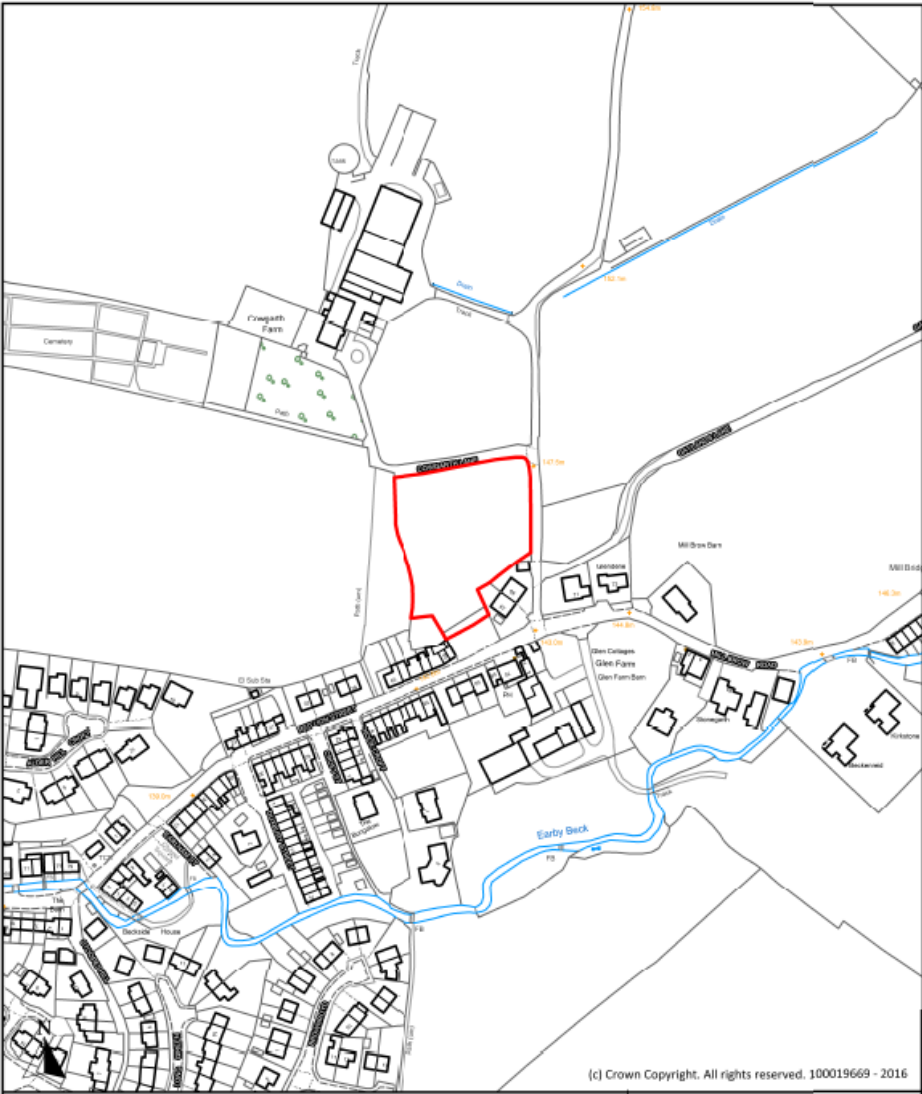



P100, Land beyond Car Park, Red Lion Street, Earby

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



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Description Land North of Red Lion Street Car Park, Red Lion Street, Earby			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P100		
Drawn By J.B.	Date 24th October 2016		

Summary Assessment

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

face a highway constraint with no direct road frontage. The site is in Council ownership but not on its disposal list. Availability is therefore is unclear.							
Available			Suitable		Achievable		
Uncertain			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	15	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?						No	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	600m			Service Frequency	20-40mins interval		
Primary School	660m			Town or Local Shopping Centre	540m		

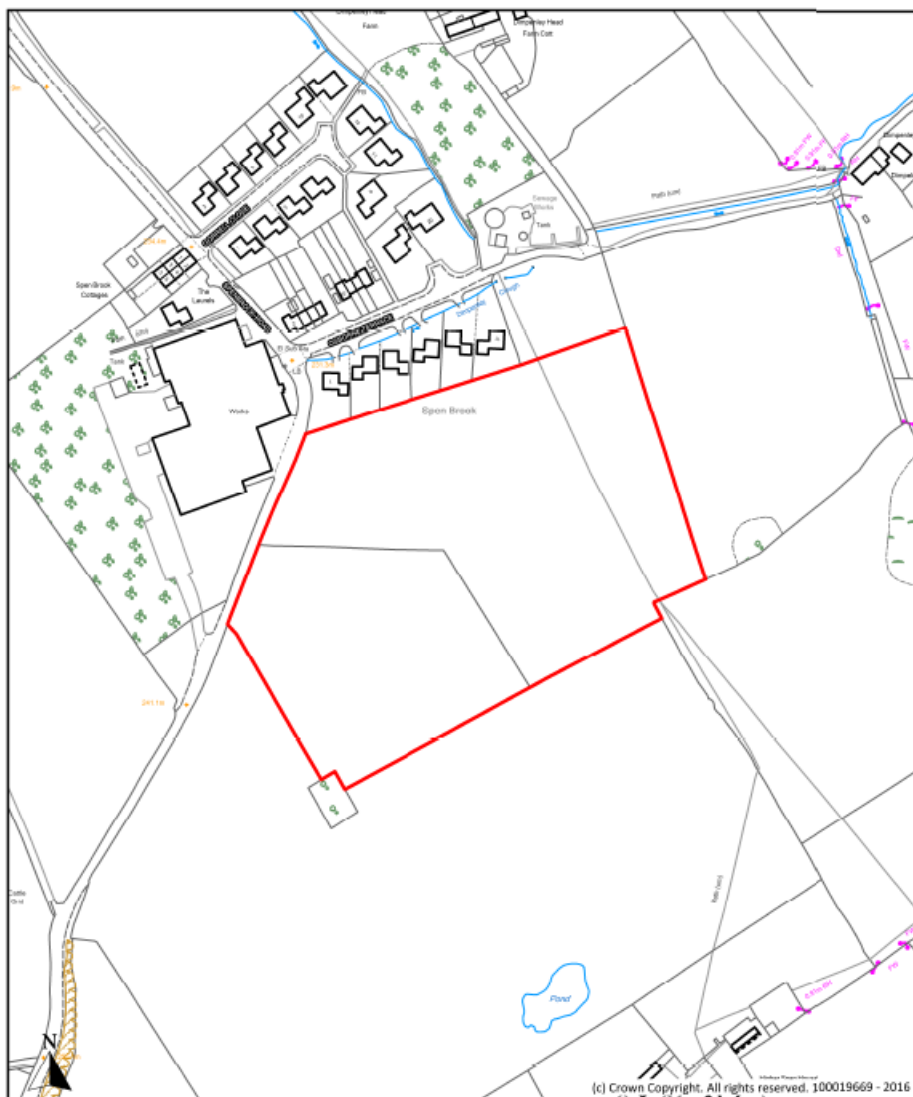
Secondary School	4.3km	Strategic Employment Site	1.4km
Open Space	120m	Convenience Store	520m
Leisure Centre	4.3km	GP	820m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P103 Land to rear of Osbourne Terrace, Spen Brook

