					
Secondary School	960m	St	trategio	: Employn	nent	1.3k	km		
	<u> </u>		ite						
Open Space	350m			ence Stor	е	480			
Leisure Centre	2.4km	G	P			1.5k	m		
2g. Benefits									
Will the proposal sup				-		Ye			
Will the proposal sup	•					Ur	ncertain		
Will the proposal pro	vide for an	y other benefit in a	dditior	al to hou	sing?				
No information.									
3. Achievability									
Is the site accessible to the public highway?						New infrastructure			
						requi			
Is the site served or serviceable to utility infrastructure?						New Infrastructure			
						Required			
Is the site affected by		n easement or a ra	nsom s	trip?		Uncertain			
Is the proposal viable						Yes			
Is there any prospect for third party funding to support site delivery?						Choose an item.			



P003 Barnfield, Blacko Bar Road, Roughlee

Summary: Major greenfield site in the Forest of Bowland National Landscape. The location of the site is largely distant to existing service provision by foot, promoting travel by car. Single landowner keen to develop the site. The site is in a viable part of Pendle and will be able to support the delivery of affordable housing. The site is affected by flooding constraints and potentially heritage constraints. The development is likely to result in significant adverse effects

for the local landscape. Public benefits are not demonstrated to justify a major development in the National Landscape in accordance with the NPPF. Achievable Available Suitable Yes No Yes **Timescales (Anticipated Delivery)** 6-10 years 0-5 years 10-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 23 0 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? Immediately 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \square National Landscape BHS/SLNI/LNR/GHS Protected \boxtimes \square \square **Employment Land Primary Shopping Open Countryside** \boxtimes **Open Space** Frontage **2b.** Flooding What Flood Zone is the site in? 25-50% in Flood Zone 2/3 What is the risk of Surface Water flooding? Medium What is the risk of groundwater flooding? **Minor Constraint 2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? Yes Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Substantial What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) Srade: Multiple **Conservation Area** □ Other Yes, significant Will the proposal promote the coalescence of separate settlements? **2e. Other Environment** Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility >60mins interval **Bus Stop Proximity** 250m Service Frequency 320m **Primary School** Town or Local 2.3km

Shopping Centre

Secondary School	5.5km	Strategic Employment	4.2km			
		Site				
Open Space	0m	Convenience Store	2.4km			
Leisure Centre	4.5km	GP	3.2km			
2g. Benefits	•	·				
Will the proposal sup	port the delivery of afford	able housing?	Yes			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain			
Will the proposal pro	ovide for any other benefit	in additional to housing?				
No information						
3. Achievability						
Is the site accessible	to the public highway?		New infrastructure			
			required.			
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure			
			Required			
Is the site affected b	y any known easement or a	ransom strip?	Uncertain			
Is the proposal viable? Yes						
Is there any prospec	t for third party funding to	support site delivery?	Choose an item.			

P004 Land south of Quernmore Drive, Kelbrook

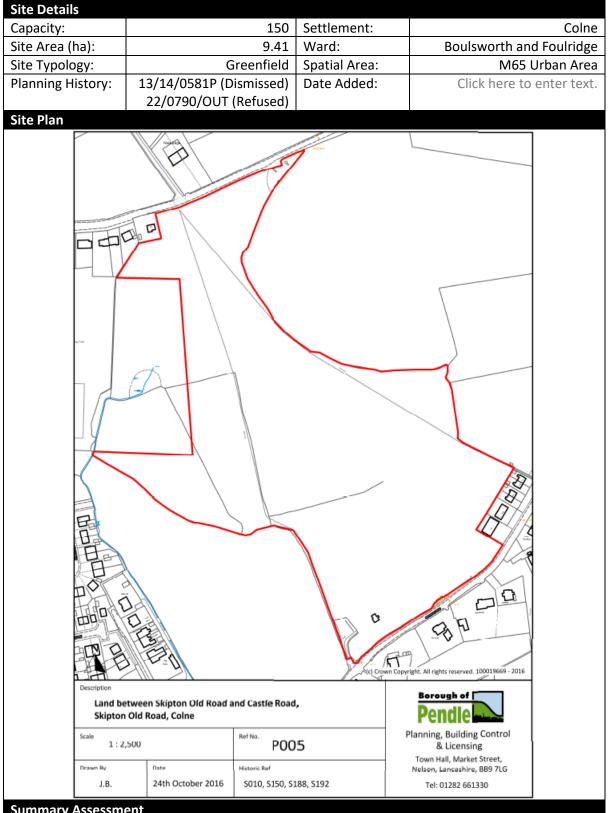


Summary: Edge of settlement greenfield site at a Rural Service Centre. The proposal is accessible to some services including relatively frequent existing bus services. The site is located to the south of the settlement on sloping ground. It would be visible to the south, however the quality of the

existing urban environment is limited. Highway constraints affect this site with Skipton Old Road unlikely to be of sufficient capacity to accommodate the development of the site.

Available			· ·	able			Achievable							
	Yes			Yes					Ur	ncerta	in			
Timescales	Timescales (Anticipated Delivery)													
		0-5 yea	rs	-			6-10 years		s 10-15 ye		0-15 years 16 ye		ars +	
2024/25	2025/26	2026/2	27	2027/28	2028/2	29								
0	0	0		0	0		30			0		0		
1. Availab														
Is the lando				orts the pro	posals fo	or t	he site?		Yes					
Is the site in	-								Yes					
Is there any										nown				
If so, what i					rights a		octrictod			ose ar		m.		
Is the site a covenants?	•	any tenan	cies,	third party	rights, c		estricted		Unc	ertain				
What are th		os for tho	avail	ability of th	o sito?				Imn	nediat	ماير			
2. Suitabi			avali	ability of th	le site!				111111	leulat	eiy			
2. Suitabil 2a. Designa	-													
Is the site a		any of the	follo	wing decig	nations?) (+;	ck all that	anr						
Green Belt	neeted by		-	I/SPA/SPAC		(1				ls Safe	בווסב	rding		
National La	ndscane			S/SLNI/LNR					otect		-Suu	Tunib		
	пизсаре		DII		/0115					/ment	Lan	h		
Open Coun	trvside	\boxtimes	Ope	en Space						y Shop				
open eeun			0,00						ontage					
2b. Floodin	g									5				
What Flood	-	e site in?							Floc	d Zon	le 1			
What is the risk of Surface Water flooding? Very low						w								
What is the	risk of gro	undwater	flood	ding?					Nor	ie				
2c. Natural	Environmo	ent												
Is the prope	osal affecte	ed by prior	ity h	abitats or s	pecies?				No					
Would the	proposal lil	kely result	in ac	lverse effec	cts for ar	n eo	cological		No					
corridor or	network?													
Would the	proposal lil	kely result	in th	e loss of a	TPO?				No					
Would the	proposal re	esult in a lo	oss o	fagricultur	al land?				Yes,	Grad	e 4			
What is the										derate				
What is the			for La	andscape V	isibility?				Mo	derate	e Imp	oact		
2d. Built En			-					r						
Is the prope									No		<u></u>			
Listed Build	<u> </u>	Grade		hoose an it	-		servation				Oth	er		
Will the pro			oales	scence of se	eparate	sett	lements?		No					
2e. Other E								<u> </u>						
Is the proposal site likely affected by contamination?							No							
Is the proposal site likely affected by on-site structures, unstable land						L L	No							
or culverted watercourses?Does the topography of the land constraint development potential?None/Minimal														
Is the prop					-		otential?		Yes		mild	I		
2f. Accessik			neig	innon illig ig	nu uses	:			162					
Bus Stop Pr	-	280m			Service		equency		20	1_10mi	inc ir	nterval		
Primary Sch		410m			Town					40m 44m	115 11	itel Val		
Fillidiy SCI		410111							2.4					
Shopping Centre														

Secondary School	2.8km	Strategic Employment	3.4km					
		Site						
Open Space	260m	Convenience Store	180m					
Leisure Centre	5.6km	GP	2.6km					
2g. Benefits								
Will the proposal sup	port the delivery of affordation	able housing?	Yes					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Yes					
Will the proposal pro	ovide for any other benefit i	n additional to housing?						
No information								
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected by	Is the site affected by any known easement or a ransom strip? Uncertain							
Is the proposal viable? Yes								
Is there any prospect	t for third party funding to s	support site delivery?	Choose an item.					



P005 Land between Skipton Old Road and Castle Road, Colne

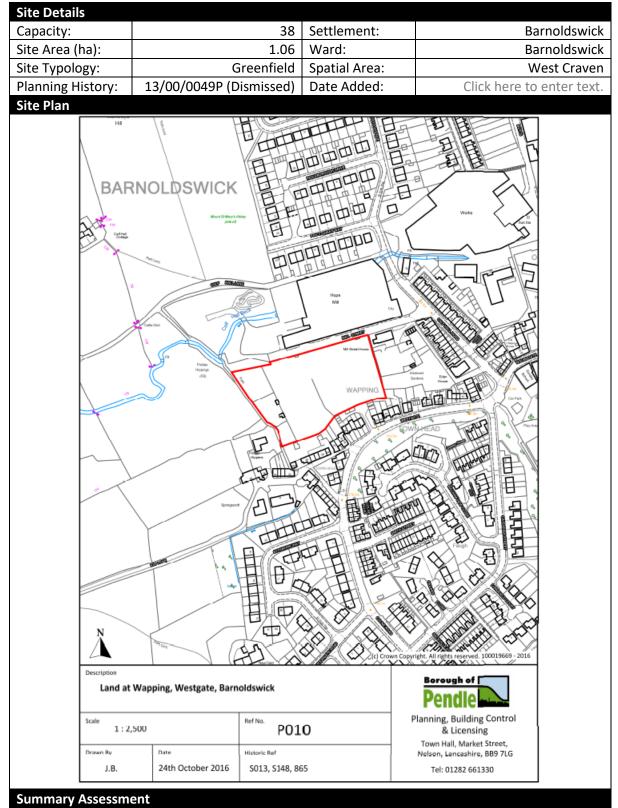
Summary Assessment

Summary: Edge of settlement greenfield site. Previous larger proposal on this site was dismissed for its effects on the historic environment with smaller lower part of the site allowed (and now built). Most recent proposal to develop top part of the site was refused. The site is subject to ecological sensitivity fulfilling a role for protected species in its existing condition. The site is

visible to a large area and affords important views of Colne town centre. The site is part of recreational routes along the eastern edge of Colne and affords easy access for residents into the open countryside. The site has been nominated for designation as Local Green Space.

Available			Suit			Achievable					
	Yes			Uncert	ain	Yes					
Timescales	cales (Anticipated Delivery)										
)-5 yea				6-10 yea	irs	10-15 years	16 yea	ars +	
2024/25		2026/2		2027/28	2028/29			,	,		
0	0	0		0	0	100		50	0		
1. Availab	ility		J.		L						
Is the lando	wner(s) awar	e and s	uppo	rts the pro	posals for t	he site?		Yes			
Is the site in	single lando	wnersh	ip?		-			Yes			
Is there any	developer int	terest i	n the	site?				Yes			
If so, what i	s the develop	er invo	lveme	ent?				Choose an ite	m.		
Is the site a	ffected by any	/ tenan	cies, t	third party	rights, or re	estricted		No			
covenants?											
What are th	e timescales	for the	availa	ability of th	ne site?			Immediately			
2. Suitabil	-										
2a. Designa											
	ffected by any	of the				ck all that					
Green Belt			SSSI	/SPA/SPAC	2		Μ	inerals Safegua	rding	\boxtimes	
National La	ndscape		BHS	/SLNI/LNR	/GHS		Pr	otected			
							En	nployment Lan	d		
Open Count	ryside	\boxtimes] Open Space 🗌					/ // 0 _			
							Fr	ontage			
2b. Floodin	-										
	Zone is the si							Flood Zone 1			
	risk of Surfac			-				Very low			
	risk of ground		flood	ling?				None			
	Environment										
	sal affected b					<u> </u>		Yes, adjoins site			
	proposal likely	/ result	in ad	verse effec	cts for an ec	cological		Yes, minimal i	mpact		
corridor or			الم الح	o loss of o .				Doutial			
-	proposal likely proposal resul							Partial			
	likely affect c							Yes, Grade 4 Moderate			
	likely affect c							Moderate Imp	vact		
2d. Built En		auseu		nuscape v	ISIDIIILY !			would are min	Jaci		
	sal likely to a	ffoct th	o hict	toric envira	nment?			Yes			
Listed Build		Grade	1	lultiple		servation	۸r		or		
	posal promot						1	No			
		e the t	Uales		eparate sett	lements		NO			
2e. Other Environment Is the proposal site likely affected by contamination?							No				
Is the proposal site likely affected by contamination?						4	No				
or culverted watercourses?						~					
Does the topography of the land constraint development potential?							None/Minima				
	Is the proposal compatible with neighbouring land uses?							Yes			
2f. Accessib	-		- 0'								
Bus Stop Pr		0m			Service Fr	equency		40-60mins ir	nterval		
	-,	•				1					

Primary School	550m	Town or Local	1.5km			
		Shopping Centre				
Secondary School	600m	Strategic Employment	1.4km			
		Site				
Open Space	620m	Convenience Store	410m			
Leisure Centre	2.5km	GP	1.5km			
2g. Benefits						
Will the proposal sup	port the delivery of afford	able housing?	Yes			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Yes			
Will the proposal pro	vide for any other benefit	in additional to housing?				
Most recent proposa	Is include the provision of a	a new community café.				
3. Achievability						
Is the site accessible	to the public highway?		New infrastructure			
			required.			
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure			
		Required				
Is the site affected by any known easement or a ransom strip? No						
Is the proposal viable? Yes						
Is there any prospect	for third party funding to	support site delivery?	Choose an item.			



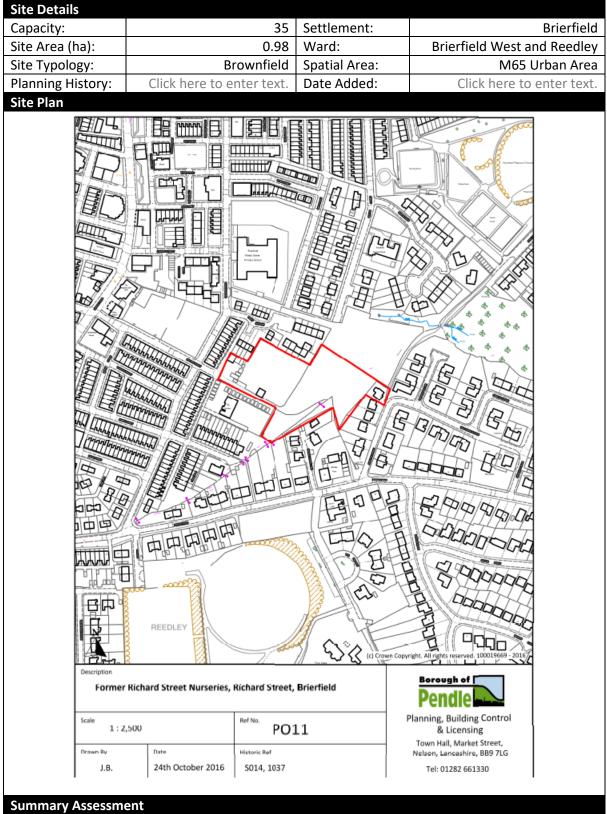
P010 Land at Wapping, Barnoldswick

Summary: Greenfield site located within the settlement boundary of Barnoldswick. The site is enclosed on three sides by existing development, including a functioning industrial use to the north, raising concerns of land use compatibility and connected amenity issues. The site has been previously promoted for housing but refused and dismissed due to policy conflict. The site is

affected by flood risk from surface water flooding and groundwater. Highway constraints affect the site's accessibility with potential conflict with goods vehicles associated with the adjacent mill.

Available				Suit	able	0		Achieval	ole			,		
	Yes				Uncerta	ain					Yes			
Timescales	(Anticipa	ted	Deliver	·y)										
		C)-5 yea	rs				6-10 yea	rs	10-1	15 yea	rs 1	6 yea	ars +
2024/25	2025/26	5	2026/2	27	2027/28	2028/2	29							
0	0		0		0	0		0			38		0	
1. Availat	bility													
Is the land	owner(s) a	ware	e and s	uppc	orts the pro	posals fo	or t	he site?		Yes				
Is the site i	n single la	ndov	wnersh	ip?						No				
Is there any	y develope	er int	terest i	n the	site?					Unkr	nown			
If so, what	is the dev	elop	er invo	lvem	ent?					Choo	ose an	item.		
Is the site a	affected by	y any	y tenan	cies,	third party	rights, c	or re	estricted		Unce	ertain			
covenants?	2													
What are t	he timesca	ales f	for the	avail	ability of th	ne site?				0-5 y	/ears			
2. Suitabi	ility	leveloper interest in the site? Unknown the developer involvement? Choose an item. ected by any tenancies, third party rights, or restricted Uncertain timescales for the availability of the site? 0-5 years y 0ns ected by any of the following designations? (tick all that apply) SSSI/SPA/SPAC dscape BHS/SLNI/LNR/GHS Protected gside Open Space Primary Shopping rontage Flood Zone 1 isk of Surface Water flooding? sk of groundwater flooding? Major Constraint nvironment al affected by priority habitats or species? No												
2a. Designa	ability No adowner(s) aware and supports the proposals for the site? Yes e in single landownership? No any developer interest in the site? Unknown at is the developer involvement? Choose an item. e affected by any tenancies, third party rights, or restricted Uncertain ts? 0-5 years bility at the timescales for the availability of the site? 0-5 years bility at a the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? (tick all that apply) Incertain e affected by any of the following designations? Protected untryside Open Space Primary Shopping fing Flood Zone 1 He risk of Surface Water flooding? the risk of g													
Is the site a	affected by	y any	of the				' (ti	ck all that	арр	oly)				
Green Belt									Mi	ineral	s Safe	guard	ing	
National La	indscape			BHS	S/SLNI/LNR	/GHS								
									Employment Land					
Open Coun	itryside			Оре	en Space				Pri	imary	Shop	ping		
									Fro	ontag	e			
2b. Floodin	•													
										Floo	d Zone	e 1		
										<u> </u>				
				floo	ding?					Majo	or Con	strain	t	
										No				
	· ·		/ result	in ac	lverse effec	cts for ar	n ec	cological		No				
	· · ·													
							_							
					· ·									
			aused	tor La	andscape V	isibility?				Not	visible			
									<u> </u>					
		to a							_			011		
Listed Build	<u> </u>	\square	Grade								\boxtimes (Other		
Will the pro	· ·		e the c	oales	scence of se	eparate s	sett	lements?		No				
2e. Other E														
Is the prop								table I.	_	No				
Is the prop		-		ea by	on-site stru	ictures,	uns	stable land	ג	No				
or culverte				1 ~~ ~	otroint de		+	oto::-12	\rightarrow	N	o / N 4 : '			
Does the to						•	<u> </u>	otential?	\rightarrow		e/Mini			
Is the prop		atib	ie with	neig	nbouring la	na uses	'			Pote	ntial Is	ssues		
	Accessibility Stop Proximity 140m Service Frequency >60mins interval													
Bus Stop Pr										-		Interv	al	
Primary Scl	nool	4/(0m			Town				210	Jm			
						Shoppi	ng	centre						

Secondary School	940m	Strategic Employment Site	210m			
Open Space	270m	Convenience Store	480m			
Leisure Centre	750m	GP	440m			
2g. Benefits	g. Benefits					
Will the proposal sup	ill the proposal support the delivery of affordable housing?					
Will the proposal sup	(ill the proposal support the delivery of self-build/custom build homes?					
Will the proposal pro	Vill the proposal provide for any other benefit in additional to housing?					
No information						
3. Achievability						
Is the site accessible	to the public highway?		New infrastructure			
			required.			
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure			
			Required			
Is the site affected by	y any known easement or	a ransom strip?	Uncertain			
Is the proposal viable	2?		Yes			
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.			

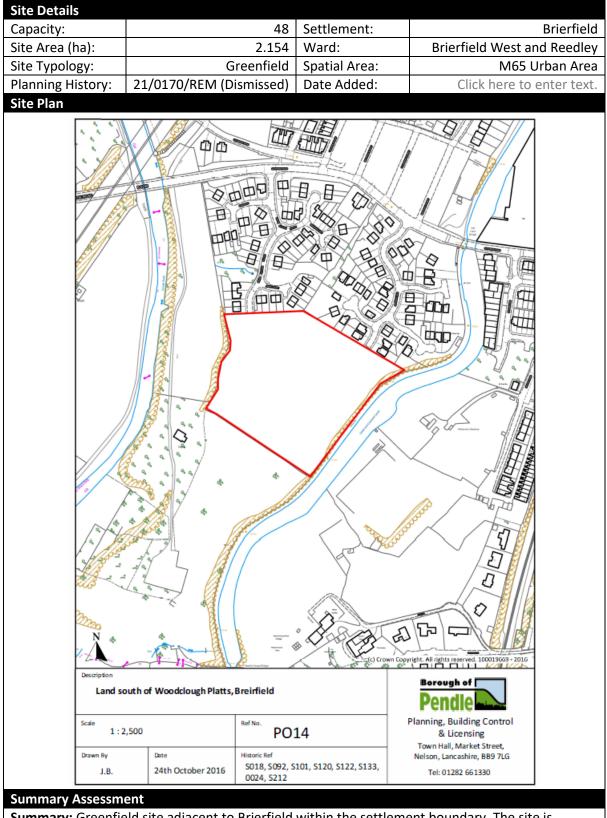


P011 Former Richard Street Nurseries, Brierfield

Summary: Previously developed site within Brierfield now overgrown. The site is highly accessible to a wide range of services. The site is relatively unaffected by biodiversity or heritage constraint. Flooding does however affect part of the site. The availability of the site is not known. The site is in an area of Pendle which experiences poor viability.

Available			Suit	table		Achievak	ole				
L	Incertain			Yes				Uncert	ain		
Timescales	(Anticipa	ted Delive	ry)								
		0-5 yea	rs			6-10 yea	rs	10-15 y	ears	16 yea	ars +
2024/25	2025/26	5 2026/2	27	2027/28	2028/29			-		-	
0	0	0		0	0	0		35		0	
1. Availab	ility				L	L					
Is the lando	wner(s) a	ware and s	uppc	orts the pro	posals for t	he site?		Uncertai	n		
Is the site ir	n single la	ndownersh	nip?					Yes			
Is there any				e site?				Unknow	n		
If so, what i	s the dev	eloper invo	lvem	ent?				Choose a	an ite	m.	
Is the site a	ffected by	/ any tenar	icies,	third party	rights, or re	estricted		Uncertai	n		
covenants?											
What are th	ne timesca	ales for the	avail	ability of th	ne site?			Unknow	n		
2. Suitabil	ity										
2a. Designa	tions										
Is the site a	ffected by	/ any of the				ck all that	арр	ly)			
Green Belt			SSS	I/SPA/SPAC			Mi	nerals Sa	fegua	rding	
National La	ndscape		BHS	S/SLNI/LNR	/GHS		Pro	otected			
							Em	ploymen	it Lan	d	
Open Count	tryside		Ope	en Space				mary Sho	oppin	3	
							Fro	ntage			
2b. Floodin	-										
What Flood								<25% in	Flood	Zone 2	./3
What is the								High		_	
What is the	_		floo	ding?				Minor Co	onstra	aint	
2c. Natural											
Is the propo								No			
Would the p	•	•	: in ac	dverse effe	cts for an ed	cological		No			
corridor or											
Would the p								No			
Would the p								No, urba			
What is the				•				Little or			
What is the			for La	andscape V	isibility?			Not visib	le		
2d. Built En											
Is the propo			-					No			
Listed Build	0.7	Grade		hoose an it		servation		-	Oth		
Will the pro	· ·		coales	scence of se	eparate sett	lements?		Choose a	an ite	m.	
2e. Other E											
Is the propo								Uncertai			
Is the propo			ed by	on-site stru	uctures, uns	stable land	c c	Uncertai	n		
or culverted						at a stal 2		Nama /NA		.1	
Does the to						otential?		None/M	inima	1	
Is the propo		atible with	neig	nbouring la	na uses?			Yes			
2f. Accessib	-	240						(20)			
Bus Stop Pr		240m			Service Fr			<20mir	is inte	erval	
Primary Sch	1001	200m			Town or L			220m			
Cocondora	School	1.064			Shopping			2 21/00			
Secondary S		1.06km			Strategic I Site		:110	2.2km			

Open Space	40m	Convenience Store	330m					
Leisure Centre	2.77km	GP	470m					
2g. Benefits								
Will the proposal sup	port the delivery of affore	dable housing?	No					
Will the proposal sup	port the delivery of self-b	ouild/custom build homes?	9 Uncertain					
Will the proposal pro	vide for any other benefit	t in additional to housing?						
No information.								
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	erviceable to utility infras	tructure?	Yes					
Is the site affected by	/ any known easement or	a ransom strip?	Uncertain					
Is the proposal viable	?		No					
Is there any prospect	for third party funding to	support site delivery?	No					



P014 Land South of Wood Clough Platts, Brierfield

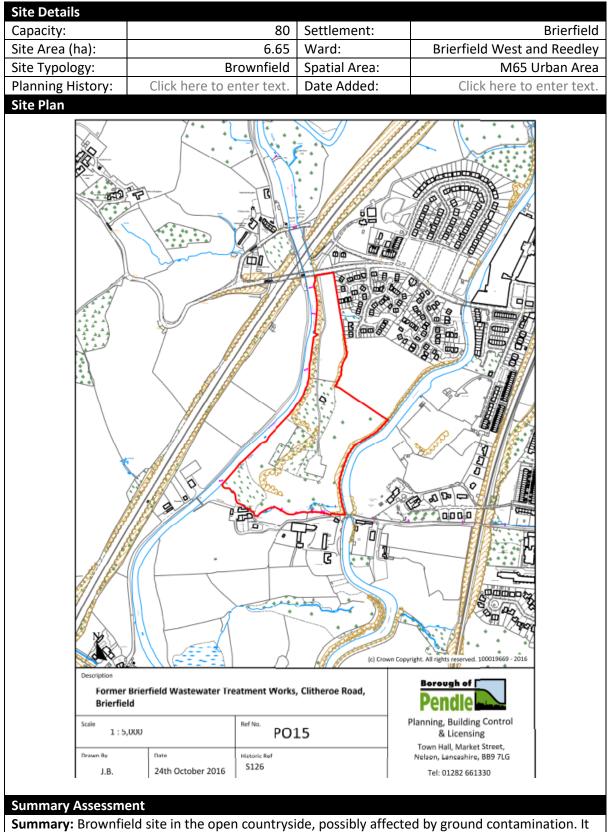
Summary: Greenfield site adjacent to Brierfield within the settlement boundary. The site is located within walking distance of Brierfield Town Centre and the majority of existing services. The site experiences some ecological sensitivity due its location adjacent to the Leeds and Liverpool Canal, and experiences moderate effects on landscape owing to its sloping topography.

Some flooding is experienced within the site which will need to be managed through the site layout. The principle of developing homes on the site has previously been accepted by way of a recently lapsed planning consent. The detailed scheme was refused and dismissed for design issues.

Available		Suita	ahle		Achieval	hle			
Yes		Juite	Yes		Actile Val	JIC	Uncertain		
Timescales (Anticipate	d Deliver		163				oncertain		
Timescales (Anticipate	0-5 yea				6-10 yea	rc	10-15 years	16 yea	arc ⊥
2024/25 2025/26	2026/2		2027/28	2028/29	0-10 yea	11.5	10-15 years	10 966	ai 5 +
0 0	12		12	12	12		0	0	
1. Availability	12		12	12	12		0	0	
Is the landowner(s) aw	are and s	unnor	ts the pro	nosals for t	ha sita?		Yes		
Is the site in single land			ts the pro		ne site:		Yes		
Is there any developer			site?				Yes		
If so, what is the developed							Owner		
Is the site affected by a	-			rights or r	estricted		No		
covenants?	iny tenan	icies, t	initu party	fights, of f	estricted		NO		
What are the timescale	es for the	availa	bility of th	ne site?			Immediately		
2. Suitability		avana							
2a. Designations									
	any of the	follov	wing desig	nations? (ti	ck all that	ар	olv)		
Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC									
National Landscape		-	/SLNI/LNR				otected		
		0113/					nployment Lan	d	
Open Countryside		Oper	n Space				imary Shopping		
		000					ontage		
2b. Flooding							0		
What Flood Zone is the	site in?						<25% in Flood	Zone 2	2/3
What is the risk of Surf		er floo	ding?				High		
What is the risk of grou			-				Minor Constra	aint	
2c. Natural Environme			0						
Is the proposal affected	d by prior	rity ha	bitats or s	pecies?			No		
Would the proposal lik		-			cological		Yes, minimal i	mpact	
corridor or network?	-				-				
Would the proposal lik	ely result	in the	e loss of a ⁻	TPO?			Partial		
Would the proposal re-	sult in a lo	oss of	agricultura	al land?			Yes, Grade 4		
What is the likely affec	t caused	for Lar	ndscape Cl	haracter?			Moderate		
What is the likely affec	t caused t	for Lar	ndscape Vi	isibility?			Moderate Imp	bact	
2d. Built Environment									
Is the proposal likely to	o affect th	ne hist	oric envirc	onment?			No		
Listed Building(s)] Grade	e: Ch	ioose an it	em. Cor	nservation	Are	ea 🗌 Oth	er	
Will the proposal promote the coalescence of separate settlements? No									
2e. Other Environment									
Is the proposal site like	ly affecte	ed by c	contamina	tion?			No		
Is the proposal site like	ly affecte	ed by c	on-site stru	uctures, uns	stable land	k	No		
or culverted watercour	rses?								
Does the topography o	of the land	d cons	traint deve	elopment p	otential?		None/Minima		
Is the proposal compat	ible with	neigh	bouring la	nd uses?			Yes		
2f. Accessibility									
Bus Stop Proximity	500m			Service Fr	equency		<20mins inte	erval	

Primary School	760m	Town or Local	370m					
		Shopping Centre						
Secondary School	940m	Strategic Employment	2.4km					
		Site						
Open Space	0m	Convenience Store	520m					
Leisure Centre	2.49km	GP	680m					
2g. Benefits								
Will the proposal sup	port the delivery of afford	able housing?	No					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No					
Will the proposal pro	vide for any other benefit	in additional to housing?						
None.								
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure					
Is the site affected by	s the site affected by any known easement or a ransom strip?							
Is the proposal viable	2?		Marginal					
Is there any prospect	for third party funding to	support site delivery?	Choose an item.					

P015 Former Brierfield Wastewater Treatment Works, Clitheroe Road, Brierfield



is unclear how access to the site will be gained. The site is subject to a tree re-stocking order

which means the site cannot come forward for development within the next 10 years. The site has been nominated for consideration for Local Green Space designation. Available Suitable Achievable Yes Uncertain Uncertain Timescales (Anticipated Delivery) 0-5 years 6-10 years 10-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 0 80 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? Immediately 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \boxtimes \square \square National Landscape BHS/SLNI/LNR/GHS Protected \square \boxtimes \square **Employment Land Primary Shopping Open Countryside** \boxtimes **Open Space** Frontage **2b.** Flooding What Flood Zone is the site in? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? **Minor Constraint 2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? Uncertain Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Potential Issues 2f. Accessibility 300m **Bus Stop Proximity** Service Frequency >60mins interval **Primary School** 2km Town or Local 730m Shopping Centre

Secondary School	1.54km	Strategic Employment Site	2.50km					
Open Space	0m	Convenience Store	650m					
Leisure Centre	3.1km	GP	900m					
2g. Benefits								
Will the proposal sup	port the delivery of afford	able housing?	Uncertain					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain					
Will the proposal pro	ovide for any other benefit i	n additional to housing?						
Promoted as a specia	alist housing site for a retire	ement community.						
3. Achievability								
Is the site accessible	to the public highway?		No					
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected by any known easement or a ransom strip? Uncertain								
Is the proposal viable? No								
Is there any prospect	t for third party funding to s	support site delivery?	No					

Site Details 9 Settlement: Capacity: Salterforth Site Area (ha): 0.56 Ward: Earby and Coates Site Typology: Greenfield Spatial Area: West Craven 13/15/0169P (Dismissed) Date Added: **Planning History:** Click here to enter text. Site Plan Salterforth \Diamond d AR. vn Copyright, All rights reserved, 100019669 - 2016 (c) Crow Description Borough of Roughs Barn, Salterforth Lane, Salterforth Pendle Planning, Building Control Ref No. Scale 1:2,500 PO16 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG 5019, 5021, 5127, 5143, 5170, 5171 24th October 2016 J.B. Tel: 01282 661330 **Summary Assessment**

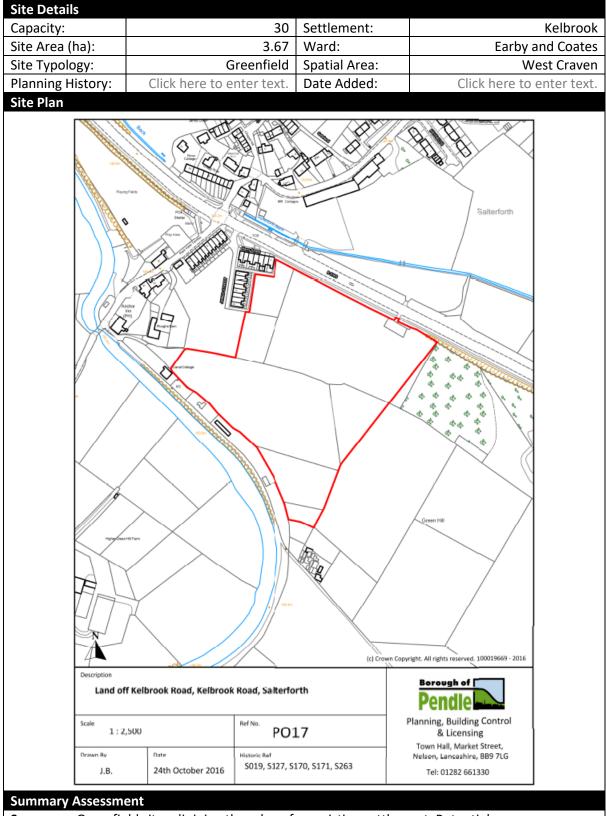
P016 Roughs Barn, Salterforth Lane, Salterforth

Summary: Small scale greenfield site adjacent to the settlement boundary of Salterforth on a site which is largely contained by existing uses. The scale of the proposal is proportionate to the scale of the village. The proposal however faces access constraints. This ultimately led to the dismissal

of an earlier appeal for the development of this site. It is at present unclear how these issues can be overcome. The site has been nominated for designation as Local Green Space.

Available			1	table	acsignat		Achievak		n Spc	icc.			
	Yes			Uncert	ain				Un	certa	in		
Timescales	(Anticipat	ted Delive	ry)										
		0-5 yea					6-10 yea	rs	10-1	L5 ye	ars	16 ye	ars +
2024/25	2025/26	5 2026/2	27	2027/28	2028/2	29							
0	0	0		0	0		0			0		g	
1. Availabi	-												
Is the lando				orts the pro	posals fo	or t	he site?	-	Yes				
Is the site in									Yes				
Is there any	•								Yes				
If so, what is										ose a	n iter	n.	
Is the site af	fected by	any tenan	icies,	third party	rights, o	or re	estricted		No				
covenants?				- - : :4 . f . 4					1	1'4			
What are th		les for the	avai	ability of tr	ne site?				lmm	ediat	ely		
2. Suitabili	-												
2a. Designat	affected by any of the following designations? (tick all that appl										(νίαα		
Green Belt	Tected by	· _		<u> </u>		(1				c Saf	00112	rding	\boxtimes
	decana								tecte		egua	rung	
National Lar	luscape		□ BHS/SLNI/LNR/GHS ⊠								: Land	4	
Open Count	rvside		One	en Space									
open count	iyside		Opt	en space					ntag		phile	6	
2b. Flooding	7							110	Tontage				
What Flood		ne site in?							Floo	d Zor	ne 1		
What is the			er floo	oding?					Very				
What is the									None				
2c. Natural										-			
Is the propo			rity h	abitats or s	pecies?				No				
Would the p						n ec	cological		No				
corridor or r	•						U U						
Would the p	proposal li	ikely result	in th	e loss of a [·]	TPO?				No				
Would the p	proposal r	esult in a l	oss o	fagricultur	al land?				Yes,	Grad	e 4		
What is the	likely affe	ect caused	for La	andscape C	haracter	?			Minc	or			
What is the	likely affe	ect caused	for La	andscape V	isibility?				Not	visibl	e		
2d. Built Env	vironmen	nt											
Is the propo	sal likely	to affect th	ne his	toric enviro	onment?)			Unce	ertair	า		
Listed Buildi	ng(s)	🛛 Grade	e: N	Aultiple	(Cor	nservation	Are	а		Oth	er	
Will the pro			coales	scence of se	eparate s	sett	tlements?		No				
2e. Other Er													
Is the propo									No				
Is the propo		•	ed by	on-site stru	uctures,	uns	stable land	ł	No				
or culverted								\square					
Does the to					-		otential?			e/Mi	nima		
Is the propo		atible with	neig	hbouring la	nd uses	?			Yes				
2f. Accessib					1 -				<u> </u>				
Bus Stop Pro		130m					equency				ins ir	iterval	
Primary Sch	ool	290m			Town o				1.7	km			
					Shoppi	ng	Centre						

Secondary School	1.2km	Strategic Employment	1.7km				
		Site					
Open Space	60m	Convenience Store	1.33km				
Leisure Centre	1.2km	GP	1.7km				
2g. Benefits	·	·					
Will the proposal sup	port the delivery of afford	able housing?	No				
Will the proposal sup	Vill the proposal support the delivery of self-build/custom build homes?						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?						
No Information.							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected b	the site affected by any known easement or a ransom strip?						
Is the proposal viable	he proposal viable?						
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.				



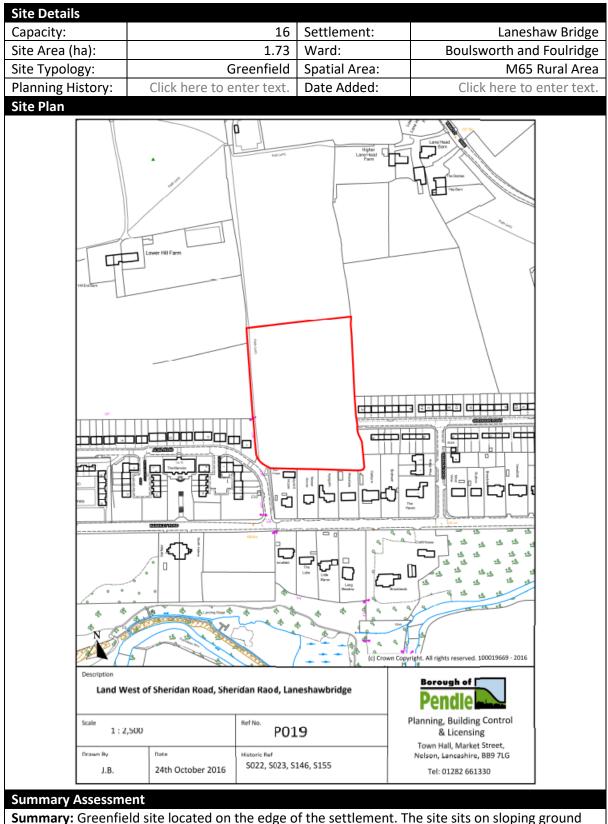
P017 Land off Kelbrook Road, Salterforth

Summary: Greenfield site adjoining the edge of an existing settlement. Potential access constraint. Moderate effects on landscape including the setting of the settlement, with a risk of flooding which would need careful management through the site layout. Broader constraints are generally limited to policy. The site has been nominated for designation as Local Green Space.