Site Details

Capacity:	29	Settlement:	Spen Brook
Site Area (ha):	3.74	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

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

Scale

1 : 2,500

Ref No.

P103

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S217, S262



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

harm the character and appearance of this conservation area especially noting its high visibility. The poor relationship of the site to the settlement and its scale is likely to caused significant adverse effects for the local landscape and character. The proposal is for a major development in the Forest of Bowland National Landscape. No evidence has been provided to demonstrate the public interest to justify the proposal in accordance with national planning policy.								
Available			Suitable			Achievable		
Yes			No			Yes		
Timescales (Anticipated Delivery)								
0-5 years					6-10 years	11-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29				
0	0	0	0	0	0	0	29	
1. Availability								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						0-5 years		
2. Suitability								
2a. Designations								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
National Landscape	<input checked="" type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
2b. Flooding								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						High		
What is the risk of groundwater flooding?						Major Constraint		
2c. Natural Environment								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Moderate		
What is the likely affect caused for Landscape Visibility?						Significant Adverse		
2d. Built Environment								
Is the proposal likely to affect the historic environment?						Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
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?						Uncertain		
Does the topography of the land constraint development potential?						None/Minimal		
Is the proposal compatible with neighbouring land uses?						Yes		
2f. Accessibility								

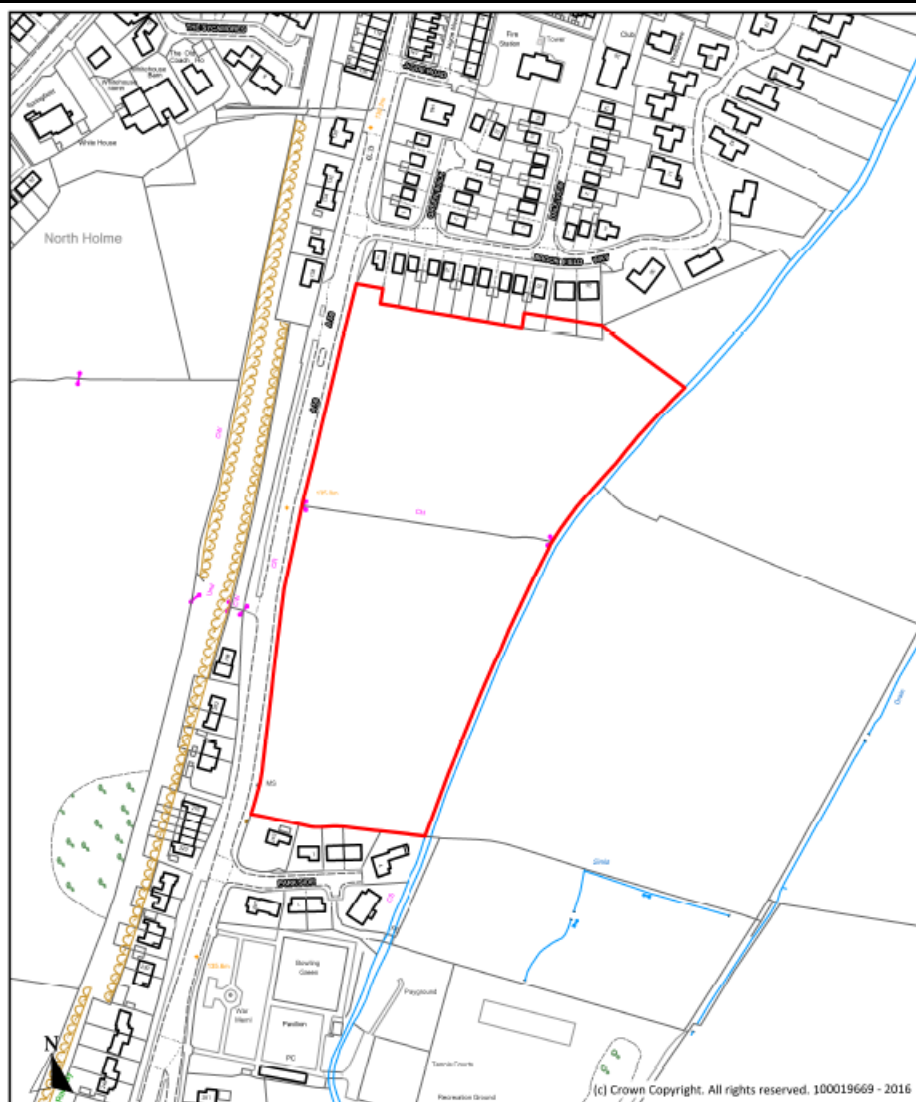
Bus Stop Proximity	160m	Service Frequency	>60mins interval
Primary School	300m	Town or Local Shopping Centre	4.9km
Secondary School	5.7km	Strategic Employment Site	4.6km
Open Space	120m	Convenience Store	2.1km
Leisure Centre	5.3km	GP	5km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P108 Land south of Brookfield Way, Earby

Site Details

Capacity:	103	Settlement:	Earby
Site Area (ha):	3.67	Ward:	Earby and Coates
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	24/00094/FUL (Pending)	Date Added:	Click here to enter text.

Site Plan



Description

Land South of Brookfield Way, Colne Road, Earby

Scale
1 : 2,500

Ref No.
P108

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S219



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Edge of settlement greenfield site located between Earby and Sough. The proposal has relatively good accessibility to existing services and facilities. The proposal is at significant risk of flooding from rivers and from surface water. Developing the site would reduce and close the

physical and perceptive gap between two separate settlements radically altering the character, appearance, setting and identity of these settlements.							
Available			Suitable		Achievable		
Yes			No		No		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	103
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						>75% in Flood Zone 2/3	
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 corridor or network?						Yes, minimal impact	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						Yes, close gap	
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	
2f. Accessibility							
Bus Stop Proximity	0m			Service Frequency	20-40mins interval		
Primary School	1.7km			Town or Local Shopping Centre	640m		

Secondary School	3.3km	Strategic Employment Site	1.6km
Open Space	250m	Convenience Store	350m
Leisure Centre	3.3km	GP	840m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P109 Part Grains Barn Farm, Barrowford Road, Fence

Site Details

Capacity:	46	Settlement:	Fence
Site Area (ha):	1.54	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Part Grains Barn Farm, Barrowford Road, Fence

Scale

1 : 2,500

Ref No.

P109

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S221



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

into the site. Access from Wheatley Lane Road does not appear possible, meaning that access is required from the Fence By-pass. It is unclear whether this would be acceptable to the highway authority. The site forms part of the Green Belt requiring a policy change before the site can be developed.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	46	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						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 corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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	
2f. Accessibility							
Bus Stop Proximity	40m			Service Frequency	40-60mins interval		

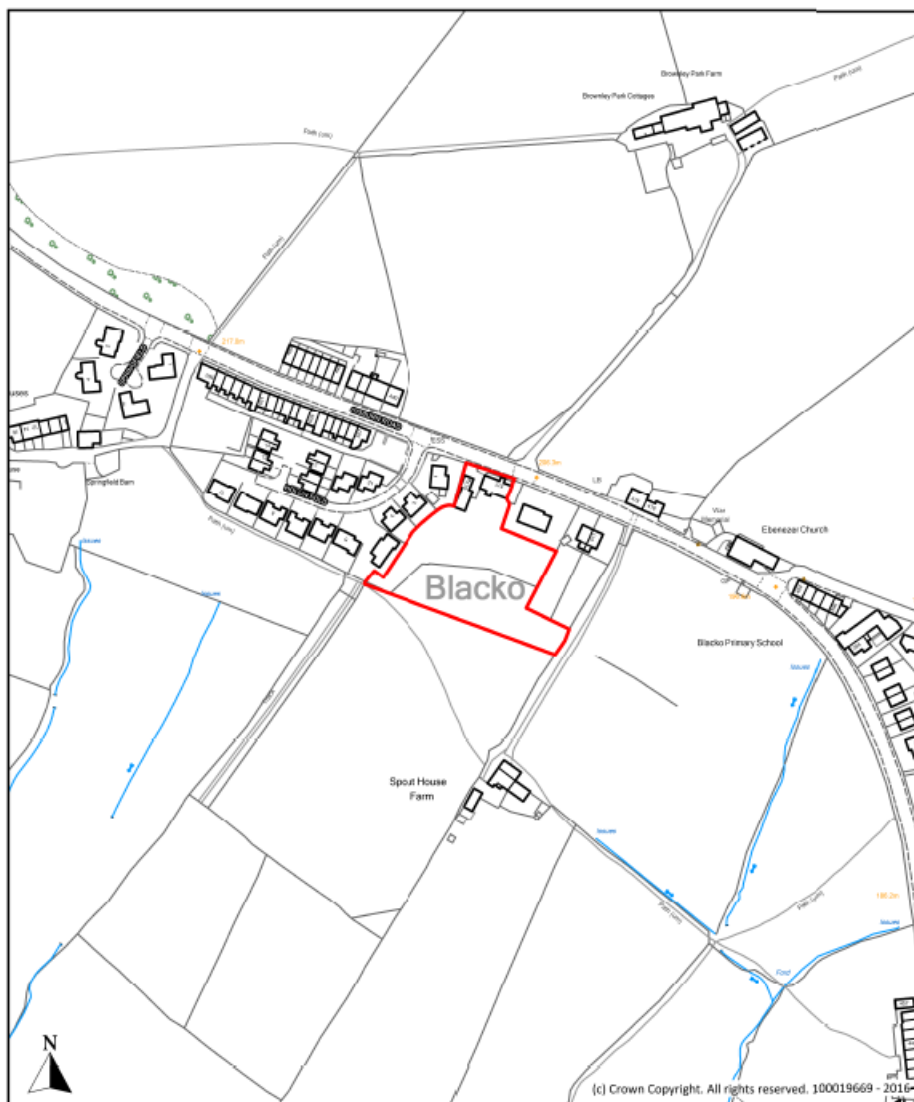
Primary School	190m	Town or Local Shopping Centre	2.7km
Secondary School	3.5km	Strategic Employment Site	2.2km
Open Space	190m	Convenience Store	130m
Leisure Centre	3.3km	GP	3km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko

Site Details

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

Site Plan



Description

Land at Hollin Hall Farm, Gisburn Road, Blacko

Scale

1 : 2,500

Ref No.