Available			Suit	able		Achieval	ole					
	Yes			Yes					Yes			
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea	rs			6-10 yea	nrs	10	-15 ye	ears	16 yea	ars +
2024/25	2025/26			2027/28	2028/29							
0	0	0		0	0	30			0		0	
1. Availab	ility			L	L	L						
Is the lando	-	ware and s	uppc	orts the pro	posals for t	he site?		Yes				
Is the site ir	n single la	ndownersh	nip?	•				Yes				
Is there any	-			site?				Unl	know	n		
If so, what i	s the dev	eloper invo	lvem	ent?				Cho	oose a	an ite	m.	
Is the site a	ffected by	/ any tenar	icies,	third party	rights, or re	estricted		Und	certai	n		
covenants?												
What are th	ne timesca	ales for the	avail	ability of th	ne site?			Imr	nedia	tely		
2. Suitabil	ity											
2a. Designa												
Is the site a	ffected by	/ any of the		<u> </u>		ck all that	<u> </u>					
Green Belt			SSS	I/SPA/SPAC	2		Mi	nera	als Sa	fegua	rding	\boxtimes
National La	ndscape		BHS	S/SLNI/LNR	/GHS	\boxtimes		otec				
										t Lan		
Open Count	tryside	\boxtimes	Ope	en Space					•	opping	3	
							Frc	onta	ge			
2b. Floodin	-							-				
What Flood									od Zo	ne 1		
What is the								Hig				
What is the	_		1000	ding?				Nor	ne			
2c. Natural			21 L					N				
Is the propo								No				
Would the provide the provided the provided the corridor or th	•	•	in ac	iverse effec	cts for an ec	cological		res	, min	imai i	mpact	
Would the			in th				_	No				
Would the							_		, Gra			
What is the							-		derat			
What is the										.e :e Imp	act	
2d. Built En				anuscape v	ISIDIIILY !			IVIO	uerat	e iiii	Jaci	
Is the prope			his his	toric envira	nment?			No				
Listed Build		Grade	-	hoose an it		servation	Δre			Oth	٥r	
Will the pro	0.7							No		oth		
2e. Other E	· ·		Juales		eparate sett	lements:		NU				
Is the prope			hv hv	contamina	tion?			No				
Is the prope		,				table land		No				
or culverted			LU Dy	on site stre	actures, une			NO				
Does the to			d con	straint dev	elopment p	otential?		Nor	ne/M	inima		
Is the prope								Yes				
2f. Accessib												
Bus Stop Pr	-	800m			Service Fr	equency		20)-40n	nins ir	nterval	
Primary Sch		290m			Town or L			_	7km			
,					Shopping							
Secondary S	School	1.2km			Strategic I Site		ent	1.	7km			

Open Space	200m	Convenience Store	1.38km				
Leisure Centre	1.2km	GP	1.8km				
2g. Benefits							
Will the proposal sup	port the delivery of afford	able housing?	Yes				
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain				
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?						
No information							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected by	/ any known easement or a	a ransom strip?	Uncertain				
Is the proposal viable	?		Yes				
Is there any prospect	for third party funding to	support site delivery?	Choose an item.				

P019 Land west of Sheridan Road, Laneshaw Bridge



Summary: Greenfield site located on the edge of the settlement. The site sits on sloping ground and as such its development may affect the setting of the settlement and wider landscape character. Though development which is restricted to the southern field may help to limit these effects. The topography of the site creates challenges of access and development layout. The site

experiences drainage issues which will need careful management through its design and development.

development	•						1					
Available			Suit	able			Achieva	ble				
	Yes			Yes					Unce	rtain		
Timescales (A	Anticipat	ed Deliver	·y)									
		0-5 yea	rs				6-10 yea	ars	10-15	years	16 ye	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/2	29						
0	0	0		0	0		16		()	C)
1. Availabili	ty											
Is the landow	ner(s) av	vare and s	uppo	rts the pro	posals f	or t	he site?		Yes			
Is the site in s	ingle lan	downersh	ip?	-	-				Yes			
Is there any d	leveloper	^r interest i	n the	site?					Unkno	wn		
If so, what is									Choose	e an ite	em.	
Is the site affe		•			rights, o	or re	estricted		Uncert	ain		
covenants?		•		. ,	0 /							
What are the	timescal	es for the	availa	ability of th	ne site?				0-5 yea	ars		
2. Suitabilit				,					,			
2a. Designati	-											
Is the site affe		anv of the	follo	wing desig	nations	? (ti	ck all that	apr	olv)			
Green Belt			1						nerals S	Safegua	arding	
National Land									otected			
	ndscape 🗌 BHS/SLNI/LNR/GHS 🗌								nployme		nd	
Open Country	vside	\boxtimes	One	n Space					mary Sl			
open country	Joide		ope	nopuce					ontage		δ	
2b. Flooding												
What Flood Z	one is th	e site in?							Flood 2	7one 1		
What is the ri			er floo	ding?					Very lo			
What is the ri									Major		aint	
2c. Natural E									major	0011011	anne	
Is the propos			itv ha	bitats or s	necies?				No			
Would the pr						n eo				inimal	impact	
corridor or ne	•	(ery resure	muu	verse erret			cological		105,111	inninai	impact	
Would the pr		celv result	in the	e loss of a	TPO?				No			
Would the pr		-							Yes, Gr	ade 4		
What is the li	•			-		r?			Moder			
What is the li	-			-					Minor		+	
2d. Built Envi			101 24	nuscupe r						mpaer		
Is the propos			ne hist	oric enviro	nment	2			No			
Listed Buildin		Grade		noose an it			servation	h Are		Oth	her	
Will the prop	.								No			
2e. Other Env			oures		parate	JCII						
Is the propos		-	d by	contamina	tion?				No			
Is the propos						ung	table land	Ч	No			
or culverted v		•	uby	on-site stit	uctures,	uns		u	NO			
Does the top				traint dov	elonmer	nt n	otential?		Minor			
Is the propos									Yes			
2f. Accessibil			neigi	inoni illă la	nu uses	:			162			
	-	110m			Convie	<u>م ۲</u>	000000		20.40)minc :	ntonial	
Bus Stop Prox		900m			Town		equency		20-40 2.6km		nterval	
Primary Scho		30011							2.06	11		
					Suobb	шg	Centre					

Secondary School	2.4km	Strategic Employment Site	2.6km
Open Space	400m	Convenience Store	1.7km
Leisure Centre	3.8km	GP	2.8km
2g. Benefits	•		
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			
No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure
			required.
Is the site served or serviceable to utility infrastructure? N			New Infrastructure
			Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

Site Details 16 Settlement: Capacity: Salterforth Site Area (ha): 0.52 Ward: Earby and Coates Site Typology: Greenfield Spatial Area: West Craven 18/0212/RES (Dismissed) Date Added: **Planning History:** Click here to enter text. Site Plan (c) Crown Copyright. All rights reserved. 100019669 - 2016 Descripti Borough of [Land South West of Spen Head Farm, Earby Road, Salterforth Pend le Planning, Building Control Ref No. Scale 1:2,500 P020 & Licensing Town Hall, Market Street, Date Drawn By Historic Ref Nelson, Lancashire, BB9 7LG S024 J.B. 24th October 2016 Tel: 01282 661330 Summary Assessment Summary: Greenfield site adjacent to settlement boundary of Salterforth. The proposal has limited relationship to the existing settlement increasing the magnitude of associated landscape effects of developing the site. A previous proposal was refused and dismissed for its landscape effects and effects on highway safety. Available Suitable Achievable

P020 Land south west of Spen Head Farm, Earby Road, Salterforth.

Yes		Yes						
Timescales (Anticipa	ted Deliver	·y)						
	0-5 yea			6-10 yea	rs 1	LO-15 years	16 ye	ars +
2024/25 2025/20			2028/29					
0 0	0	0	0	0		0	10	6
1. Availability								
Is the landowner(s) a	ware and s	upports the pro	posals for t	he site?	Y	es		
Is the site in single la					Y	es		
Is there any develop		-			U	Inknown		
If so, what is the dev	eloper invo	lvement?			С	hoose an ite	em.	
Is the site affected b			rights, or r	estricted	U	Incertain		
covenants?			-					
What are the timesc	ales for the	availability of th	ne site?		0	-5 years		
2. Suitability								
2a. Designations								
Is the site affected by	y any of the	following desig	nations? (ti	ck all that	apply	/)		
Green Belt		SSSI/SPA/SPAC	2		Mine	erals Safegua	arding	
National Landscape		BHS/SLNI/LNR	/GHS	\boxtimes	Prot	ected		
					Emp	loyment Lan	d	
Open Countryside	\boxtimes	Open Space			Prim	ary Shoppin	g	
					Fron	tage		
2b. Flooding								
What Flood Zone is t	he site in?				F	lood Zone 1		
What is the risk of Su	urface Wate	er flooding?			Н	ligh		
What is the risk of gr	oundwater	flooding?			N	lone		
2c. Natural Environn	nent							
Is the proposal affect	ted by prior	ity habitats or s	pecies?		N	lo		
Would the proposal	likely result	in adverse effe	cts for an e	cological	N	lo		
corridor or network?								
Would the proposal	likely result	in the loss of a	TPO?		N	lo		
Would the proposal	result in a lo	oss of agricultur	al land?		Y	es, Grade 4		
What is the likely affect caused for Landscape Character?				N	Moderate			
What is the likely aff	ect caused	for Landscape V	isibility?		N	Ioderate Im	pact	
2d. Built Environme	nt							
Is the proposal likely	to affect th	e historic enviro	onment?		N	lo		
Listed Building(s)	Grade	e: Choose an it	em. Cor	nservation	Area	🗌 Otł	ner	
Will the proposal pro		oalescence of se	eparate set	tlements?	N	0		
2e. Other Environme								
Is the proposal site li						lo		
Is the proposal site li	•	ed by on-site stru	uctures, un	stable land	N k	lo		
or culverted waterco								
Does the topography				otential?	N	lone/Minima	al	
Is the proposal comp	atible with	neighbouring la	nd uses?		Y	es		
2f. Accessibility			1					
Bus Stop Proximity	100m		Service Fr			20-40mins i	nterval	
Primary School	640m		Town or L			2.2km		
			Shopping					
Secondary School	1.6km		-	Employme	ent	2.2km		
	4.00		Site	<u> </u>		4.01		
Open Space	130m		Convenie	nce Store		1.8km		

Leisure Centre	1.6km	GP	1.8km			
2g. Benefits						
Will the proposal sup	port the delivery of afford	able housing?	Yes			
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain			
Will the proposal pro	vide for any other benefit	in additional to housing?				
No information.						
3. Achievability						
Is the site accessible	Is the site accessible to the public highway?					
required.						
Is the site served or s	New Infrastructure					
Required						
Is the site affected by	y any known easement or a	a ransom strip?	Uncertain			
Is the proposal viable	2?		Yes			
Is there any prospect for third party funding to support site delivery? Choose an item.						

Capacity: 37 Settlement: Coln Site Area (ha): 1.22 Ward: Waterside and Horsfeld Site Typology: Brownfield Spatial Area: M65 Urban Area Planning History: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Site Plan Office Area Click here to enter text. Date Added: Click here to enter text. Site Plan Office Area Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Office Area Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Office Area Office Area Office Area Office Area Office Area Site Plan Office Area Office Area Office Area Office Area Office Area Office Area Site Plan Office Area Office Area Office Area Office Area Office Area Office Area Site Plan Office Area Office Area Office Area </th <th>Site Details</th> <th></th> <th></th> <th></th> <th></th>	Site Details				
Site Typology: Brownfield Spatial Area: M65 Urban Are Planning History: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Click here to enter text. Date Added: Click here to enter text. Site Plan Date Added: Date Added: Date Added: Click here to enter text. Site Plan Date Added: Date Added: Date Added: Click here to enter text. Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Date Added: Da	Capacity:		37	Settlement:	
Planning History: Click here to enter text Date Added: Click here to enter text Site Plan Click here to enter text Date Added: Click here to enter text Site Plan Click here to enter text Date Added: Click here to enter text Site Plan Click here to enter text Date Added: Click here to enter text Site Plan Click here to enter text Date Added: Click here to enter text Site Plan Site Plan Site Plan Site Plan Site Plan Site Plan Site Plan SiteP					
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		Click here to e	nter text.	Date Added:	Click here to enter tex
Scale Ref No. PO21 1: 2,500 Po21 Planning, Building Control & Licensing Drawn By Date Historic Ref S026, 5086 S026, 5086	Esciption				right. All rights reserved, 100019669 - 2016
Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG	Scale		Ref No.	-	
Drawn Ry Date Historic Ref Nelson, Lancashire, BB9 7LG				T	-
J.D. Zeth October 2010 Tel: 01282 661330			1		Nelson, Lancashire, BB9 7LG
	J.B.	24th October 2016			Tel: 01282 661330

P021, Bridge Street Stoneyard, Colne

Summary: Previously developed site within the south valley of Colne. The site is highly accessible to existing services and is subject to relatively limited constraints and is otherwise suitable for housing. The site may be contaminated and is in an area of low viability. The site is in active

employment use and not currently available for housing. There is currently no indication of when the site may be made available for housing. Achievable Available Suitable No Yes Uncertain **Timescales (Anticipated Delivery)** 6-10 years 0-5 years 10-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 37 0 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Uncertain Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \square National Landscape BHS/SLNI/LNR/GHS Protected \square \square \square **Employment Land Open Countryside Open Space Primary Shopping** Frontage **2b.** Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Minor Constraint 2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? No, urban What is the likely affect caused for Landscape Character? Little or none What is the likely affect caused for Landscape Visibility? Not visible 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? Yes Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 110m Service Frequency 20-40mins interval 570m **Primary School** Town or Local 240m Shopping Centre

Secondary School	880m	Strategic Employment Site	240m
Open Space	10m	Convenience Store	80m
Leisure Centre	280m	GP	1.1km
2g. Benefits			
Will the proposal sup	port the delivery of afford	able housing?	No
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain
Will the proposal pro	ovide for any other benefit i	n additional to housing?	
No information			
3. Achievability			
Is the site accessible	to the public highway?		Yes
Is the site served or s	ructure?	Yes	
Is the site affected by	ransom strip?	No	
Is the proposal viable		No	
Is there any prospect	t for third party funding to s	support site delivery?	No

Site Details			
Capacity:		101 Settlement:	Colne
Site Area (ha):		2.88 Ward:	Waterside and Horsfield
Site Typology:	Brown		
Planning History:	Click here to enter	text. Date Added	Click here to enter text
Site Plan			
			Porcuparte M. Internet reserved. 100019669 - 2016
Walk Mi	ill, Green Road, Coíne		Pendle
Scale 1:2,	500 Ref No.	P022	Planning, Building Control & Licensing
Drawn Ry	Date Historic		Town Hall, Market Street, Nelsen, Lancashire, BB9 7LG
	24th October 2016 \$026	6, S089, 1052, E120	

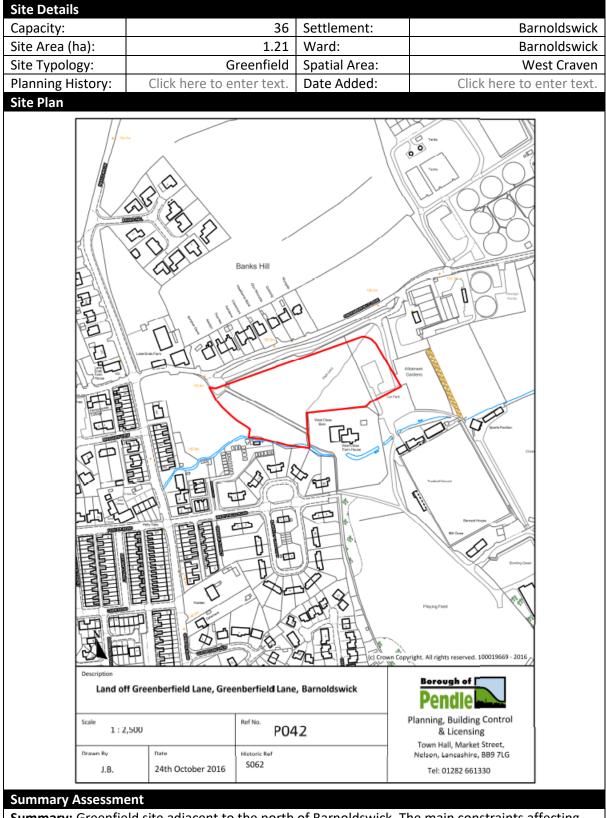
P022 Walk Mill, Green Road, Colne.

Summary Assessment

Summary: Brownfield site within the settlement boundary. The site is highly accessible to existing services. The site is subject to significant flood risk constraints. It is likely that the site is affected by contamination. The site is an area which experiences low viability.

Available		Suitable Achievable									
L	Incertain			Uncert	ain			Uncert	ain		
Timescales	(Anticipa	ted Delive	ry)								
		0-5 yea	rs			6-10 yea	rs	10-15 y	ears	16 yea	ars +
2024/25	2025/26	5 2026/2	27	2027/28	2028/29					-	
0	0	0		0	0	0		101		0	
1. Availab	ility										
Is the lando	wner(s) a	ware and s	uppc	orts the pro	posals for t	he site?		Uncertai	n		
Is the site ir	n single la	ndownersh	ip?					Yes			
Is there any	develope	er interest i	in the	e site?				Unknow	n		
If so, what i	s the dev	eloper invo	lvem	ent?				Choose a	an ite	m.	
Is the site a	ffected by	/ any tenar	icies,	third party	rights, or re	estricted		Uncertai	n		
covenants?											
What are th		ales for the	avai	ability of th	ne site?			Unknow	n		
2. Suitabil	-										
2a. Designa											
Is the site a	ffected by	/ any of the				ck all that					
Green Belt				I/SPA/SPAC			Mi	nerals Sa	fegua	rding	
National La	ndscape		BHS	S/SLNI/LNR	/GHS		-	otected			
								ploymen			
Open Count	tryside		Ope	en Space				mary Sho	oppin	3	
	_						Fro	ntage			
2b. Flooding	-	h a aita in 7						. 750/ :		7	1/2
What Flood			fla	a dia a D				>75% in		Zone 2	./3
What is the								Very low		.: +	
What is the 2c. Natural			1000	aing?				Minor Co	onstra	aint	
			ditu h	abitata ar a				No			
Is the propo											
Would the provided the corridor or	•		in ac	iverse effec	ts for an ec	cological		No			
Would the			in th	o loss of a '				No			
Would the p	· ·							No, urba	n		
What is the	· ·					Little or none					
What is the				•		Not visible					
2d. Built En					isionity.			1401 41510			
Is the prope		-	ne his	toric enviro	nment?			No			
Listed Build				hoose an it		servation			Oth	er	
Will the pro	• • •							Choose a			
2e. Other E			oure			lemento.		01100500			
Is the prope			ed by	contamina	tion?			Yes			
Is the prope		,				stable land		Uncertai	n		
or culverted			,					0			
Does the to	pography	of the land	d con	straint dev	elopment p	otential?		None/M	inima	I	
Is the propo								Potentia			
2f. Accessib											
Bus Stop Pr	oximity	100m			Service Fr	equency		20-40n	nins ir	nterval	
Primary Sch		460m			Town or L			200m			
					Shopping	Centre					
Secondary S	School	1.3km			Strategic I Site	Employme	ent	200m			

Open Space	0m	Convenience Store	450m				
Leisure Centre	isure Centre 450m GP						
2g. Benefits							
Will the proposal sup	port the delivery of afford	able housing?	No				
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain				
Will the proposal pro	vide for any other benefit	in additional to housing?					
No information							
3. Achievability							
Is the site accessible	Is the site accessible to the public highway?						
Is the site served or s	Yes						
Is the site affected by any known easement or a ransom strip? Uncertain							
Is the proposal viable? No							
Is there any prospect	for third party funding to	support site delivery?	No				