P110

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S224



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

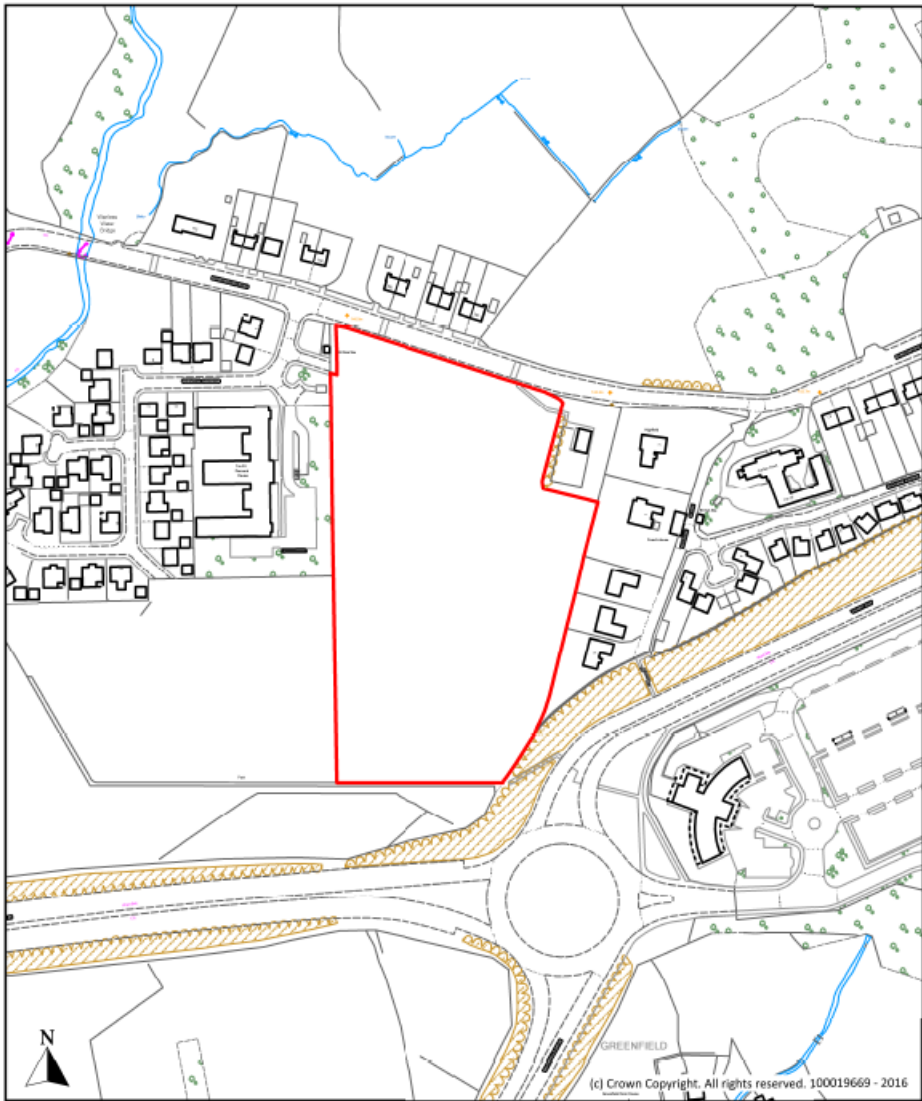
Summary: Greenfield site located adjacent to the settlement boundary of Blacko. The site has very limited accessibility to existing service provision and its development would encourage trips by car. The main constraint affecting the site's development is its landscape effects. Whilst relatively limited in size, the site is visible from a long distance to the south, including from within

the Forest of Bowland National Landscape. The effects caused by the proposal on landscape was sufficient for a previous application to develop the site to be dismissed at Appeal.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	15
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input checked="" type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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	
2f. Accessibility							
Bus Stop Proximity	130m			Service Frequency	>60mins interval		
Primary School	250m			Town or Local Shopping Centre	2.4km		


Secondary School	4.8km	Strategic Employment Site	4.7km
Open Space	260m	Convenience Store	2.22km
Leisure Centre	4.7km	GP	3.3km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Yes
Will the proposal provide for any other benefit in addition to housing? Proposals include a large area set aside for biodiversity enhancement.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

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

Site Details			
Capacity:	61	Settlement:	Colne
Site Area (ha):	2.68	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			



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

Summary Assessment

Summary: Greenfield site used and designated for sports use located on the edge of Colne. The site is relatively isolated from existing services and facilities encouraging travel by car though is served by a local bus service. The site is relatively well contained by surrounding features and land uses helping to reduce the likely impact caused by the development of the proposal on landscape character/visibility and setting of the settlement. The building of the former Colne Grammar

school is likely to be a non-designated heritage asset and it is likely that the development of the sports field will cause harm to the significance of the asset. Further evidence and design responses will be required in order to demonstrate the suitability of developing the site for housing. The site is designated open space and, although in private ownership, is regularly used for sports matches. In accordance with the NPPF evidence of lack of demand/ the provision alternative facilities is required to justify and enable the development of the site for housing.