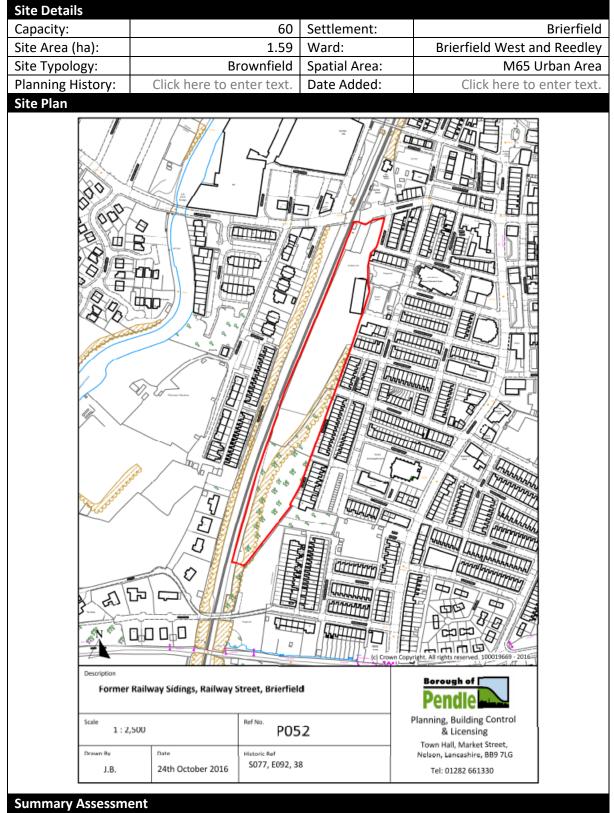


P042 Land off Greenberfield Lane, Barnoldswick

Summary: Greenfield site adjacent to the north of Barnoldswick. The main constraints affecting the site are flood risk (groundwater) and potential effects on human health and wellbeing from the close proximity of the site to the Barnoldswick Waste Water Treatment Works. Further

necessary	to confirm	the site's	suitab	oility for ho	using.						
Available			Suit	able		Achiev	able				
	Uncertain			Uncerta	ain			Uncertain			
Timescales	s (Anticipa	ted Delive	ry)			r					
		0-5 yea				6-10 y	ears	10-15 years	16 ye	ars -	
2024/25	2025/26	5 2026/	27	2027/28	2028/29						
0	0	0		0	0	0		36	0	1	
1. Availal				who the survey	nonala farra			Vee			
				rts the pro	posals for t	ne site?		Yes			
Is the site i	-			citol				Yes Unknown			
Is there and											
If so, what					rights or r	octrictor	7	Choose an ite	m.		
covenants		any tenai	icies,	third party	rights, or r	estricted	L	Uncertain			
What are t		ales for the		ability of th	ne site?			0-5 years			
2. Suitabi			. avdil	ability Of th				U-J years			
2a. Designa	-										
Is the site a		, any of th	e follo	wing desig	nations? (ti	ick all th	at an	nlv)			
Green Belt				I/SPA/SPAC				inerals Safegua	arding		
National La				S/SLNI/LNR				otected			
	muscupe							nployment Lan	d		
Open Cour	trvside	\boxtimes	Ope	en Space				imary Shoppin		Г	
00000000	,		- PC					Frontage			
2b. Floodir	ng									L	
What Floo	-	he site in?						Flood Zone 1			
What is the	e risk of Su	Irface Wat	er floc	oding?				Medium			
What is the	e risk of gr	oundwate	r flood	ding?				Major Constra	aint		
2c. Natura	l Environn	nent									
Is the prop	osal affect	ed by prio	rity ha	abitats or s	pecies?			No			
Would the	proposal l	ikely resul	t in ad	lverse effec	cts for an e	cologica		No			
corridor or	network?										
Would the								No	No		
Would the				-				Yes, Grade 4			
What is the likely affect caused for Landscape Character?						Minor					
What is the			for La	andscape V	isibility?			Minor Impact			
2d. Built E											
Is the prop								Uncertain			
Listed Build	- · ·	Grad		rade II		nservatio			ner		
			coales	scence of se	eparate set	tlement	s?	No			
2e. Other I											
Is the prop			,					No			
		•	ed by	on-site stru	uctures, un	stable la	nd	No			
or culverte				-+			2		.1		
					elopment p	otential	?	None/Minima			
Is the prop		atible with	n neigh	npouring la	nd uses?			Potential Issu	es		
2f. Accessi		0.0			C L L L			40.00	.1		
Bus Stop P		0m			Service Fr	-	/	40-60mins i	nterval		
Primary Sc	nool	900m			Town or L			1.1km			
					Shopping	centre					

Secondary School	1.8km	Strategic Employment Site	900m
Open Space	400m	Convenience Store	600m
Leisure Centre	1.6km	GP	1.4km
2g. Benefits			
Will the proposal sup	Yes		
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain
Will the proposal pro	wide for any other benefit	in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highway?		New infrastructure
			required.
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	y any known easement or a	ransom strip?	Uncertain
Is the proposal viable	2?		Yes
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.



P052 Former Railway Sidings, Brierfield

Summary: Previously developed site within Brierfield in active use for the storage of materials. The site is situated in close proximity of Brierfield Town Centre and is therefore highly accessible. The site is subject to risk of flooding from surface water. The site may be contaminated, and is closely related to the railway line, potentially resulting in noise and vibration. The site is actively

			evelop	men	t if required	d. The site i	s in an ar	ea o	f the borough	which		
suffers from Available		mity.		Cui+	able		Achieva	blo				
Available	Vaa			Suit	Yes		Achieva	ble				
Timeseelee	Yes				res				Uncertain			
Timescales	Anticipa						6 10 10	.	10.1E voors	16.40	ore l	
2024/25	2025/26	1	-5 yeaı 2026/2		2027/20	2020/20	6-10 ye	dis	10-15 years	16 ye	d15 +	
2024/25	2023/20	2	<u>2020/2</u> 0	27	2027/28 0	2028/29 0	0		60	C	<u>,</u>	
1. Availabi	•		0		0	0	0		00	U)	
Is the landow		waro	ands	unno	orts the pro	posals for t	ha sita?		Yes			
Is the site in					its the pro		ne site:		Yes			
Is there any	-			•	sito?				Unknown			
If so, what is									Choose an ite	m		
Is the site af		•				rights or r	ostrictod		Uncertain			
covenants?	lected by	yany	tenan	cies,	tinitu party	fights, of f	estricteu		oncertain			
What are th	e timesca	ales f	or the	avail	ability of th	ne site?			0-5 years			
2. Suitabili				avun								
2a. Designat	-											
Is the site af		v anv	of the	follo	wing desig	nations? (ti	ick all tha	t ap	nlv)			
Green Belt		y any		1	I/SPA/SPAC				inerals Safegua	rding		
National Lar	Idscane				S/SLNI/LNR			_	otected			
	luscape			DIT					nployment Lan	d		
Open Count	rvside			One	en Space				rimary Shopping			
opencount	ryslac			Opt	in Space				rontage			
2b. Flooding	,							<u> </u>	ontage			
What Flood		he sit	e in?						25-50% in Flo	od Zon	e 2/3	
What is the				er floo	oding?				High			
What is the									Minor Constra	aint		
2c. Natural												
Is the proposal affected by priority habitats or species?						No						
Would the p							cological		No			
corridor or r	-						C					
Would the p	roposal l	likely	result	in th	e loss of a	TPO?			No			
Would the proposal result in a loss of agricultural land?							No, urban					
What is the likely affect caused for Landscape Character?							Little or none					
What is the likely affect caused for Landscape Visibility?							Not visible					
2d. Built En	vironmer	nt										
Is the propo	sal likely	to af	fect th	ne his	toric enviro	onment?			No			
Listed Buildi	ng(s)		Grade	e: C	hoose an it	em. Cor	nservatio	n Ar	ea 🗌 Oth	ier		
Will the pro	posal pro	mote	e the c	oales	scence of se	eparate set	tlements	?	No			
2e. Other Er	nvironme	ent										
Is the propo	sal site li	kely a	affecte	ed by	contamina	tion?			Yes			
Is the propo	sal site li	kely a	affecte	ed by	on-site stru	uctures, uns	stable lan	d	Uncertain			
or culverted	waterco	urses	;?									
Does the top	bography	of th	ne lanc	d con	straint deve	elopment p	otential?		None/Minima	l		
Is the propo									Potential Issu	es		
					-							
2f. Accessib				Service Erequency 20mins into				nterval				
2f. Accessib Bus Stop Pro	-	160	m					erval				
	oximity	160 360				Service Fr Town or L			<20mins into 80m	erval		

Secondary School	1.1km	Strategic Employment Site	2km			
Open Space	0m	Convenience Store	130m			
Leisure Centre	2.19km	GP	260m			
2g. Benefits						
Will the proposal sup	port the delivery of afforda	able housing?	No			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain			
Will the proposal pro	vide for any other benefit i	n additional to housing?				
No information						
3. Achievability						
Is the site accessible	Yes					
Is the site served or s	Yes					
Is the site affected by	Uncertain					
Is the proposal viable? No						
Is there any prospect	Is there any prospect for third party funding to support site delivery? No					

Site Details			
Capacity:	26	Settlement:	Colne
Site Area (ha):	0.29	Ward:	Waterside and Horsfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	13/07/0748P (Lapsed)	Date Added:	Click here to enter text
Site Plan			retr. All rights reserved. 100019669 - 2016
	Works, Knotts Lane, Colne		Pendle
Scale 1:2	,500 Ref No. PO5	3	Planning, Building Control & Licensing Town Hall, Market Street,
Drawn By	Date Historic Ref 24th October 2016 S085, 1059		Nelsen, Lancashire, BB9 7LG
J.B.	24th October 2016		Tel: 01282 661330

P053, Green Works, Knotts Lane, Colne

Summary: Previously developed site within the settlement boundary of Colne. Has strong accessibility to existing services in the town. Principle of the development of housing at this site has previously been established, though permission has since lapsed unimplemented. The site is in

	sts to red	evelop.									
Available Suitable						Achievable					
	Yes	Yes Uncertain									
Timescales	(Anticipa	ted Delive	ry)			1			Ĩ		
		0-5 yea				6-10 ye	ars	10-15 years	16 yea	ars +	
2024/25	2025/26	_	27 2	2027/28	2028/29						
0	0	0		0	0	0		26	0	1	
1. Availat	-					h .		Mara			
Is the landowner(s) aware and supports the proposals for the site? Yes											
Is the site i	-							Yes			
Is there any								Yes			
If so, what					• • •			Owner			
Is the site a		/ any tenar	ncies, th	hird party	rights, or r	estricted		No			
covenants?			ove:let	aility of the							
What are t		ales for the	avallat	Juily of th				0-5 years			
2. Suitabi 2a. Designa	-										
Is the site a		(any of the	follow	ing docig	nations? (ti	ck all tha	+				
Green Belt	mected by			SPA/SPAC				inerals Safegua	ording		
	ndeenno								arung		
National La	ndscape		BHS/S	SLNI/LNR,	GHS			otected			
Onon Cour	taxida							Employment Land Primary Shopping			
Open Coun	en Countryside 🛛 Open Space 🗆					ontage	g				
2b. Floodin	σ						110	Jillage			
What Flood	-	he site in?						Flood Zone 1			
What is the			er flood	ing?				Very low			
What is the								Minor Constra	aint		
2c. Natural				.0.							
Is the prop			ritv hab	itats or si	oecies?			No			
Would the			-			cological		No			
corridor or								-			
Would the	proposal I	ikely result	t in the	loss of a T	ΓΡΟ?			No			
Would the								No, urban			
What is the				-				Little or none			
What is the	e likely affe	ect caused	for Lan	dscape Vi	isibility?			Not visible			
2d. Built Er	nvironmer	nt		-							
Is the prop	osal likely	to affect th	he histo	oric envirc	onment?			No			
Listed Build	ling(s)	Grad	e: Cho	oose an it	em. Cor	nservatio	n Are	ea 🗌 Oth	ner		
Will the pro	oposal pro	mote the o	coalesce	ence of se	eparate set	tlements	?	No			
2e. Other E	Invironme	ent									
Is the prop	osal site li	kely affecte	ed by co	ontamina	tion?			Yes			
Is the prop	osal site li	kely affecte	ed by o	n-site stru	uctures, uns	stable lar	d	Uncertain			
or culverte	d waterco	urses?									
Does the topography of the land constraint development potential? None/Minimal											
Is the proposal compatible with neighbouring land uses? Yes											
2f. Accessi	bility							- <u>-</u>			
Bus Stop Pr		10m			Service Fr			40-60mins i	nterval		
Primary Scl	nool	640m			Town or L	ocal		300m			
						Centre					

Secondary School	960m	Strategic Employment Site	300m						
Open Space	20m	Convenience Store	60m						
Leisure Centre	340m	GP	1.2km						
2g. Benefits									
Will the proposal sup	Will the proposal support the delivery of affordable housing?								
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?								
No information									
3. Achievability									
Is the site accessible	to the public highway?		Yes						
Is the site served or s	erviceable to utility infrast	ructure?	Yes						
Is the site affected by	ransom strip?	No							
Is the proposal viable	27		No						
Is there any prospect	for third party funding to s	support site delivery?	No						

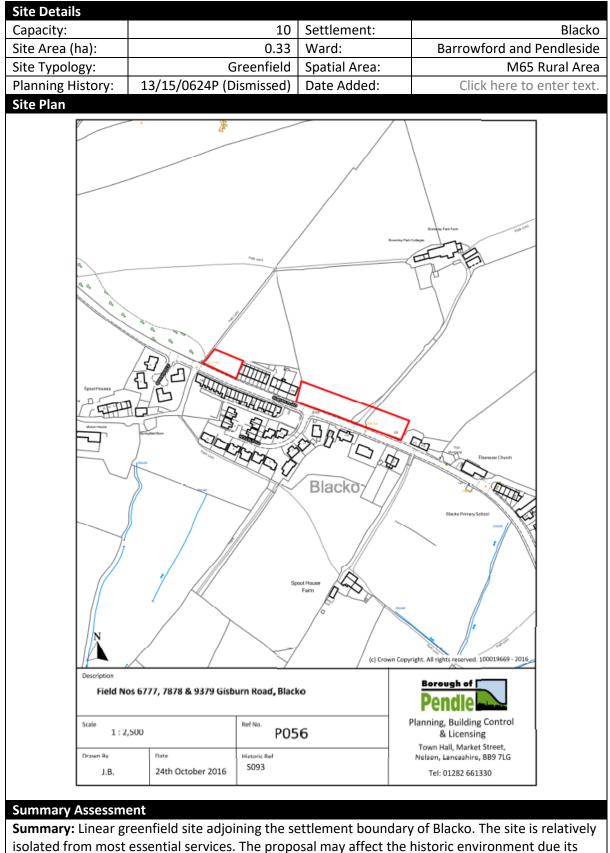
ite Details			
apacity:	67	Settlement:	Barnoldswic
ite Area (ha):	3.11	Ward:	Barnoldswic
ite Typology:	Greenfield	Spatial Area:	West Crave
lanning History:	21/0564/FUL (Dismissed)	Date Added:	Click here to enter text
	22/0544/FUL (Decline to		
	Determine)		
ite Plan			
Description			
Scale	f Foster Road, Foster Road, Barnoldswick	,	
1:2		55	& Licensing
Drawn By	Date Historic Ref		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG
J.B.	24th October 2016 5091		Tel: 01282 661330

P055, Land off Foster Road, Barnoldswick

Summary A	ssessment											
Summary: Edge of settlement greenfield site with a reasonable level of accessibility to existing												
services and facilities. The site faces some constraint as a result of drainage and ecology												
considerations. A previous application to develop the site for housing was dismissed at Appeal.AvailableSuitableAchievable												
Available	ble											
	Yes			Uncert	ain			Yes				
Timescales	(Anticipate	d Delive	ry)									
		0-5 yea	rs			6-10 yea	ars	10-15 years	16 ye	ars +		
2024/25	2025/26	2026/2	27	2027/28	2028/29							
0	0	0		0	0	67		0	0)		
1. Availability												
Is the landowner(s) aware and supports the proposals for the site? Yes												
Is the site in	single land	ownersh	ip?					Yes				
Is there any	developer	interest i	n the s	site?				Yes				
If so, what is	s the develo	oper invo	lveme	nt?				Choose an ite	m.			
Is the site a	ffected by a	ny tenan	icies, t	hird party	rights, or re	estricted		No				
covenants?												
What are th		s for the	availa	bility of th	ne site?			Immediately				
2. Suitabil	-											
2a. Designa												
Is the site a	ffected by a	ny of the	1			ck all tha	-					
Green Belt			SSSI/	/SPA/SPAC	2		Μ	1inerals Safeguarding				
National La	ndscape		BHS/	SLNI/LNR	/GHS		Pr	rotected				
							En	nployment Lan	d			
Open Count	ryside	\boxtimes	Open Space				Pr	rimary Shopping				
			Fr Fr					rontage				
2b. Flooding												
What Flood			~					Flood Zone 1				
What is the				<u> </u>				Very low	• •			
What is the			flood	ing?				Major Constra	aint			
2c. Natural		-										
Is the propo					-			No				
Would the p	•	ely result	in adv	verse effe	cts for an eo	cological		No				
corridor or I			• ••									
Would the p								No				
Would the p				0				Yes, Grade 4				
What is the	•			•				Moderate				
What is the	-	caused	for Lar	nascape v	ISIDIIITY?			Local Detrime	intal im	раст		
2d. Built En		+ + + + + + + + + + + + + + + + +						Nie				
Is the propo			1				• • •					
Listed Build	<u> </u>			oose an it		nservation			ier			
Will the pro			coalesc	cence of se	eparate sett	tlements	,	No				
2e. Other E								N1 -				
Is the propo							.1	No				
Is the propo			ea by c	on-site stri	uctures, uns	stable lan	a	No				
or culverted				troint -l-		oto::-12		None / Maining				
Does the to						otential?		None/Minima	11			
Is the propo		ible with	neign	bouring la	na uses?			Yes				
2f. Accessib	-	00			Comite - F			40.00				
Bus Stop Pro	oximity 2	.00m			Service Fr	equency		40-60mins ir	nterval			

Primary School	950m	1.1km							
		Shopping Centre							
Secondary School	1.85km	Strategic Employment	1.1km						
		Site							
Open Space	360m	Convenience Store	550m						
Leisure Centre	1.85km	GP	1.35km						
2g. Benefits	2g. Benefits								
Will the proposal sup	port the delivery of afford	able housing?	Yes						
Will the proposal sup	ild/custom build homes?	No							
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?								
No information.									
3. Achievability									
Is the site accessible	to the public highway?		New infrastructure						
			required.						
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure						
		Required							
Is the site affected by	y any known easement or a	ransom strip?	No						
Is the proposal viable	??		Yes						
Is there any prospect	for third party funding to a	support site delivery?	Choose an item.						

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko



isolated from most essential services. The proposal may affect the historic environment due its close proximity to Blacko Tower and its effect on the character and appearance of the village. Gisburn Road is also constrained due to parked vehicles creating vehicle conflict and as such there

are significant highways issues to be overcome. A previous proposal was refused and dismissed due to its adverse effect on the local landscape and character and appearance of the village. Available Suitable Achievable Yes Uncertain Uncertain Timescales (Anticipated Delivery) 0-5 years 6-10 years 10-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 0 0 19 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \square National Landscape BHS/SLNI/LNR/GHS Protected \square \square \square **Employment Land Open Countryside** \boxtimes **Open Space Primary Shopping** Frontage **2b.** Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? **Minor Constraint 2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) 🛛 Grade: Grade II **Conservation Area** □ Other Will the proposal promote the coalescence of separate settlements? Choose an item. **2e. Other Environment** Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility >60mins interval **Bus Stop Proximity** 90m Service Frequency **Primary School** 250m Town or Local 2.4km Shopping Centre

Secondary School	5.3km	Strategic Employment Site	4.7km						
Open Space	260m	Convenience Store	2.6km						
Leisure Centre	4.7km	GP	3.3km						
2g. Benefits	·								
Will the proposal sup	No								
Will the proposal sup	port the delivery of self-b	uild/custom build homes?	Uncertain						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?								
No information									
3. Achievability									
Is the site accessible	to the public highway?		New infrastructure						
			required.						
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure						
			Required						
Is the site affected by	y any known easement or a	a ransom strip?	No						
Is the proposal viable	e?		Yes						
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.						

P057 Former Fernbank Mill, Barnoldswick

boundary of Barnoldswick. The site has some accessibility to the wide range of services and employment opportunities located within the town however its settlement edge location increases the distance that must be travelled to reach these services discouraging travel by foot. Part of the site has surface water flood risk though this is unlikely to significantly constrain development. Ground contamination may be present owing to the site's former industrial use and remaining hardstanding. Developing the site has the potential to pollute the adjacent water course if preventative mitigation measures are not used during the construction phase. The site is in close proximity to a concrete batching plant which could have adverse effects for residents owing to noise and dust and conflict with HGV traffic.

Available	Suitable	Achievable
Yes	Uncertain	Yes

Timescales	(Anticipate	d Delive	ry)									
	0-5 years 6-10 years							10-15 years	16 ye	16 years +		
2024/25	2025/26	2026/2	27	2027/28	2028/29			-	-			
0	0	20		20	20	30		0	C)		
1. Availabi	ility											
Is the lando	wner(s) aw	are and s	uppo	rts the pro	posals for	the site?	Y	es				
Is the site in	single land	downersh	ip?		-		Y	es				
Is there any	developer	interest i	n the	site?			Y	es				
If so, what is	s the devel	oper invo	lveme	ent?			C) ption/Prom	otion			
Is the site af					rights, or I	restricted		lo				
covenants?	,			. ,	0 /							
What are th	e timescale	es for the	availa	ability of th	e site?		0	-5 years				
2. Suitabil								- /				
2a. Designa	-											
Is the site af		any of the	follo	wing desig	nations? (t	ick all that	apply	()				
Green Belt			1	/SPA/SPAC				erals Safegu	arding			
National Lar	ndscane			/SLNI/LNR				ected	~. ~P			
	uscape							loyment Lar	hd			
Open Count	rucido		000	n Space				ary Shoppin				
Open count	Iysiue		Ope	in space				itage	ig			
2b. Flooding	-						1101	llage				
What Flood		cito in 2						lood Zone 1				
			r floo	ding2				High				
What is the								-				
What is the	_		1000	ling?			N	Aajor Constr	aint			
2c. Natural				1.1				1				
Is the propo			-					lo				
Would the p	•	ely result	in ad	verse effec	cts for an e	cological	N	lo				
corridor or r					0							
Would the p	-	-						lo				
Would the p				-				lo, urban				
What is the				•				Moderate				
What is the			for La	ndscape V	isibility?		Ν	/linor Impac	t			
2d. Built En												
Is the propo	sal likely to	o affect th	1		onment?		l	Incertain				
Listed Buildi	ing(s)	Grade	e: G	rade II	Со	nservation	Area	⊠ Ot	her			
Will the pro	posal prom	note the c	oales	cence of se	eparate set	tlements?	Ν	lo				
2e. Other Ei	nvironmen	t										
Is the propo	sal site like	ely affecte	ed by	contamina	tion?		l	Incertain				
Is the proposal site likely affected by on-site structures, unstable land								Incertain				
	Sur Site like											
or culverted		rses?			Does the topography of the land constraint development potential?							
or culverted	watercou		d cons	straint deve	elopment	otential?	Ν	Ione/Minim	al			
or culverted	l watercou pography c	of the land				ootential?		Ione/Minim otential Issu				
or culverted Does the to	l watercou pography c sal compat	of the land				ootential?						
or culverted Does the top Is the propo	l watercour pography c sal compat ility	of the land			nd uses?	potential?			ies			
or culverted Does the to Is the propo 2f. Accessib Bus Stop Pro	l watercour pography c isal compat ility oximity	of the land tible with			nd uses?	requency		otential Issu	ies			
or culverted Does the to Is the propo 2f. Accessib	l watercour pography c isal compat ility oximity	of the land tible with 310m			nd uses? Service F Town or	requency Local		otential Issu 40-60mins i	ies			
or culverted Does the to Is the propo 2f. Accessib Bus Stop Pro Primary Sch	l watercour pography c isal compat ility oximity 3 ool 8	of the land tible with 310m			nd uses? Service F Town or Shopping	requency Local 5 Centre	P	otential Issu 40-60mins i	ies			
or culverted Does the to Is the propo 2f. Accessib Bus Stop Pro	l watercour pography c isal compat ility oximity 3 ool 8	of the land tible with 310m 390m			nd uses? Service F Town or Shopping	requency Local	P	40-60mins i 1.1km	ies			
or culverted Does the to Is the propo 2f. Accessib Bus Stop Pro Primary Sch	l watercour pography c sal compat ility oximity 3 ool 4 ichool 2	of the land tible with 310m 390m			nd uses? Service F Town or Shopping Strategic Site	requency Local 5 Centre	P	40-60mins i 1.1km	ies			

2g. Benefits	
Will the proposal support the delivery of affordable housing?	Yes
Will the proposal support the delivery of self-build/custom build homes	5? No
Will the proposal provide for any other benefit in additional to housing	?
No information	
3. Achievability	
Is the site accessible to the public highway?	Yes
Is the site served or serviceable to utility infrastructure?	Yes
Is the site affected by any known easement or a ransom strip?	No
Is the proposal viable?	Marginal
Is there any prospect for third party funding to support site delivery?	Uncertain

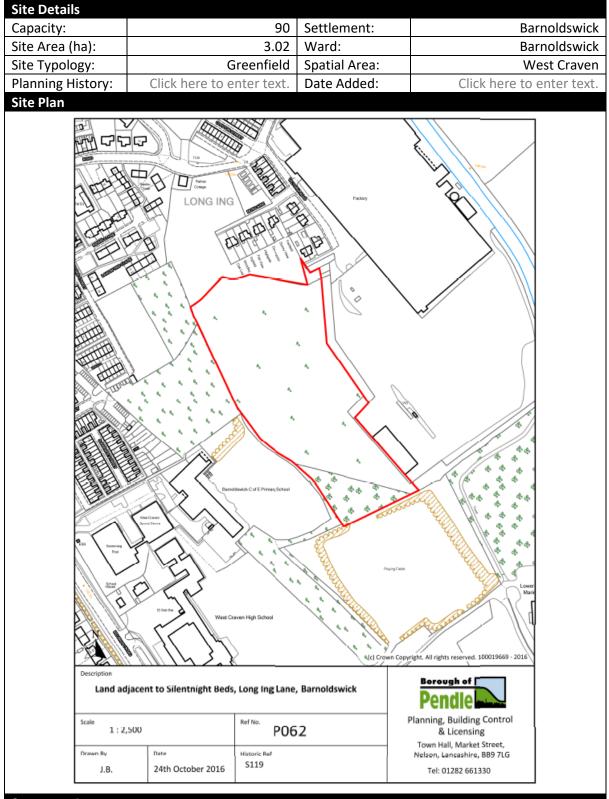
Site Details Brierfield Capacity: 60 Settlement: Site Area (ha): 1.54 Ward: Brierfield East and Clover Hill Site Typology: Brownfield Spatial Area: M65 Urban Area Date Added: Planning History: Click here to enter text. Click here to enter text. Site Plan linn m Π gh of Former Mansfield High School, Taylor Street, Brierfield Planning, Building Control Ref No. Scale 1:2,500 P060 & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Drawn By Date Historic Ref S104, 1021 24th October 2016 J.B. Tel: 01282 661330 **Summary Assessment**

P060 Former Mansfield High School, Brierfield

Summary: Previously developed (cleared) site within the settlement boundary of Brierifeld. The site is close to the town centre and is within a short walking distance of most essential services. The main constraints affecting the site's development are flood risk and viability. The risk of

flooding is as					n runs throu	ugh the si	te in	a cu	lvert. The	e site is		
located in ar	i area wi	th poor via				Achievable						
Available												
	Yes Yes Uncertain											
Timescales (Anticipa											
0004/05	<u> </u>	0-5 yea		0007/00		6-10 yea	ars	10-	15 years	16 years -		
2024/25 0	2025/26 0	5 2026/ 0		2027/28 0	2028/29 0	50			10	C)	
1. Availability												
	-	ware and	sunna	orts the nro	nosals for t	he site?		Yes				
Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes												
Is there any	-		•	site?					nown			
If so, what is									ose an ite	m		
Is the site af					rights or r	estricted			ertain			
covenants?		any tena	ieres,	enna parcy	1161103, 01 1	conneccu		one				
What are the	e timesca	ales for the	e avai	lability of th	ne site?			Cho	ose an ite	em.		
2. Suitabili								5.10				
2a. Designat	-											
Is the site af		any of th	e follo	owing desig	nations? (t	ick all tha	t api	olv)				
Green Belt				I/SPA/SPAC					als Safegu	arding		
National Lan	dscape			S/SLNI/LNR			-	otect		0		
	ascape		511	<i>, , , , , , , , , , , , , , , , , , , </i>	Chio				/ment Lar	nd		
Open Counti	rvside		Op	en Space			Primary Shopping					
	,		- 1-					Frontage				
2b. Flooding									0			
What Flood	Zone is tl	he site in?						50-7	75% in Flo	od Zon	e 2/3	
What is the i			er flo	oding?				Low				
What is the i				-				Nor	ne			
2c. Natural E	Invironm	nent		-			R					
Is the propos	sal affect	ed by prio	rity h	abitats or s	pecies?			No				
Would the p	roposal l	ikely resul	t in a	dverse effe	cts for an e	cological		No				
corridor or n	etwork?											
Would the p	roposal l	ikely resul	t in th	ne loss of a [·]	TPO?			No				
Would the p	roposal r	esult in a	loss o	f agricultur	al land?			No,	urban			
What is the l	ikely affe	ect caused	for La	andscape C	haracter?			Littl	e or none	<u>j</u>		
What is the l	ikely affe	ect caused	for L	andscape V	isibility?			Not	visible			
2d. Built Env												
Is the propos	sal likely	to affect t	he his	storic enviro	onment?			No				
Listed Buildi	ng(s)	□ Grad	e: 0	choose an it	em. Co	nservatio	n Are	ea	□ Ot	her		
Will the prop	oosal pro	mote the	coale	scence of se	eparate set	tlements	?	No				
2e. Other En	vironme	ent										
Is the proposal site likely affected by contamination?								No				
Is the proposal site likely affected by on-site structures, unstable land								Yes				
or culverted watercourses?												
Does the top						otential?			ne/Minim	al		
Is the propos		atible with	n neig	hbouring la	nd uses?			Yes				
2f. Accessibi	-							-				
Bus Stop Pro		230m			Service Fr	. ,		_	0mins int	erval		
Primary Scho	loo	570m			Town or l			25	50m			
					Shopping	Centre						

Secondary School	530m	Strategic Employment Site	1.8km						
Open Space	20m	Convenience Store	170m						
Leisure Centre	2.3km	GP	160m						
2g. Benefits									
Will the proposal sup	No								
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? No								
Will the proposal provide for any other benefit in additional to housing?									
No information									
3. Achievability									
Is the site accessible	to the public highway?		Yes						
Is the site served or s	serviceable to utility infrast	ructure?	Yes						
Is the site affected by	Uncertain								
Is the proposal viable	e?		No						
Is there any prospect	t for third party funding to s	support site delivery?	Uncertain						



P062 Land adjacent to Silentnight Beds, Barnoldswick

Summary Assessment

Summary: Greenfield site on the edge of the settlement. The site is relatively close to existing services and facilities available within the wider settlement. The site is relatively well contained. It features extensive woodland planting and its development would likely result in harm to ecology. The site is used for recreation by local people and forms part of informal pedestrian link to the

Leisure Centre and local schools. Flood risk from groundwater flooding may form a major constraint to the site's development. Noise and pollution associated with the operation of Silentnight may cause adverse effects to the health and wellbeing of future occupiers of the site. The site is not accessible to the highway at present and there is no apparent solution to address this. The site has been nominated as Local Green Space.

Available		Suitable Achievable									
	Uncertain Uncertain			No							
	imescales (Anticipated Delivery)						NO				
milescales							irc	10-15 years 16 years +			
2024/25		2026/2		2027/28	2028/29	6-10 years		10-15 years 10 y		, years i	
0	0	0		0	0	0		0	90		
1. Availab	•			Ū	Ű	Ű		Ũ	50	, 	
Is the lando		Uncertain									
Is the site in		Yes									
		Unknown									
Is there any developer interest in the site? If so, what is the developer involvement?								Choose an item.			
					rights, or r	estricted		Uncertain			
covenants?	Is the site affected by any tenancies, third party rights, or restricted covenants?										
What are th	e timescales f	for the	availa	ability of th	ne site?			Unknown			
2. Suitabil				, - ···							
2a. Designa											
-	fected by any	of the	follo	wing desig	nations? (ti	ick all that	app	ly)			
Green Belt				/SPA/SPAC			<u> </u>	linerals Safeguarding		\boxtimes	
National Lar	ndscape		BHS	/SLNI/LNR	/GHS	\boxtimes	Pro	rotected			
	·		-				Em	ployment Lan	d		
Open Count					rimary Shopping						
						Fro	rontage				
2b. Flooding											
What Flood	Zone is the si	te in?						Flood Zone 1			
What is the	risk of Surface	e Wate	er floo	ding?			,	Very low			
What is the	risk of ground	dwater	flood	ing?				Major Constraint			
2c. Natural	Environment										
Is the proposal affected by priority habitats or species?								No			
Would the proposal likely result in adverse effects for an ecological								No			
corridor or network?											
	proposal likely							No			
Would the proposal result in a loss of agricultural land?								Yes, Grade 4			
What is the likely affect caused for Landscape Character?								Minor			
What is the likely affect caused for Landscape Visibility? Minor Impact											
2d. Built Environment											
Is the proposal likely to affect the historic environment? No							-				
Listed Building(s) Grade: Choose an item. Conservation Area Other											
Will the proposal promote the coalescence of separate settlements? No											
2e. Other Environment											
Is the proposal site likely affected by contamination?							No				
Is the proposal site likely affected by on-site structures, unstable land Uncertain											
or culverted watercourses?											
Does the topography of the land constraint development potential?								None/Minimal			
Is the proposal compatible with neighbouring land uses? Potential Issues											
2f. Accessibility											

Bus Stop Proximity	260m Service Frequency		20-40mins interval				
Primary School	y School 930m Town or Local		400m				
		Shopping Centre					
Secondary School	930m	Strategic Employment	250m				
		Site					
Open Space	0m	Convenience Store	220m				
Leisure Centre	930m	600m					
2g. Benefits							
Will the proposal sup	Yes						
Will the proposal sup	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No information							
3. Achievability							
Is the site accessible	No						
Is the site served or s	New Infrastructure						
	Required						
Is the site affected by	Uncertain						
Is the proposal viable	Yes						
Is there any prospect	Choose an item.						

Site Details 48 Settlement: Capacity: Colne Ward: Site Area (ha): 6.37 Waterside and Horsfield Site Typology: Mixed Spatial Area: M65 Urban Area **Planning History:** 22/0453/FUL (Pending) Date Added: Click here to enter text. Site Plan ഹിമപ്പ vright. All rights reserved. 100019669 - 2016 (c) Crown Co orough of Land at South of Colne Water, Cotton Tree Lane, Colne Planning, Building Control Ref No 1:2,500 P067 & Licensing Town Hall, Market Street, m By Date Historic Ref Nelson, Lancashire, BB9 7LG S138 24th October 2016 Tel: 01282 661330 J.B. **Summary Assessment**

P067 Land south of Colne Water, Cotton Tree Lane, Colne

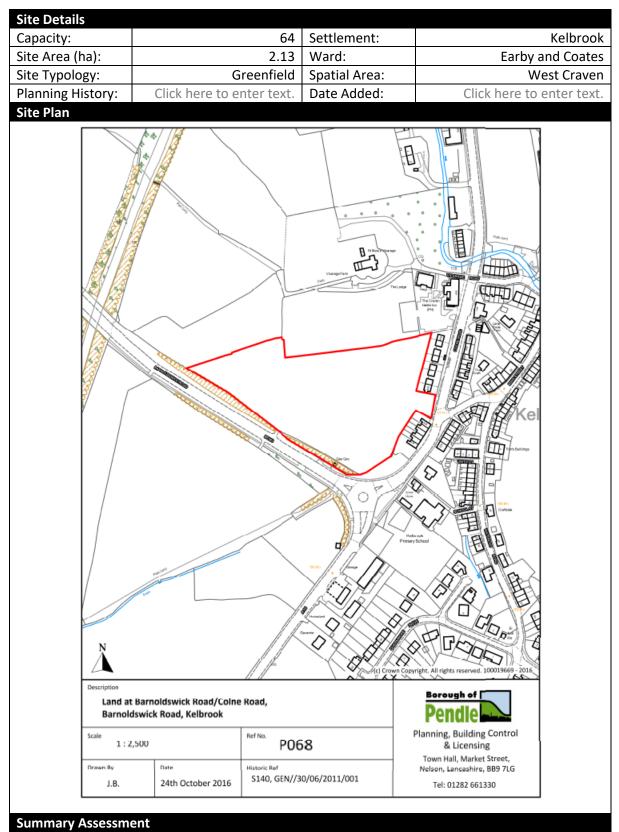
Summary: Partially greenfield partially brownfield site currently in employment use soon to be available (relocation) on the edge of Colne. The site benefits from good accessibility to existing services and facilities. The site is largely contained by existing natural features. There is moderate visibility of the site from the valley sides to the south. The main constraint affecting the site is

flood risk associated with Colne Water. The suitability of the site for housing is likely to be determined by detailed information provided in regards to flood risk extent and severity and the potential for design responses.

potential for o	design resp	onses.									
	Available Suitable					Achievable					
Yes				Uncert	Yes						
Timescales (Anticipated Delivery)											
		0-5 yea				6-10 years		10-15 years	.0-15 years 16 yea		
	2025/26	2026/2	27	2027/28	2028/29						
0	0	8	20 20 0		0		0	0)		
1. Availabili											
Is the landow		Yes									
Is the site in s		Yes									
Is there any d		Yes									
If so, what is the developer involvement? Is the site affected by any tenancies, third party rights, or restricted								Owner			
	ected by ar	iy tenan	cies,	third party	rights, or re	estricted		No			
covenants? What are the timescales for the availability of the site?											
		for the	dVdllo	adility of tr	le sile?			0-5 years			
2. Suitability 2a. Designation											
Is the site affe		v of the	follo	wing decig	nations? (ti	ck all that	201				
Green Belt	cieu by ai			I/SPA/SPAC			<u> </u>				
National Land							_	linerals Safeguarding ⊂ Totected			
	scape		BHS/SLNI/LNR/GHS					Employment Land			
Open Country						rimary Shopping					
opencountry						rontage					
2b. Flooding											
What Flood Zone is the site in?							<25% in Flood Zone 2/3				
What is the ri	sk of Surfa	ce Wate	er floo	oding?				High			
What is the risk of Surface Water flooding? What is the risk of groundwater flooding?								Minor Constraint			
2c. Natural Er	-										
Is the proposal affected by priority habitats or species? No											
Would the proposal likely result in adverse effects for an ecological								Yes, minimal impact			
corridor or network?											
Would the proposal likely result in the loss of a TPO?								No			
Would the pr	oposal resu	ult in a le	oss of	fagricultur	al land?			No, urban			
What is the likely affect caused for Landscape Character?								Moderate			
What is the likely affect caused for Landscape Visibility?								Moderate Impact			
2d. Built Environment											
Is the proposal likely to affect the historic environment? No											
Listed Building(s) 🗌 Grade: Choose an item. Conservation Area 🔲 Other 🗌											
Will the proposal promote the coalescence of separate settlements?Yes, significant											
2e. Other Environment											
Is the proposal site likely affected by contamination?							Uncertain				
Is the proposal site likely affected by on-site structures, unstable land Uncertain											
or culverted watercourses?											
Does the topography of the land constraint development potential?								None/Minimal			
Is the proposal compatible with neighbouring land uses? Yes											
2f. Accessibili	•	0			Car is F						
Bus Stop Prox	imity 25	50m			Service Fr	equency		20-40mins ir	nterval		

Primary School	chool 1km Town or Local		1.37km					
		Shopping Centre						
Secondary School	ondary School 1.21km Strategic Employment		1.37km					
		Site						
Open Space	610m	Convenience Store	520m					
Leisure Centre	2.5km GP		1.44km					
2g. Benefits	2g. Benefits							
Will the proposal sup	Yes							
Will the proposal support the delivery of self-build/custom build homes? No								
Will the proposal provide for any other benefit in additional to housing?								
No information.								
3. Achievability								
Is the site accessible	Yes							
Is the site served or s	Yes							
Is the site affected by	No							
Is the proposal viable	Yes							
Is there any prospect	Choose an item.							