Available		Suitable		Achievable	
Yes		Uncertain		Yes	

Timescales (Anticipated Delivery)

0-5 years					6-10 years	10-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	61	0

1. Availability

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

2. Suitability

2a. Designations

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

2b. Flooding

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

2c. Natural Environment

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

2d. Built Environment

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

2e. Other Environment

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

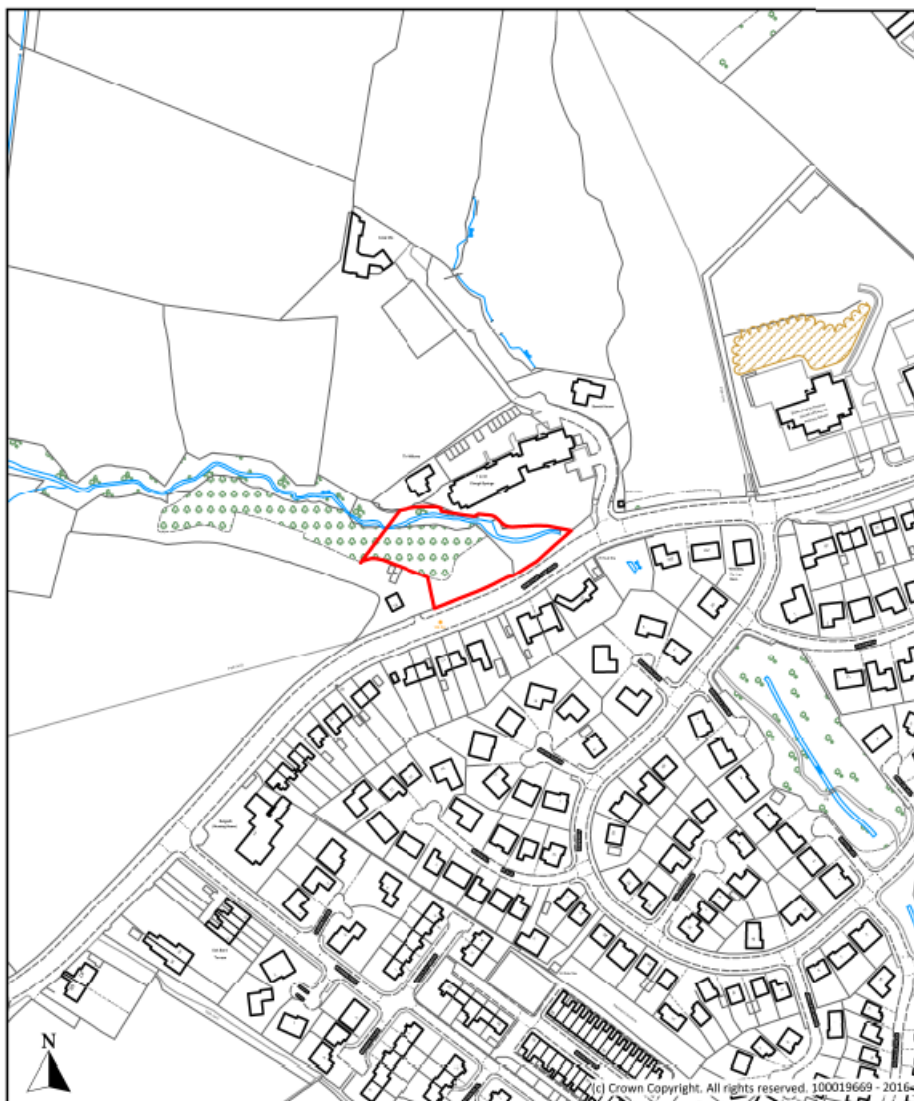
2f. Accessibility			
Bus Stop Proximity	0m	Service Frequency	40-60mins interval
Primary School	1.38km	Town or Local Shopping Centre	1.3km
Secondary School	2.3km	Strategic Employment Site	1.3km
Open Space	0m	Convenience Store	1.5km
Leisure Centre	1.5km	GP	2.2km
2g. Benefits			
Will the proposal support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

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford

Site Details

Capacity:	12	Settlement:	Barrowford
Site Area (ha):	0.312	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	13/04/0781P (Refused)	Date Added:	Click here to enter text.

Site Plan



Description

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

Scale

1 : 2,500

Ref No.

P112

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S242



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

Belt. Developing the site will therefore require compliance with tests established through the NPPF in order to be considered appropriate for development.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	15	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						Unknown	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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	
2f. Accessibility							
Bus Stop Proximity	160m			Service Frequency	>60mins interval		
Primary School	280m			Town or Local Shopping Centre	730m		