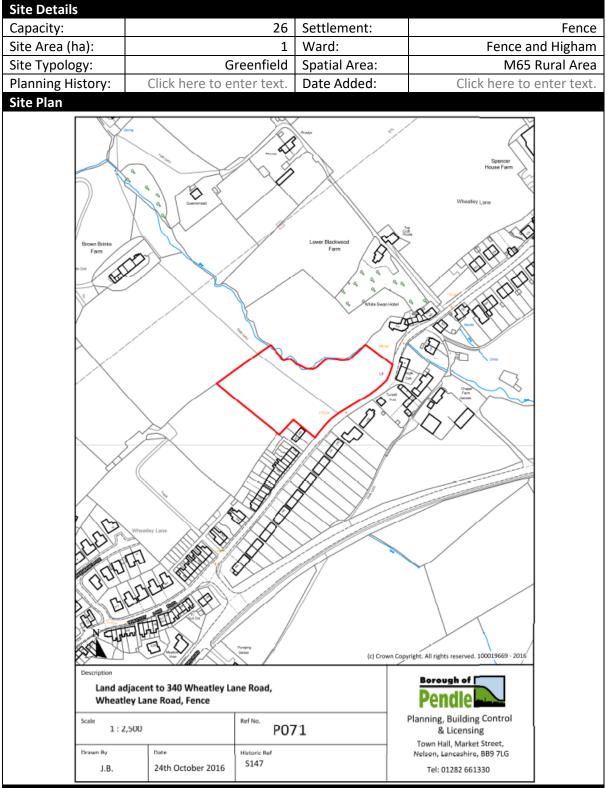


Summary: Edge of settlement site at a rural service village. The site is located to avoid the parts of the village which are highly sensitive for reasons of landscape character or heritage. The site is however highly open and does not relate particularly well to the settlement in terms of scale and

settlement pattern. The site is relatively unconstrained however there are potential highway constraints.

constraints.							-					
Available			Suit	table			Achieva	ble				
Ň	ſes			Yes					Uncerta	ain		
Timescales (A	nticipate	ed Deliver	ry)									
		0-5 yea	rs				6-10 yea	ars	10-15 ye	ears	16 ye	ars +
2024/25 2	025/26	2026/2	27	2027/28	2028/2	29						
0	0	0		0	0		64		0		0)
1. Availabilit	y											
Is the landowr	ner(s) aw	/are and s	uppc	orts the pro	posals f	or t	he site?	Y	/es			
Is the site in si	ngle lan	downersh	ip?					Y	′es			
Is there any de	eveloper	· interest i	n the	e site?				١	No			
If so, what is t	he devel	oper invo	lvem	ent?				(Choose a	n ite	m.	
Is the site affe	cted by	any tenan	cies,	third party	rights, o	or re	estricted	ι	Jncertai	n		
covenants?												
What are the t	timescal	es for the	avail	ability of th	ne site?			C)-5 years	5		
2. Suitability												
2a. Designatio	ons											
Is the site affe	cted by	any of the	follo	wing desig	nations	? (ti	ck all that	: appl	y)			
Green Belt	It 🗌 SSSI/SPA/SPAC 🗌 🗌				Min	erals Sat	fegua	rding	\boxtimes			
National Lands	scape		BHS	S/SLNI/LNR	/GHS			Prot	tected			
								Employment Land		d		
Open Country	side	\boxtimes	Оре	en Space				Primary Shopping				
								Frontage				
2b. Flooding												
What Flood Zo	one is th	e site in?						F	lood Zo	ne 1		
What is the ris	k of Sur	face Wate	er floo	oding?				١	/ery low			
What is the ris	k of gro	undwater	floo	ding?				١	None			
2c. Natural En	vironme	ent										
Is the proposa	l affecte	d by prior	ity h	abitats or s	pecies?			١	No			
Would the pro	•	kely result	in ac	dverse effe	cts for a	n eo	cological	٢	١o			
corridor or net												
Would the pro									No			
Would the pro	•								es, Grac			
What is the lik									Substant			
What is the lik	-		for La	andscape V	isibility?)		Ν	Moderat	e Imp	oact	
2d. Built Envir												
Is the proposa			1						No	r		
Listed Building		Grade		hoose an it			nservatior		a 🗌	Oth	ier	
Will the propo	-		oales	scence of se	eparate	sett	tlements?	۲ (No			
2e. Other Envi												
Is the proposa									No			
Is the proposa		•	ed by	on-site stru	uctures,	uns	stable lan	d M	NO			
or culverted w												
Does the topo							otential?		None/Mi	inima	l	
Is the proposa		tible with	neig	hbouring la	nd uses	?		Y	/es			
2f. Accessibilit	-				1			r				
Bus Stop Proxi		0m			1		equency		20-40m	nins ir	nterval	
Primary Schoo	d l	320m			Town				2.2km			
					Shopp	ing	Centre					

Secondary School	2.5km	Strategic Employment Site	3.1km				
Open Space	110m	Convenience Store	200m				
Leisure Centre	5.8km	GP	2.4km				
2g. Benefits							
Will the proposal sup	Yes						
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain				
Will the proposal pro	ovide for any other benefit	in additional to housing?					
No information.							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected by	Uncertain						
Is the proposal viable? Yes							
Is there any prospect for third party funding to support site delivery? Choose an item.							



P071 Land adjacent to 340 Wheatley Lane Road, Fence

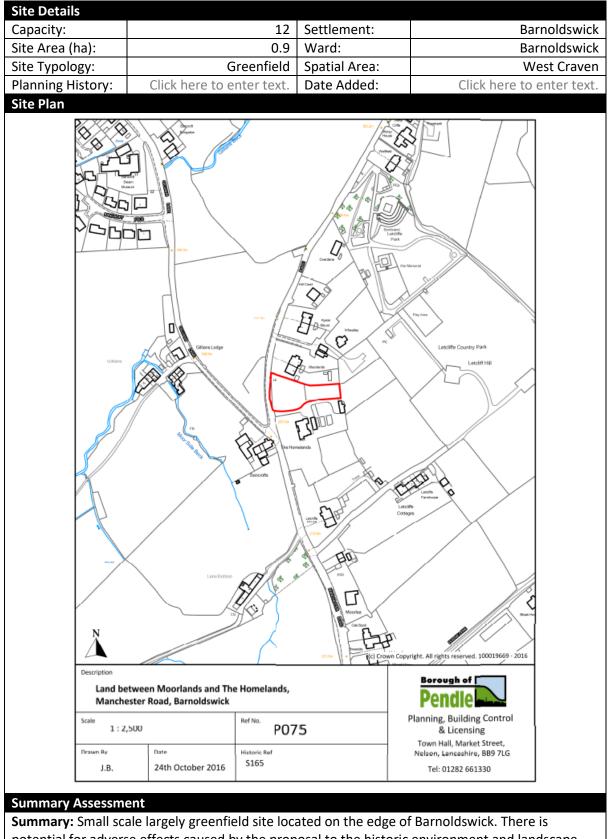
Summary Assessment

Summary: Edge of settlement greenfield site at a rural service centre. The site benefits from some access to local services and facilities available in the village but the extent and capacity of these are limited. The physical constraints affecting the site are relatively limited. There are capacity issues in the local highway network due to parked cars and narrowing of the highway. The site is Green Belt and found to fulfil a major contribution to the Green Belt.

Available			Suit	table		Achievable						
	Yes			Uncert	ain				Yes			
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea				6-10 yea	rs	10	-15 yea	rs	16 yea	ars +
2024/25	2025/26			2027/28	2028/29	,	-		- ,		- /	
0	0	0		0	0	0			26		0	
1. Availab	ility	-		-	-	-			-			
Is the lando	-	ware and s	uppo	orts the pro	posals for t	he site?		Yes				
Is the site in								Yes				
Is there any			•	site?				Yes				
If so, what i									quiry			
Is the site a					rights, or r	estricted			certain			
covenants?	·			. ,	0							
What are th	ne timesca	ales for the	avai	ability of th	ne site?			0-5	years			
2. Suitabil									•			
2a. Designations												
Is the site a	Is the site affected by any of the following designations? (tick all that apply)											
Green Belt		\boxtimes	SSS	I/SPA/SPAC	2		Mi	ner	als Safe	gua	rding	\boxtimes
National La	ndscape		BHS	S/SLNI/LNR	/GHS		Pro	otec	ted			
							Em	nplo	yment	Land	t	
Open Count	tryside	\boxtimes	Ope				Pri	mai	y Shop	ping	5	
				Fr				onta	ge			
2b. Floodin	g											
What Flood	Zone is t	he site in?						Flood Zone 1				
What is the	risk of Su	rface Wate	er floo	oding?				Low				
What is the	_		floo	ding?				Minor Constraint				
2c. Natural	Environn	nent										
Is the prope	osal affect	ed by prio	rity h	abitats or s	pecies?			No				
Would the p	•	•	: in ac	dverse effe	cts for an eo	cological		No				
corridor or												
Would the p								No				
Would the p								Yes, Grade 4				
What is the				•			Moderate					
What is the			for La	andscape V	isibility?			Mo	derate	Imp	act	
2d. Built En												
Is the propo									certain			r
Listed Build	0.7	Grade		irade II		nservation		ea		Oth	er	
Will the pro			coales	scence of se	eparate set	tlements?		No				
2e. Other E												
Is the proposal site likely affected by contamination?								No				
Is the propo			ed by	on-site stru	uctures, uns	stable land	b	No				
or culverted watercourses?Does the topography of the land constraint development potential?None/Minimal												
						otential?		No Yes	ne/Min	ima		
	Is the proposal compatible with neighbouring land uses?											
2f. Accessibility												
Bus Stop Pr		130m			equency		20-40mins interval					
Primary Sch	lool	660m			Town or L							
		!			Shopping							
Secondary S	school	4.15km			Strategic Site	Employme	ent	1	9km			

Open Space	0m	Convenience Store	400m							
Leisure Centre	3.4km	GP	3.5km							
2g. Benefits										
Will the proposal sup	Yes									
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain							
Will the proposal pro	vide for any other benefit	in additional to housing?								
No information.										
3. Achievability										
Is the site accessible	to the public highway?		New infrastructure							
			required.							
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure							
			Required							
Is the site affected by	/ any known easement or a	ransom strip?	Uncertain							
Is the proposal viable? Yes										
Is there any prospect for third party funding to support site delivery? Choose an item.										

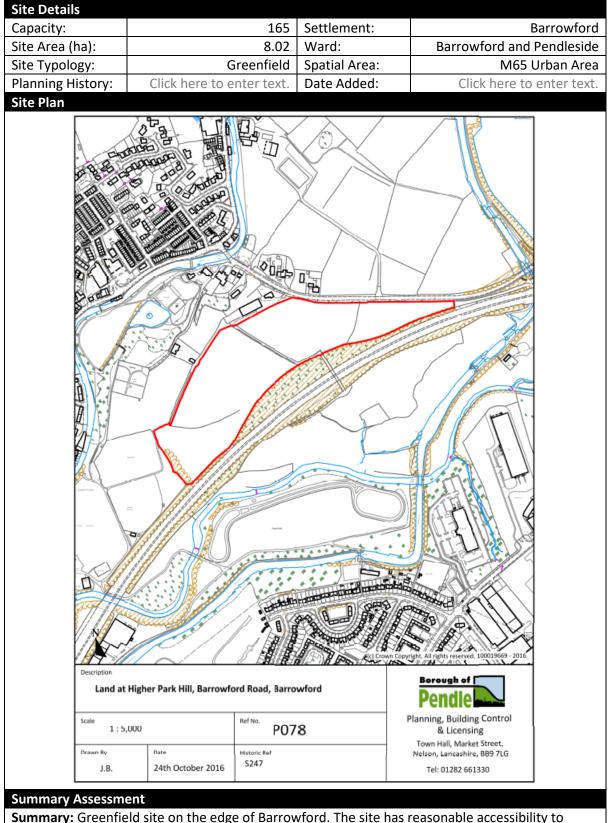
P075 Land between Moorlands and The Homelands, Manchester Road, Barnoldswick



potential for adverse effects caused by the proposal to the historic environment and landscape quality noting the site's elevated location. There are constraints in the local highway network.

	fety probl	ems.									
Available			Suita	able		Achieva	able				
	Yes			Yes				Uncertain			
Timescales	(Anticipa	ted Delive	ry)								
		0-5 yea	1			6-10 ye	ars	10-15 years	16 yea	16 years +	
2024/25	2025/26	5 2026/	27	2027/28	2028/29						
0	0	0		0	0	12		0	0)	
1. Availal	-										
				rts the pro	posals for t	ne site?		Yes			
Is the site i	-							Yes			
Is there any								Unknown			
If so, what								Choose an ite	m.		
Is the site a		/ any tenar	icies, i	third party	rights, or r	estricted		Uncertain			
covenants?		alos for the		ability of th	a sita?			0-5 1000			
What are t		ales for the	avdila	ability of th	ופ אופי			0-5 years			
2. Suitabi 2a. Designa	-										
Is the site a		any of the	a follo	wing desig	nations? (ti	ck all tha	t an	oly)			
Green Belt	inected by			/SPA/SPAC				inerals Safegua	arding	\boxtimes	
National La	ndscane			/SLNI/LNR			-	otected	arung		
	nuscape		БПЭ				Employment Land				
Open Coun	tryside	\square	One	n Space		Primary Shopping					
Open coun	ti ysiue		Ope	in Space		Frontage					
2b. Floodir	g		1					ontage			
What Flood	-	he site in?						Flood Zone 1			
What is the			er floo	ding?				Very low			
What is the								None			
2c. Natura				0							
Is the prop	osal affect	ed by prio	rity ha	bitats or s	pecies?			No			
Would the					-	cological		No			
corridor or						Ũ					
Would the	proposal l	ikely resul [.]	t in the	e loss of a ⁻	TPO?			No			
Would the	proposal i	esult in a l	oss of	agricultura	al land?			Yes, Grade 4			
What is the	e likely affe	ect caused	for La	ndscape Cl	haracter?			Moderate			
What is the	e likely affe	ect caused	for La	ndscape Vi	isibility?			Moderate Im	pact		
2d. Built Er	nvironmer	nt									
Is the prop	osal likely	to affect t	he hist	toric envirc	onment?			Uncertain			
Listed Build	ling(s)	🗌 🛛 Grad	e: Cł	noose an it	em. Cor	nservatio	n Ar	ea 🛛 🖄 Oth	ner		
Will the proposal promote the coalescence of separate settlements? No											
2e. Other B	Invironme	ent									
Is the proposal site likely affected by contamination? No											
Is the proposal site likely affected by on-site structures, unstable land No											
or culverte	d waterco	urses?									
Does the to	pography	of the lan	d cons	straint deve	elopment p	otential)	None/Minima	al		
Is the prop		atible with	neigh	nbouring la	nd uses?			Yes			
2f. Accessi	bility										
Bus Stop Pi	roximity	830m			Service Fr	equency		20-40mins i	nterval		
Primary Scl	nool	1.1km			Town or L	.ocal		850m			
Fillinally Sci											

Secondary School	1.15km	Strategic Employment Site	850m							
Open Space	380m	Convenience Store	850m							
Leisure Centre	1.1km	GP	900m							
2g. Benefits	2g. Benefits									
Will the proposal sup	port the delivery of afforda	able housing?	No							
Will the proposal sup	ild/custom build homes?	Uncertain								
Will the proposal pro	vide for any other benefit i	n additional to housing?								
No information										
3. Achievability										
Is the site accessible	to the public highway?		Yes							
Is the site served or s	erviceable to utility infrasti	ructure?	Yes							
Is the site affected by	Uncertain									
Is the proposal viable? Yes										
Is there any prospect	Is there any prospect for third party funding to support site delivery? Choose an item.									

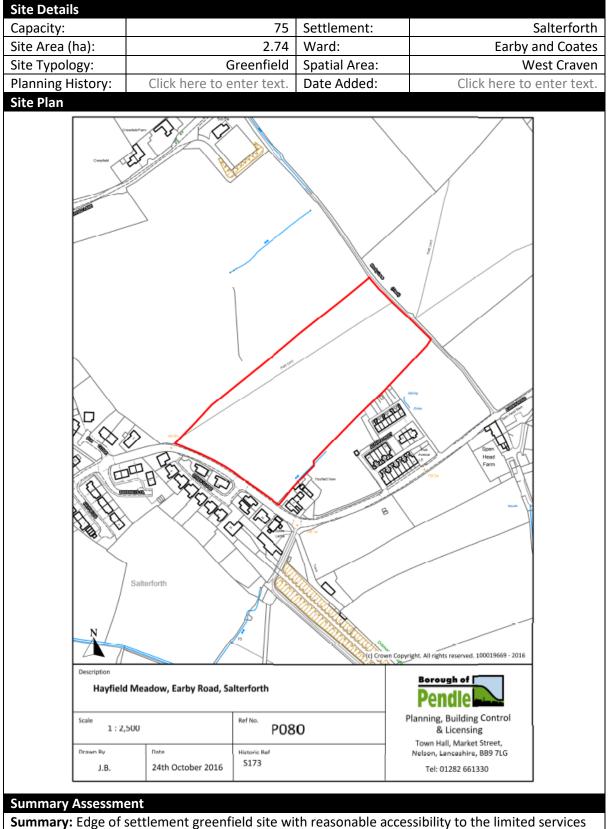


P078 Higher Park Hill Farm, Barrowford

Summary: Greenfield site on the edge of Barrowford. The site has reasonable accessibility to services in Barrowford reducing the need to travel by car. The site is relatively well contained reducing effects on landscape. The site is close the M65 and there may be adverse effects to health and wellbeing. There is potential for harm to the historic environment. The Site is

	an come fo	prward for	1									
Available			Suit	able		Achieva	ble					
	Yes			Uncerta	ain				Yes			
Timescales	: (Anticipa											
		0-5 yea	1			6-10 ye	ars	10-	•15 ye	ars	16 years +	
2024/25	2025/26			2027/28	2028/29				65			
0 1 Availal	0	0)	0	0	100			65		0	1
1. Availal					nonala far t	ha sita J		Vee				
				rts the pro	posals for t	ne site?		Yes				
Is the site i				-:+-2				Yes				
Is there an								Yes	:		1 ¹	
If so, what									ion/P		tion	
	-	/ any tena	ncies,	third party	rights, or r	estricted		Unc	ertair	ו		
covenants		aloc for the		ability of th				0 5				
		ales for the	e avall	ability of th	ופ גונפי			0-5	years			
 Suitabi Designation 	-											
		, any of th	o follo	wing docig	nations? (ti	ck all tha	+ 201					
Green Belt				I/SPA/SPAC					lc Saf	001121	rding	\boxtimes
				SLNI/LNR			-	Minerals Safeguar				
National La	muscape		впр	SLINI/LINK	/GHS			Protected				
Open Cour	trucido		Onc	en Space			Employment Land Primary Shopping					
Open Cour	iti yside		Ope	space		Frontage						
2b. Floodir	 1σ						1	onta	50			
What Floor	•	he site in?						Floo	od Zor	ne 1		
What is the				oding?					y low			
What is the									or Co	nstra	int	
2c. Natura	-											
			ority ha	abitats or s	pecies?			No				
			-		ts for an ed	cological		Yes	mini	mal ir	npact	
corridor or		-				0					•	
Would the	proposal I	ikely resul	lt in th	e loss of a ⁻	TPO?			Yes				
Would the	proposal i	result in a	loss of	fagricultura	al land?			Yes	, Grad	e 4		
What is the	e likely aff	ect caused	l for La	andscape Cl	haracter?				derate			
What is the	e likely affe	ect caused	l for La	ndscape Vi	isibility?			Мо	derate	e Imp	act	
2d. Built E	nvironmer	nt										
Is the prop	osal likely	to affect t	he his	toric envirc	onment?			Unc	ertair	۱		
Listed Build	ding(s)	⊠ Grad	le: N	1ultiple	Cor	nservatio	n Are	ea	\boxtimes	Oth	er	
Will the pr	oposal pro	mote the	coales	scence of se	eparate set	tlements	?	Yes	, signi	ficant	t	
2e. Other I	Environme	ent			•							
Is the proposal site likely affected by contamination? No												
Is the proposal site likely affected by on-site structures, unstable land No												
or culverte		•	•									
Does the to	opography	of the lar	nd cons	straint deve	elopment p	otential?		Nor	ne/Mi	nimal		
	osal comp	atible with	h neigł	nbouring la	nd uses?			Pot	ential	Issue	es	
Is the prop				-								
	-											
Is the prop 2f. Accessi Bus Stop P		180m			Service Fr	equency		40)-60m	ins in	terval	
2f. Accessi	roximity	180m 930m			Service Fr Town or L)-60m)0m	ins in	iterval	

Secondary School	3.6km	Strategic Employment	2.6km					
		Site						
Open Space	0m	Convenience Store	700m					
Leisure Centre	2.5km	GP	1.2km					
2g. Benefits	•							
Will the proposal sup	port the delivery of afford	lable housing?	Yes					
Will the proposal sup	port the delivery of self-b	uild/custom build homes?	° No					
Will the proposal pro	ovide for any other benefit	in additional to housing?	·					
Extensive open space	e and recreational facilities	and infrastructure propo	sed					
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	serviceable to utility infras	tructure?	New Infrastructure					
			Required					
Is the site affected b	y any known easement or	a ransom strip?	Uncertain					
Is the proposal viable	e?		Yes					
Is there any prospect for third party funding to support site delivery? Choose an item.								