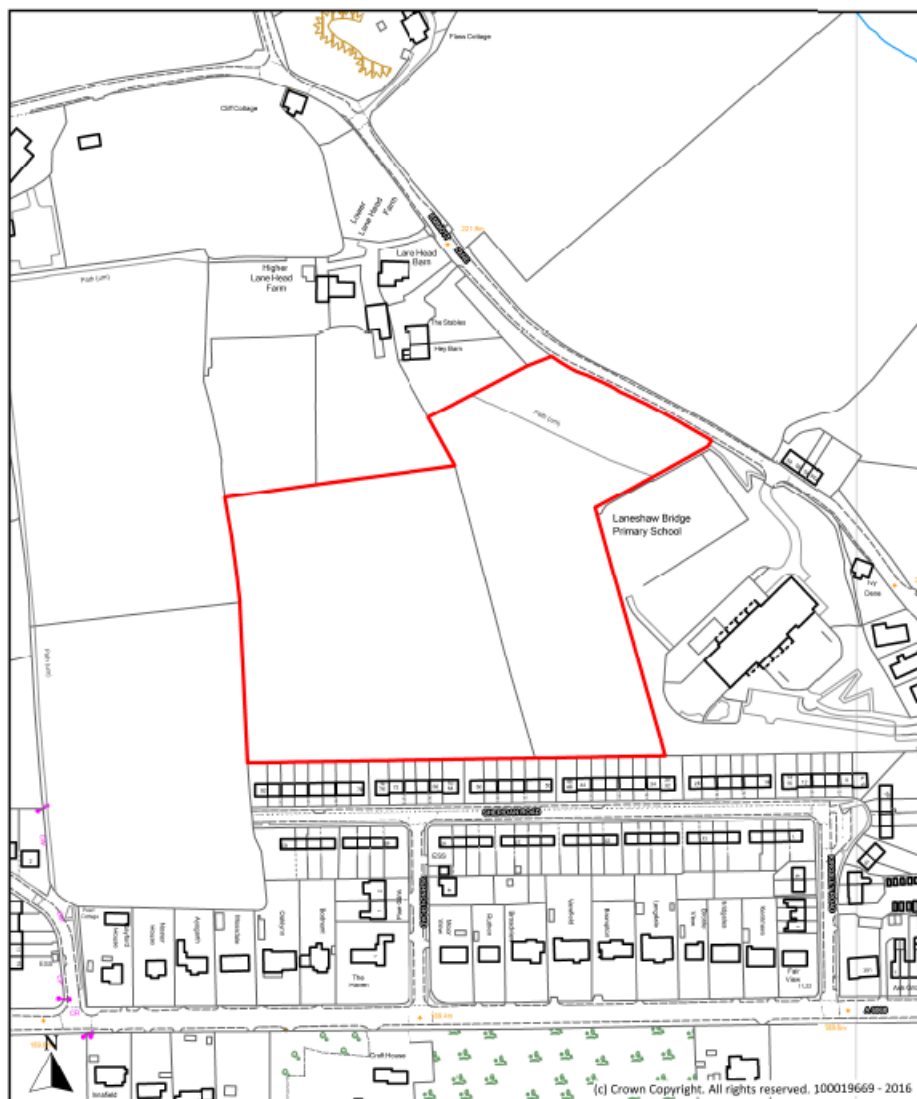
Secondary School	3.4km	Strategic Employment Site	2.5km
Open Space	0m	Convenience Store	1km
Leisure Centre	2.5km	GP	800m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P114 Land north of Sheridan Road, Laneshaw Bridge

Site Details

Capacity:	70	Settlement:	Laneshaw Bridge
Site Area (ha):	3.7	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land North of Sheridan Road, Emmott Lane, Laneshawbridge

Scale

1 : 2,500

Ref No.

P114

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S245



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Edge of settlement location greenfield site. There is a limited range of services available within the village and so future residents of the site are likely to be car reliant for undertaking most journeys. The site sits on sloping land located to the north of the village, and would provide for a large-scale extension of the settlement which fails to reflect the settlement pattern and role of the village, providing for disproportionate growth. The rising and open

character of the site also means that its development is likely to adversely affect the setting, character and appearance of the village and wider landscape.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
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	70	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC			<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS			<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>
Open Countryside	<input checked="" type="checkbox"/>	Open Space			<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple		Conservation Area	<input type="checkbox"/>	Other <input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	480m			Service Frequency	20-40mins interval		
Primary School	200m			Town or Local Shopping Centre	3.6km		

Secondary School	2.77km	Strategic Employment Site	3.6km
Open Space	370m	Convenience Store	2.7km
Leisure Centre	4.78km	GP	3.9km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P115 Land off Carr Hall Road, Barrowford

Site Details

Capacity:	68	Settlement:	Barrowford
Site Area (ha):	2.27	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land off Carr Hall Road, Carr Hall Road, Barrowford

Scale

1 : 2,500

Ref No.

P115

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S249



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

historic environment. The site is designated green belt and is assessed to fulfil a moderate contribution to green belt purposes. A policy change is necessary before the site can be developed.							
Available			Suitable		Achievable		
Yes			No		Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	68
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						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 corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Minor	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						No	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	180m			Service Frequency	>60mins interval		

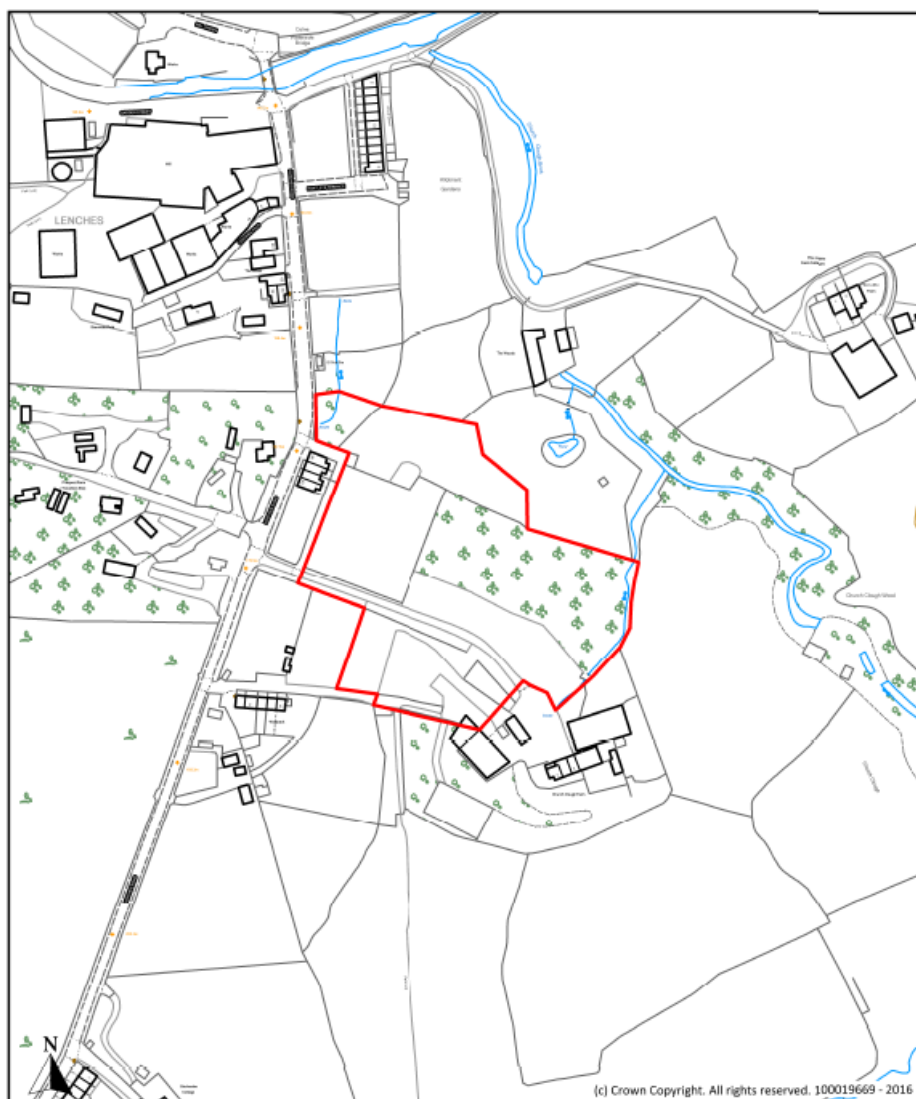
Primary School	1.12km	Town or Local Shopping Centre	1.5km
Secondary School	1.95km	Strategic Employment Site	1.5km
Open Space	600m	Convenience Store	1.4km
Leisure Centre	1.8km	GP	1.2km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P116 Land at Church Clough Farm, Colne

Site Details

Capacity:	59	Settlement:	Colne
Site Area (ha):	1.97	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land at Church Clough Farm, Lenches Road, Colne

Scale

1 : 2,500

Ref No.

P116

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S250



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

and non-designated heritage assets, and the rural character of the existing area. The site is situated on land which is highly visible and detached from the wider urban area and settlement boundary. The proposal would therefore likely have a significant adverse effect on the quality of the local landscape and setting of Colne.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	59
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					Immediately		
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					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 corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Significant Adverse		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
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		
2f. Accessibility							
Bus Stop Proximity	1.1km		Service Frequency		<20mins interval		

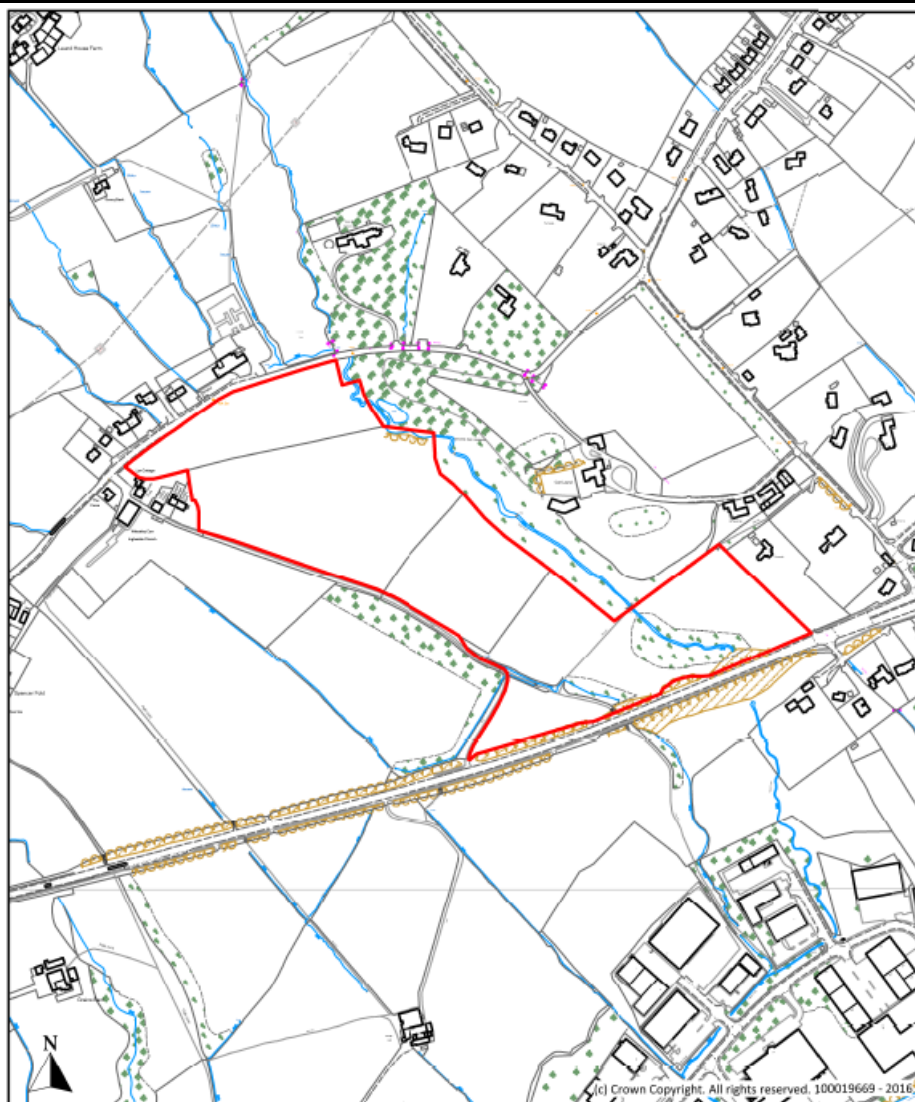
Primary School	900m	Town or Local Shopping Centre	900m
Secondary School	2.1km	Strategic Employment Site	900m
Open Space	500m	Convenience Store	1.1km
Leisure Centre	1.3km	GP	1.35km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No Information			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Marginal
Is there any prospect for third party funding to support site delivery?			No

P120 Land at former Chapel House Farm, Fence

Site Details

Capacity:	200	Settlement:	Fence
Site Area (ha):	10.04	Ward:	Fence and Higham
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land at Former Chapel House Farm, Barrowford Road, Fence

Scale

1 : 5,000

Ref No.