P080 Hayfield Meadow, Earby Road, Salterforth

Summary: Edge of settlement greenfield site with reasonable accessibility to the limited services available in the village. The proposal is likely to have significant landscape effects owing to the poor relationship of the site to the settlement and the quality/sensitivity of the local landscape.

The development is likely to adversely affect the setting and appearance of the settlement. The proposal is likely to be disproportionate in terms of scale and character of the wider settlement. Achievable Available Suitable Yes No Yes Timescales (Anticipated Delivery) 6-10 years 0-5 years 10-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 0 0 75 0 1. Availability Yes Is the landowner(s) aware and supports the proposals for the site? Is the site in single landownership? Yes Is there any developer interest in the site? Yes If so, what is the developer involvement? **Option/Promotion** Is the site affected by any tenancies, third party rights, or restricted No covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS \boxtimes Protected \square **Employment Land Open Countryside** \boxtimes **Open Space Primary Shopping** Frontage **2b.** Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? High What is the risk of groundwater flooding? None **2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? Yes Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other \square Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** 210m Service Frequency 20-40mins interval **Primary School** 540m Town or Local 2km Shopping Centre

Secondary School	1.5km	Strategic Employment Site	2.4km				
Open Space	200m	Convenience Store	1.7km				
Leisure Centre	1.5km	GP	2km				
2g. Benefits							
Will the proposal sup	Yes						
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain				
Will the proposal pro	vide for any other benefit	in additional to housing?					
No information.							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected by	Uncertain						
Is the proposal viable? Yes							
Is there any prospect for third party funding to support site delivery? Choose an item.							

Site Details			
Capacity:	35	Settlement:	Earby
Site Area (ha):	0.63	Ward:	Earby and Coates
Site Typology:	Brownfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			
Description New Ro	bad Garage Site, New Road, Earby		
Scale 1:2	2,500 PO8	31	Planning, Building Control & Licensing
Drawn By	Date Historic Ref		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG
J.B.	24th October 2016 S174, 816		Tel: 01282 661330
Summary Assessm	ent		

P081 New Road Garage Site, New Road, Earby

Summary: Existing Garage site located in close proximity to Earby town centre. The site is in a highly accessible location and faces limited constraints to its redevelopment. The site is located within the Earby Conservation Area its redevelopment could affect this historic environment though it should be noted that the proposal has the potential to benefit this designation and enhance the quality of the wider urban environment.

YesYesTimescales (Anticipated Delivery) $0 - 0$ $0 - 5$ years $6-10$ years $10-15$ years 16 years + $2024/25$ $2025/26$ $2026/27$ $2027/28$ $2028/29$ 0 0 0 1 Availability $2025/26$ $2026/27$ $2027/28$ $2028/29$ 0 0 0 1 Availability 15 200 0 0 0 0 1 Availability Yes Yes Yes Yes Is the site in single landownership? Yes Yes Yes S the developer involvement? Yes $Uncertain$ Yes what is the developer involvement? $Uncertain$ $Uncertain$ Yes and Yes Yes Yes Yes Z Designations Za Designations? Yes Yes Za Designations Yes Yes Yes Z Suitability Za Designations? Yes Yes Za Designations Yes Yes Za Designati	Available Suitable Achievable													
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	Primary Sch	1001	440M											
	Socondary	School	2 10km					n+	t 11/200					
Site	Jeconuary		2.40NIII			-			1 I K	MII .				

Open Space	60m	Convenience Store	220m								
Leisure Centre	2.51km	GP	100m								
2g. Benefits											
Will the proposal support the delivery of affordable housing?Uncertain											
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes? Uncertain										
Will the proposal provide for any other benefit in additional to housing?											
No information											
3. Achievability											
Is the site accessible	to the public highway?		Yes								
Is the site served or s	erviceable to utility infrast	ructure?	Yes								
Is the site affected by	Is the site affected by any known easement or a ransom strip? Uncertain										
Is the proposal viable	?		Marginal								
Is there any prospect	Is there any prospect for third party funding to support site delivery? Uncertain										

P082 Land at Glen Farm, Earby

Summary: Site of limited scale located outside but adjacent to the settlement boundary of Earby. The site is relatively well related to the settlement pattern, and is contained from views to the south and east by changes in topography. The settlement edge location of the site means that the site is located some distance from existing services and facilities available within Earby. This could encourage trips by car instead of sustainable modes of transport. The site is located within the Earby Conservation Area and located close to the historic heart of the settlement. The site sits in a transitional part of the conservation area and is currently open in character. The development of the site for housing may impact the character and appearance of the area affecting the historic environment. There is some flood risk associated with the site noting its proximity to Earby Beck which has flooded in the past. Noting the physical constraints affecting the site, the site is assessed as potentially suitable in the longer term.

Available			Suit	able			Achievat	ole				
Yes				Uncert	ain				Yes	5		
Timescales (Antic	ipated	Deliver	y)									
	()-5 yea	rs				6-10 yea	rs	11-15 y	'ears	16 yea	ars +
2024/25 2025	/26	2026/2	27	2027/28	2028/2	29						
0	C	0		0	0		0		25		0	
1. Availability												
Is the landowner(s) awar	e and s	uppo	orts the pro	posals fo	or t	he site?	Y	′es			
Is the site in single	e lando	wnersh	ip?					Y	′es			
Is there any devel	oper in	terest i	n the	e site?				ι	Jnknow	/n		
If so, what is the o	levelop	er invo	lvem	ent?				(Choose	an ite	m.	
Is the site affected	d by any	y tenan	cies,	third party	rights, o	or re	estricted	١	١o			
covenants?		<u> </u>										
What are the time	escales	for the	avail	ability of th	ne site?			()-5 yeaı	ſS		
2. Suitability												
2a. Designations		6 .1	<u> </u>									
Is the site affected	d by any	/ of the	1			? (ti	ck all that		••			
Green Belt				I/SPA/SPAC					erals Sa	afegua	irding	\boxtimes
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		<u> </u>	_						oloyme			
Open Countryside	2	\boxtimes	Ope	en Space					hary Sh	oppin	5	
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2b. Flooding									250/ 1	E 1 1 1		1/2
What Flood Zone			. (1							F1000	Zone 2	./3
What is the risk of				-					ligh	·		
What is the risk of	-		1000	aing?				ľ	Minor C	onstra	aint	
2c. Natural Enviro									1-			
Is the proposal af						<u> </u>			NO (ac. ma	dorati	impoo	+
Would the proposition corridor or netwo		result	mac	iverse erred		nec	Lological	1	es, mo	uerate	e impac	ι
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What is the likely						r)			Ainor	iue 4		
What is the likely									Vodera	tolm	act	
2d. Built Environr		auseu		inuscape v	isibility:				viouera	te iiii	Jaci	
Is the proposal lik		ffact th	o hic	toric onvira	nmont?	2			′es			
Listed Building(s)		Grade	1	irade II*			servation		1	Oth	or	
Will the proposal								1	No No	Oth		
2e. Other Environ		e the t	Uales		eparate	sen			NU			
Is the proposal sit		affacto	d by	contamina	tion?				١o			
Is the proposal sit						ung	table land		10 10			
or culverted wate			u by	SIT-SILE SUI	actuies,	uns						
Does the topogra			l con	straint dev	elopmer	nt p	otential?	١	None/M	1inima	l	
						12			1	-		

Is the proposal comp	patible with neighb	ouring land uses?	Yes
2f. Accessibility			
Bus Stop Proximity	780m	Service Frequency	20-40mins interval
Primary School	730m	Town or Local	580km
		Shopping Centre	
Secondary School	4.3km	Strategic Employment	1.4km
		Site	
Open Space	0m	Convenience Store	280m
Leisure Centre	4.3km	GP	930m
2g. Benefits			
Will the proposal su	pport the delivery o	of affordable housing?	Yes
Will the proposal su	pport the delivery o	of self-build/custom build homes	? Uncertain
Will the proposal pro	ovide for any other	benefit in additional to housing?	•
No information.			
3. Achievability			
Is the site accessible	to the public high	vay?	New infrastructure
			required.
Is the site served or	serviceable to utilit	zy infrastructure?	New Infrastructure
			Required
Is the site affected b	y any known easen	nent or a ransom strip?	Uncertain
Is the proposal viable	e?		Yes
Is there any prospec	t for third party fur	nding to support site delivery?	No

Site Details Capacity: 17 Settlement: Colne Site Area (ha): 0.58 Ward: Vivary Bridge Site Typology: Greenfield Spatial Area: M65 Urban Area **Planning History:** Click here to enter text. Date Added: Click here to enter text. Site Plan #0/# طلت D Ο (muu n D (c) Crown Copyright. All rights reserved. 100019669 - 2016 Description Borough of [Land at South of Grenfell Gardens, Barrowford Road, Colne Pe Planning, Building Control Ref No. Scale 1:2,500 P083 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG S180 24th October 2016 J.B. Tel: 01282 661330 **Summary Assessment** Summary: Greenfield site on the edge of Colne. The site is relatively isolated from existing

P083 Land south of Grenfell Gardens, Colne

Summary: Greenfield site on the edge of Colne. The site is relatively isolated from existing services and facilities encouraging travel by car. The site is relatively well contained by surrounding features and land uses helping to reduce the likely impact caused by the development of the proposal on landscape character/visibility and setting of the settlement. The

building of the former Colne Grammar school is likely to be a non-designated heritage asset and it is likely that the development of the sports field will cause harm to the significance of the asset. Further evidence and design responses will be required in order to demonstrate the suitability of developing the site for housing. The site is designated open space. The tests of the NPPF will therefore need to be demonstrated in order for this site to come forward for housing.

Yes Yes Timescales (Anticipated Deliver) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 Xet mining a m	Available			Suit	table			Achievab	ole			0	
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0 0 0 0 17 0 1. Availability Is the site in single landownership? Yes Is the site in single landownership? Yes Is the site in single landownership? Yes Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain Choose an item. 2. Suitability Za. Designations Is the site affected by any of the following designations? (tick all that apply) Frontage Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding Image: Safeguarding Ima			0-5 yea	rs				6-10 yea	rs	10-	15 year	rs 16 ye	ears +
1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted covenants? Uncertain VMat are the timescales for the availability of the site? Choose an item. 2. Suitability Choose an item. Ensite affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding Image: Stafeguarding National Landscape BHS/SLNI/LNR/GHS Protected Employment Land Open Countryside Open Space Primary Shopping Frontage Image: Stafeguarding? What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of surface Water flooding? Very low What is the proposal likely result in adverse effects for an ecological corridor or network? No Would the proposal likely result in the loss of a TPO? No Woold the proposal likely result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape	2024/25	2025/26	2026/2	27	2027/28	2028/29)						
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What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Is the proposal affected by priority habitats or species? No Is the proposal affected by priority habitats or species? No Is the proposal likely result in adverse effects for an ecological corridor or network? No Would the proposal likely result in the loss of a TPO? No No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Uncertain Listed Building(s) Grade: Choose an item. Conservation Area Other ⊠ Will the proposal site likely affected by contamination? No Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? Does the topography of the land constraint development potential? No Is the proposal compatible with neighbouring land uses? Yes Yes	What Flood	Zone is the	site in?							Floc	d Zone	1	
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Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Minor Impact 2d. Built Environment Uncertain Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) □ Grade: Choose an item. Conservation Area □ Other ⊠ Will the proposal site likely affected by contamination? No Image: Second and the proposal site likely affected by on-site structures, unstable land or culverted watercourses? No Image: Second and the proposal compatible with neighbouring land uses? Yes Yes	corridor or r	network?											
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2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) Grade: Choose an item. Conservation Area Other Image: Choose an item. Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Image: Choose an item. No Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? No Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes	What is the	likely affect	caused	for La	andscape C	haracter?				Mod	derate		
Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) □ Grade: Choose an item. Conservation Area □ Other ⊠ Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes	What is the	likely affect	caused	for La	andscape V	isibility?				Min	or Impa	act	
Listed Building(s) □ Grade: Choose an item. Conservation Area □ Other ⊠ Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? No Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes	2d. Built En	vironment											
Listed Building(s) □ Grade: Choose an item. Conservation Area □ Other ⊠ Will the proposal promote the coalescence of separate settlements? Yes, marginal 2e. Other Environment Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? No Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes	Is the propo	sal likely to a	affect th	e his	toric enviro	onment?				Unc	ertain		
2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses? No Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes							on	servation	Are	a		Other	\boxtimes
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Is the proposal site likely affected by contamination?NoIs the proposal site likely affected by on-site structures, unstable land or culverted watercourses?NoDoes the topography of the land constraint development potential?None/MinimalIs the proposal compatible with neighbouring land uses?Yes						•				,			
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or culverted watercourses?None/MinimalDoes the topography of the land constraint development potential?None/MinimalIs the proposal compatible with neighbouring land uses?Yes							ns	table land	1	No			
Is the proposal compatible with neighbouring land uses? Yes						•							
Is the proposal compatible with neighbouring land uses? Yes				l con	straint deve	elopment	р	otential?		Non	e/Mini	mal	
							•						
2f. Accessibility				0	0 -								

Bus Stop Proximity	280m	Service Frequency	40-60mins interval
Primary School	1.38km	Town or Local	1.3km
		Shopping Centre	
Secondary School	2.3km	Strategic Employment	1.3km
		Site	
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
2g. Benefits			
Will the proposal sup	port the delivery of afford	able housing?	Yes
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain
Will the proposal pro	vide for any other benefit	in additional to housing?	
No information			
3. Achievability			
Is the site accessible	to the public highway?		New infrastructure
			required.
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	y any known easement or a	ransom strip?	Uncertain
Is the proposal viable	2?		Yes
Is there any prospect	for third party funding to	support site delivery?	Choose an item.

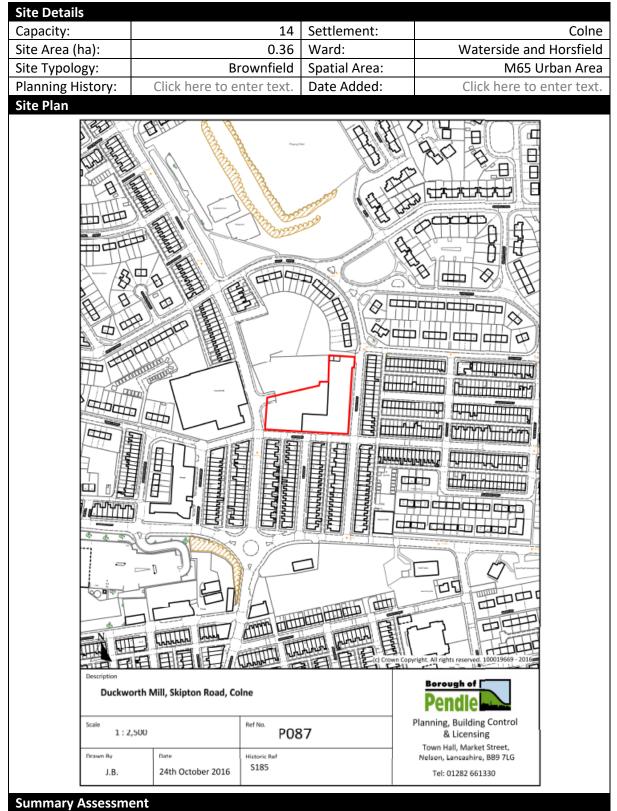
Site Details Settlement: Capacity: 16 Colne Site Area (ha): 0.53 Ward: Waterside and Horsfield Site Typology: Brownfield Spatial Area: M65 Urban Area Date Added: **Planning History:** Click here to enter text. Click here to enter text. Site Plan ATTITUTE 13 All rights rese Description Borough of Land off Bridge Street, Bridge Street, Colne d Planning, Building Control Scale Ref No 1:2,500 P086 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG S184 24th October 2016 Tel: 01282 661330 J.B. **Summary Assessment**

P086 Land off Bridge Street, Colne

Summary: Previously developed site within the settlement boundary of Colne and close to the Town Centre. The site is highly accessibility to existing services and facilities. There is very little physical constraints which would prevent the redevelopment of this site for housing. The site is

nousing. II	ne site is lo	cate	d in ar	i area	a of poor vi	ability.					
Available				Suit	able		Achieva	ble			
	No				Yes				Uncertain		
Timescales	(Anticipa										
			-5 yea				6-10 yea	ars	10-15 years	16 ye	ars +
2024/25	2025/26	5 2	2026/2	27	2027/28	2028/29					
0	0		0		0	0	0		0	16	õ
1. Availat	-						h a aita 2				
Is the land					orts the pro	posais for t	ne site?		Uncertain		
Is the site i	-				aita 2				No		
Is there any									Unknown		
If so, what						uichto ou u			Choose an ite	m.	
Is the site a covenants?		yany	tenan	cies,	third party	rights, or re	estricted		Uncertain		
What are t		alec f	or the	avail	ahility of th	e site?			Unknown		
2. Suitabi				avail	ability of th						
2a. Designa	-										
Is the site a		, any	of the	follo	wing desig	nations? (ti	ck all tha	t app	oly)		
Green Belt				-	I/SPA/SPAC				inerals Safegua	rding	
National La	Indscape			BHS	S/SLNI/LNR	/GHS			otected	-	
								En	nployment Lan	d	
Open Coun	tryside			Ope	en Space				imary Shopping		
•					•				ontage	-	
2b. Floodir	ng										
What Flood	d Zone is t	he sit	e in?						<25% in Flood	Zone 2	2/3
What is the	e risk of Su	irface	e Wate	r floo	oding?				Low		
What is the			water	flood	ding?				Minor Constra	aint	
2c. Natura											
Is the prop									No		
Would the		-	result	in ac	lverse effec	ts for an eo	cological		No		
corridor or	neemoniki										
Would the		,							No		
Would the									No, urban		
What is the									Little or none		
What is the	-		aused	for La	andscape V	sibility?			Not visible		
2d. Built Er			<u> </u>								
Is the prop				1					No		
	ling(s)		Grade		hoose an it		nservation			er	
	<u> </u>			0000		marate cett	liements	•	No		
Will the pro	oposal pro		e the c	Uales	scence of se	parate set					
Will the pro 2e. Other E	oposal pro nvironme	ent				•			Lincortoire		
Will the pro 2e. Other E Is the prop	oposal pro Environme osal site li	e nt kely a	affecte	ed by	contamina	tion?	table la	4	Uncertain		
Will the pro 2e. Other E Is the prop Is the prop	oposal pro Environme osal site li osal site li	e nt kely a kely a	affecte	ed by	contamina	tion?	stable lan	d	Uncertain Uncertain		
Will the pro 2e. Other E Is the prop Is the prop or culverte	oposal pro invironme osal site li osal site li d waterco	e nt kely a kely a urses	affecte affecte ;?	ed by ed by	contamina on-site stru	tion? Ictures, uns		d	Uncertain		
Will the pro 2e. Other E Is the prop Is the prop or culverte Does the to	oposal pro Environme osal site li osal site li d waterco opography	ent kely a kely a urses of th	affecte affecte s? ne lanc	ed by ed by d con	contamina on-site stru straint deve	tion? ictures, uns elopment p		d	Uncertain None/Minima		
Listed Build Will the prop 2e. Other E Is the prop Is the prop or culverte Does the to Is the prop	oposal pro Environme osal site li osal site li d waterco opography osal comp	ent kely a kely a urses of th	affecte affecte s? ne lanc	ed by ed by d con	contamina on-site stru straint deve	tion? ictures, uns elopment p		d	Uncertain	1	
Will the prop 2e. Other E Is the prop Is the prop or culverte Does the to Is the prop 2f. Accessil	oposal pro invironme osal site li osal site li d waterco opography osal comp bility	ent kely a kely a urses of th atible	affecte affecte s? ne lanc e with	ed by ed by d con	contamina on-site stru straint deve	tion? ictures, uns elopment p nd uses?	otential?	d	Uncertain None/Minima Yes		
Will the pro 2e. Other E Is the prop Is the prop or culverte Does the to	pposal pro pposal pro nvironme osal site li d waterco ppography osal comp bility roximity	ent kely a kely a urses of th	affecte affecte s? ne lanc e with m	ed by ed by d con	contamina on-site stru straint deve	tion? ictures, uns elopment p	otential? equency	d	Uncertain None/Minima		

Secondary School	910m	Strategic Employment Site	150m
Open Space	20m	Convenience Store	170m
Leisure Centre	180m	GP	1km
2g. Benefits			
Will the proposal sup	port the delivery of afforda	able housing?	No
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain
Will the proposal pro	vide for any other benefit i	n additional to housing?	
No information			
3. Achievability			
Is the site accessible	to the public highway?		Yes
Is the site served or s	erviceable to utility infrast	ructure?	Yes
Is the site affected by	y any known easement or a	ransom strip?	No
Is the proposal viable	27		No
Is there any prospect	for third party funding to s	support site delivery?	No



P087 Duckworth Mill, Skipton Road, Colne

Summary: Previously developed site located within the settlement boundary of Colne close to the town centre. The site is highly accessible to existing services and facilities. There are limited physical constraints to the redevelopment of the site for housing. The site is however in active employment use and there is no indication that the site is available for housing. It is unclear when

or if the site will become available for housing. The site is located in a relatively weak housing
market area. The proposal may not therefore be viable without third party funding.AvailableSuitableAchievableNoYesUncertain

No			Ye	S		Uncertain				
Timescales (Anticip	ated De	eliver	y)							
	0-5	5 yeai	rs		6-10 year	s 10-15 years	16 yea	ars +		
2024/25 2025/2	26 20	026/2	27 2027/28	2028/29						
0 0		0	0	0	0	0	14	1		
1. Availability										
Is the landowner(s)	awarea	and s	upports the pr	oposals for	the site?	Uncertain				
Is the site in single	andowr	nersh	ip?			Yes				
Is there any develo	per inte	rest i	n the site?			Unknown				
If so, what is the de	veloper	⁻ invo	lvement?			Choose an ite	m.			
Is the site affected	by any t	enan	cies, third part	y rights, or	restricted	Uncertain				
covenants?										
What are the times	cales fo	r the	availability of	he site?		Unknown				
2. Suitability										
2a. Designations										
Is the site affected	by any c	of the	following desi	gnations? (1	cick all that a	apply)				
Green Belt			SSSI/SPA/SPA	C		Minerals Safegua	arding			
National Landscape	2		BHS/SLNI/LN	R/GHS		Protected				
						Employment Lan				
Open Countryside			Open Space			Primary Shoppin				
						Frontage	ontage			
2b. Flooding										
What Flood Zone is						Flood Zone 1				
What is the risk of S	Surface	Wate	r flooding?			Low				
What is the risk of a	groundv	vater	flooding?			Minor Constr	aint			
2c. Natural Environ										
Is the proposal affe						No				
Would the proposa	-	esult	in adverse effe	ects for an e	cological	No				
corridor or network										
Would the proposa						No				
Would the proposa						No, urban				
What is the likely at						Little or none				
What is the likely at		used 1	or Landscape	visibility?		Not visible				
2d. Built Environm										
Is the proposal like						No				
Listed Building(s)		Grade			nservation		ner			
Will the proposal p		the c	oalescence of	separate se	ttlements?	No				
2e. Other Environn		<u>.</u>								
Is the proposal site	-					Uncertain				
Is the proposal site	•		a by on-site st	ructures, ur	istable land	Uncertain				
or culverted water							.1			
Does the topograph					potential?	None/Minima	31			
Is the proposal com	ipatible	with	neignbouring	and uses?		Yes				
2f. Accessibility	10									
Bus Stop Proximity	40m				requency	<20mins int	erval			
Primary School	550n	I)		Town or		500m				
				Shopping	centre					

Secondary School	670m	Strategic Employment Site	470m
Open Space	240m	Convenience Store	290m
Leisure Centre	1.7km	GP	770m
2g. Benefits			
Will the proposal sup	port the delivery of afforda	able housing?	Uncertain
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain
Will the proposal pro	vide for any other benefit i	n additional to housing?	
No information			
3. Achievability			
Is the site accessible	to the public highway?		Yes
Is the site served or s	erviceable to utility infrast	ructure?	Yes
Is the site affected by	y any known easement or a	ransom strip?	Uncertain
Is the proposal viable	2?		No
Is there any prospect	for third party funding to s	support site delivery?	No

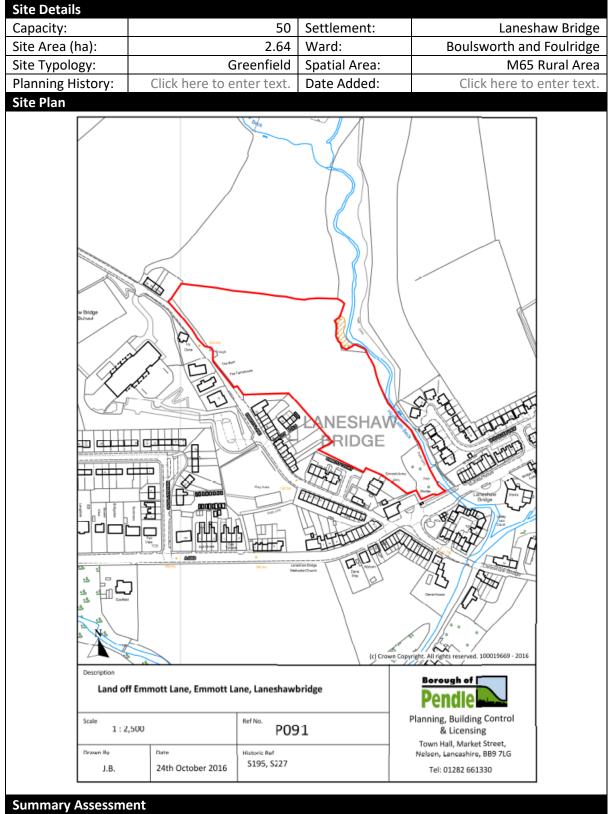
Site Details 15 Settlement: Capacity: Colne Site Area (ha): 0.36 Ward: Waterside and Horsfield Site Typology: Greenfield Spatial Area: M65 Urban Area 16/0803/OUT (Lapsed) Date Added: **Planning History:** Click here to enter text. Site Plan (c) Crown Copyright, All rights reserved, 100019669 - 2016 Borough of Land off Laithe Street, Laithe Street, Colne Planning, Building Control Ref No. Scale 1:2,500 P088 & Licensing Town Hall, Market Street, Date Historic Ref Drawn By Nelson, Lancashire, BB9 7LG S186, CE122 24th October 2016 J.B. Tel: 01282 661330 **Summary Assessment**

P088 Land off Laithe Street, Colne

Summary: Greenfield site within the settlement boundary. The principle of developing the site for housing has already been established however the previous approval lapsed due to poor viability. The site is located in an area of the borough which suffers from a weak housing market. It is questionable whether the proposal is viable although the site is being promoted by a developer.

Available			Suit	table		Achievable						
	Yes			Yes				Ur	ncerta	ain		
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea	rs			6-10 yea	irs	10-	-15 ye	ears	16 yea	ars +
2024/25	2025/26			2027/28	2028/29				•			
0	0	0		5	4	0			0		0	
1. Availab	ility	ľ										
Is the lando	wner(s) a	ware and s	uppc	orts the pro	posals for t	he site?	,	Yes				
Is the site in	single la	ndownersh	ip?	-	-		,	Yes				
Is there any	develope	er interest	n the	e site?			,	Yes				
If so, what i	s the dev	eloper invo	lvem	ent?				Owi	ner			
Is the site a	ffected by	/ any tenar	cies,	third party	rights, or r	estricted		Unc	ertaiı	n		
covenants?												
What are th	ie timesca	ales for the	avail	lability of th	ne site?		(0-5	years	5		
2. Suitabil	ity											
2a. Designa												
Is the site a	ffected by	/ any of the		<u> </u>	•	ck all that	арр	ly)				
Green Belt			SSS	I/SPA/SPAC	2		Mir	nera	als Saf	fegua	rding	
National La	ndscape		BHS	S/SLNI/LNR,	/GHS		Pro	tect	ted			
									/men ⁻			
Open Count	tryside		Ope	en Space					y Sho	pping	3	
							Fro	nta	ge			
2b. Flooding	-											
What Flood									od Zoi	ne 1		
What is the								Low				
What is the			floo	ding?				Min	or Co	onstra	aint	
2c. Natural												
Is the prope								No				
Would the p	•	•	in ac	dverse effec	cts for an eo	cological		No				
corridor or			·									
Would the p								No				
Would the p									urba			
What is the	,			•					e or r			
What is the 2d. Built En			tor La	andscape v	ISIDIIITY?			NOT	visib	ie		
				torio oronina				Na				
Is the propo Listed Build	ŕ	Grade		hoose an it		nservation		No		Oth	or	
	0.7							l		Uti	er	
Will the pro 2e. Other E			Joales	scence of se	eparate set	uements?		No				
Is the proper			d by	contamina	tion?			llnc	ertai	2		
						stable land						
Is the propo or culverted			eu by	on-site stru	ictures, uns			Unc	ertaiı	1		
Does the to			d con	straint dow	alonment n	otontial?	_	Nor	ne/Mi	nima	1	
Is the propo						otential:		Yes		mna		
2f. Accessib			neig		nu uses:			163				
Bus Stop Pre		340m			Service Fr			<2	20min	s inte	arval	
Primary Sch		800m			Town or L			-)m	5 1110		
		50011			Shopping			00	/11			
Secondary S	School	1km			Strategic		ent	34	l0m			
					Site							

Open Space	210m	Convenience Store	160m
Leisure Centre	380m	GP	1.45km
2g. Benefits			
Will the proposal sup	port the delivery of afford	able housing?	No
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	No
Will the proposal pro	vide for any other benefit	in additional to housing?	
No information			
3. Achievability			
Is the site accessible	to the public highway?		New infrastructure
			required.
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	any known easement or a	a ransom strip?	Uncertain
Is the proposal viable	?		No
Is there any prospect	for third party funding to	support site delivery?	No

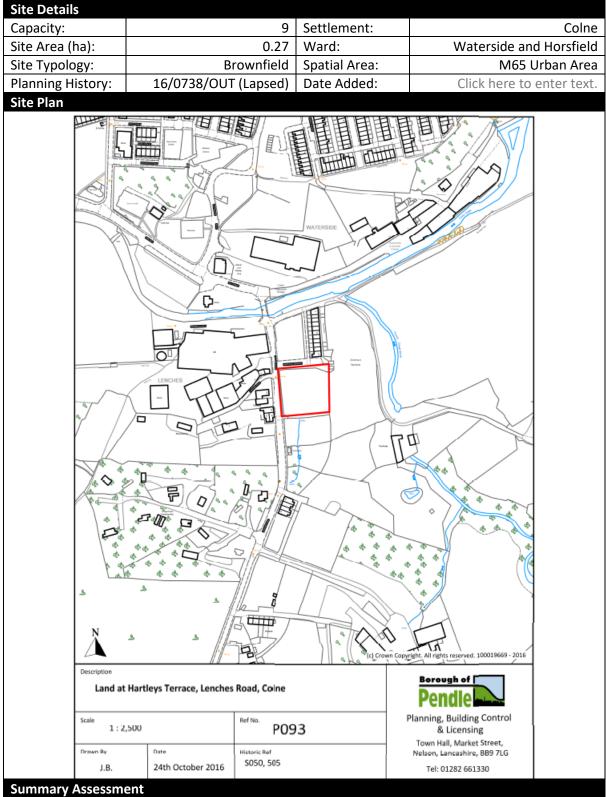


P091 Land off Emmott Lane, Laneshaw Bridge

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

					•		•	erse	ly affect the	setting,		
	and appea	rance	e of the		age and wid	er landscap						
Available				Sun	table		Achieva	ble				
	Yes				Uncerta	ain			Yes			
Timescales	s (Anticipa						6.40		40.45	16		
2024/25	2025/20		-5 year		2027/20	2020/20	6-10 ye	ars	10-15 years	16 ye	ars +	
2024/25 0	2025/26	, c	2026/2 0	27	2027/28 0	2028/29 0	0		50	C)	
1. Availal	•		0		0	0	0		50		,	
	-	ware	and s	unno	orts the pro	nosals for t	he site?		Yes			
Is the site i							ne site.		Yes			
Is there an				•	site?				Unknown			
If so, what									Choose an it	em.		
					third party	rights, or r	estricted		Uncertain			
covenants		, any	teriaii	0.00)	enna parcy	1.5.103) 01 14	conneccu		oncertain			
		ales f	or the	avail	ability of th	e site?			0-5 years			
2. Suitabi					, -				,			
2a. Design	-											
-		y any	of the	follo	wing desig	nations? (ti	ck all tha	t ap	oly)			
Green Belt				SSS	I/SPA/SPAC			M	inerals Safeg	uarding	\boxtimes	
National La	andscape			BHS	S/SLNI/LNR	/GHS		Pr	otected			
								En	nployment La	ind		
Open Cour	ntryside		\boxtimes	Ope	en Space			Pr	rimary Shopping			
-	-			-	-			Fr	ontage	-		
2b. Floodir	ng											
What Floor	d Zone is t	he sit	te in?						<25% in Floo	od Zone 2	2/3	
What is the					-				Very low			
What is the			lwater	floo	ding?				Minor Const	raint		
2c. Natura												
					abitats or s				No			
			result	in ac	dverse effec	cts for an eo	cological		No			
corridor or				·		5000			NL			
					e loss of a				No Vac Crada (1		
					f agricultur				Yes, Grade 4 Moderate	•		
					andscape C andscape V				Moderate Ir	nnact		
2d. Built E			auseu		anuscape v	ISIDIIILY !			wouerate ii	Πρατι		
			foct th	o hic	toric enviro	nmont?			No			
Listed Build			Grade		hoose an it		nservatio	n Ar		ther		
					scence of se			1	No	liiei		
2e. Other I			ethet	Uales		eparate set	liements	!	NU			
			affecte	d by	contamina	tion?			No			
				,	on-site stru		stable lan	h	No			
or culverte				ыыу	Sh She Sh	iscures, uni		~				
				con	straint deve	elopment n	otential?		Minor			
					hbouring la				Yes			
2f. Accessi			5									
Bus Stop P		400)m			Service Fr	equency		20-40mins	interval		
Primary Sc		500				Town or L			3.2km			
- ,						Shopping						
		1				9B						

Secondary School	3.2km	Strategic Employment	3.2km			
		Site				
Open Space	100m	Convenience Store	2.5km			
Leisure Centre	4.3km	GP	3.4km			
2g. Benefits						
Will the proposal su	Yes					
Will the proposal su	Uncertain					
Will the proposal provide for any other benefit in additional to housing?						
Proposals include space for education uses (unknown if this in an up-to-date position).						
3. Achievability						
Is the site accessible	New infrastructure					
			required.			
Is the site served or	New Infrastructure					
			Required			
Is the site affected b	y any known easement or a	a ransom strip?	Uncertain			
Is the proposal viable	e?		Yes			
Is there any prospect for third party funding to support site delivery? Choose an item.						



P093 Land off Hartleys Terrace, Colne

Summary: Previously developed site within the settlement boundary of Colne. Accessibility by foot is challenging for some due to significant changes in topography between the site and the town centre. The principle of developing housing on site is established, however the site is affected by ground stability issues challenging deliverability especially in the context of poor viability and low market value.

Available			Suit	able		Achievable						
Yes				Yes		No						
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea				6-10 yea	10	-15 ve	5 years 16 years +		ars +	
2024/25	2025/26			2027/28	2028/29			10 10 years				
0	0	0		0	0	9			0		0	
1. Availab	ility											
	-	ware and s	uppo	orts the pro	posals for t	he site?		Yes				
Is the landowner(s) aware and supports the proposals for the site? Is the site in single landownership?								Yes				
	Is there any developer interest in the site? No											
If so, what is the developer involvement?								Choose an item.				
Is the site affected by any tenancies, third party rights, or restricted Uncertain												
covenants?				. ,								
What are th	ne timesca	ales for the	avail	ability of th	ne site?			0-5 years				
2. Suitabil	ity											
2a. Designa	tions											
Is the site a	ffected by	/ any of the	e follo	wing desig	nations? (ti	ck all that	арр	oly)				
Green Belt			SSS	I/SPA/SPAC	2		Mi	nera	als Saf	fegua	rding	\boxtimes
National La	ndscape		BHS	S/SLNI/LNR	/GHS	D Prot			otected			
							mployment Land					
Open Count	tryside		Ope	en Space			Pri	mar	y Sho	pping	3	
							Fro	rontage				
2b. Floodin	-											
What Flood Zone is the site in?								Flood Zone 1				
What is the risk of Surface Water flooding?							Low					
	What is the risk of groundwater flooding?Major Constraint											
	2c. Natural Environment											
Is the proposal affected by priority habitats or species? No												
Would the proposal likely result in adverse effects for an ecological No												
corridor or												
	Would the proposal likely result in the loss of a TPO?No											
Would the proposal result in a loss of agricultural land?							Yes, Grade 4					
What is the likely affect caused for Landscape Character?							Little or none					
What is the likely affect caused for Landscape Visibility? Minor Impact												
2d. Built En		-					-					
Is the proposal likely to affect the historic environment? No								r				
Listed Build	0.7	Grade		hoose an it		servation				Oth	er	
Will the proposal promote the coalescence of separate settlements? No												
	2e. Other Environment											
Is the proposal site likely affected by contamination?							No					
Is the proposal site likely affected by on-site structures, unstable land Yes												
or culverted watercourses?												
Does the topography of the land constraint development potential?							None/Minimal					
Is the proposal compatible with neighbouring land uses? Yes												
2f. Accessib	-	750							<u>.</u>			
Bus Stop Pr		750m				e Frequency <20mins interval			erval			
Primary Sch	1001	450m			Town or L							
Cocondors	School	1 27/100			Shopping		- m+	20	20m			
Secondary S	SCHOOL	1.37km			Strategic I Site	Ξπιριογιήε	2110	50	30m			

Open Space	20m	Convenience Store	700m				
Leisure Centre	930m	GP	570m				
2g. Benefits							
Will the proposal sup	No						
Will the proposal sup	No						
Will the proposal provide for any other benefit in additional to housing?							
No Information.							
3. Achievability							
Is the site accessible	Yes						
Is the site served or s	Yes						
Is the site affected by	No						
Is the proposal viable? No							
Is there any prospect for third party funding to support site delivery? No							