P120

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S255



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

The development of the site is likely to harm the historic environment noting the current character and appearance of these assets and the contribution made by the site towards the setting and significance of these in its current form. The development of the site would have a major impact on landscape quality and visibility owing to the isolated location of the site. The site is designated green belt and is assessed to fulfil a critical contribution to green belt purposes. Exceptional circumstances are not currently demonstrated to justify the release of the site from the green belt for the development of housing.							
Available		Suitable		Achievable			
Yes		No		Yes			
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	200
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Yes		
What are the timescales for the availability of the site?					0-5 years		
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Low		
What is the risk of groundwater flooding?					Minor Constraint		
2c. Natural Environment							
Is the proposal affected by priority habitats or species?					Yes, adjoins site		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					Yes		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Substantial		
What is the likely affect caused for Landscape Visibility?					Significant Adverse		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					Yes, significant		
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		

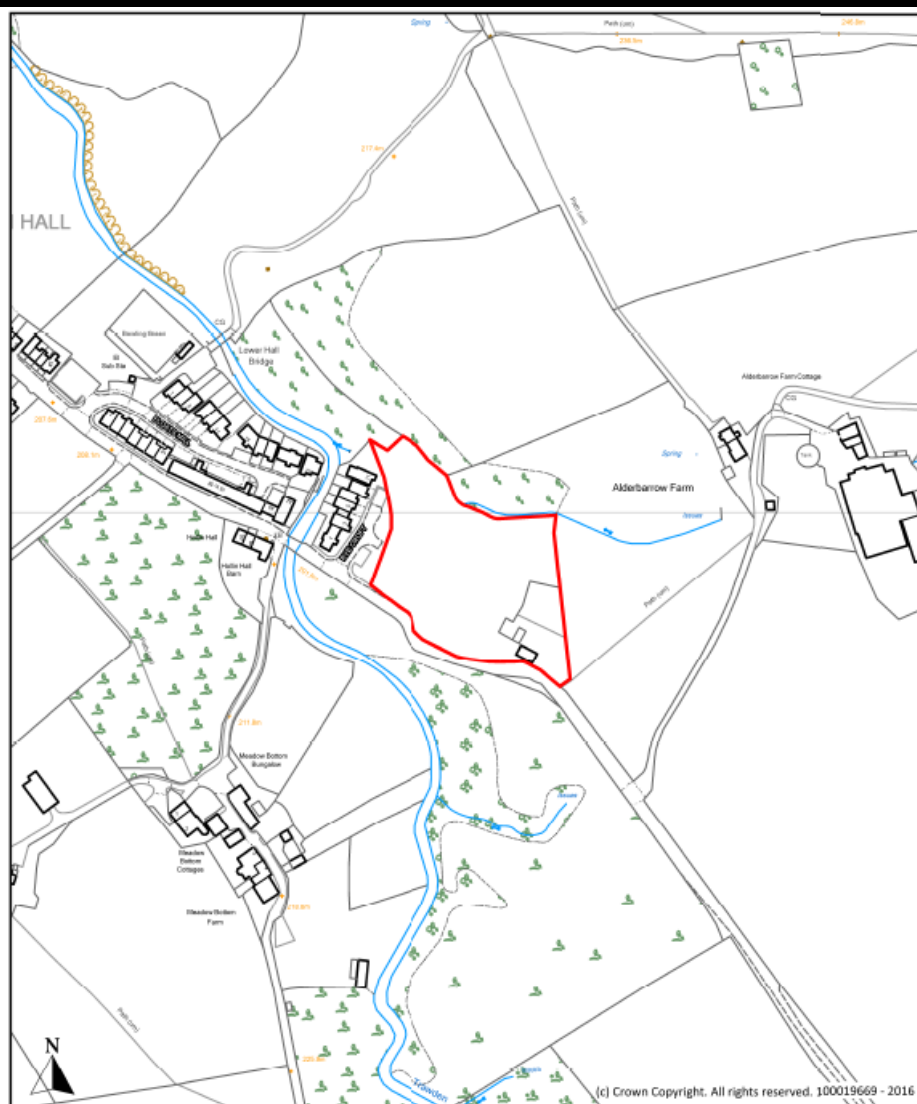
Is the proposal compatible with neighbouring land uses?			Yes
2f. Accessibility			
Bus Stop Proximity	200m	Service Frequency	40-60mins interval
Primary School	1.95km	Town or Local Shopping Centre	1.7km
Secondary School	4.45km	Strategic Employment Site	900m
Open Space	1.2km	Convenience Store	1.7km
Leisure Centre	3km	GP	1.6km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.


P121 Land east of Rye Croft, Hollin Hall, Trawden

Site Details

Capacity:	8	Settlement:	Trawden
Site Area (ha):	0.81	Ward:	Boulsworth and Foulridge
Site Typology:	Greenfield	Spatial Area:	M65 Rural Area
Planning History:	18/0439/OUT (Dismissed)	Date Added:	Click here to enter text.

Site Plan



Description Land east of Rye Croft, Hollin Hall, Trawden		 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P121	
Drawn By J.B.	Date 24th October 2016	

Summary Assessment

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

the historic environment. The elevated location of the site means that the site is likely to affect landscape quality and maybe highly prominent locally altering the character of the area. A previous proposal for 3 dwellings was refused and dismissed for its effect on the character of the area and due to the proposal being contrary to the Trawden Forest Neighbourhood Plan.							
Available		Suitable		Achievable			
Yes		No		Uncertain			
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	8
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Choose an item.		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Choose an item.		
What are the timescales for the availability of the site?					Choose an item.		
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					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 corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
2e. Other Environment							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					Moderate		
Is the proposal compatible with neighbouring land uses?					Yes		
2f. Accessibility							
Bus Stop Proximity	620m			Service Frequency	20-40mins interval		

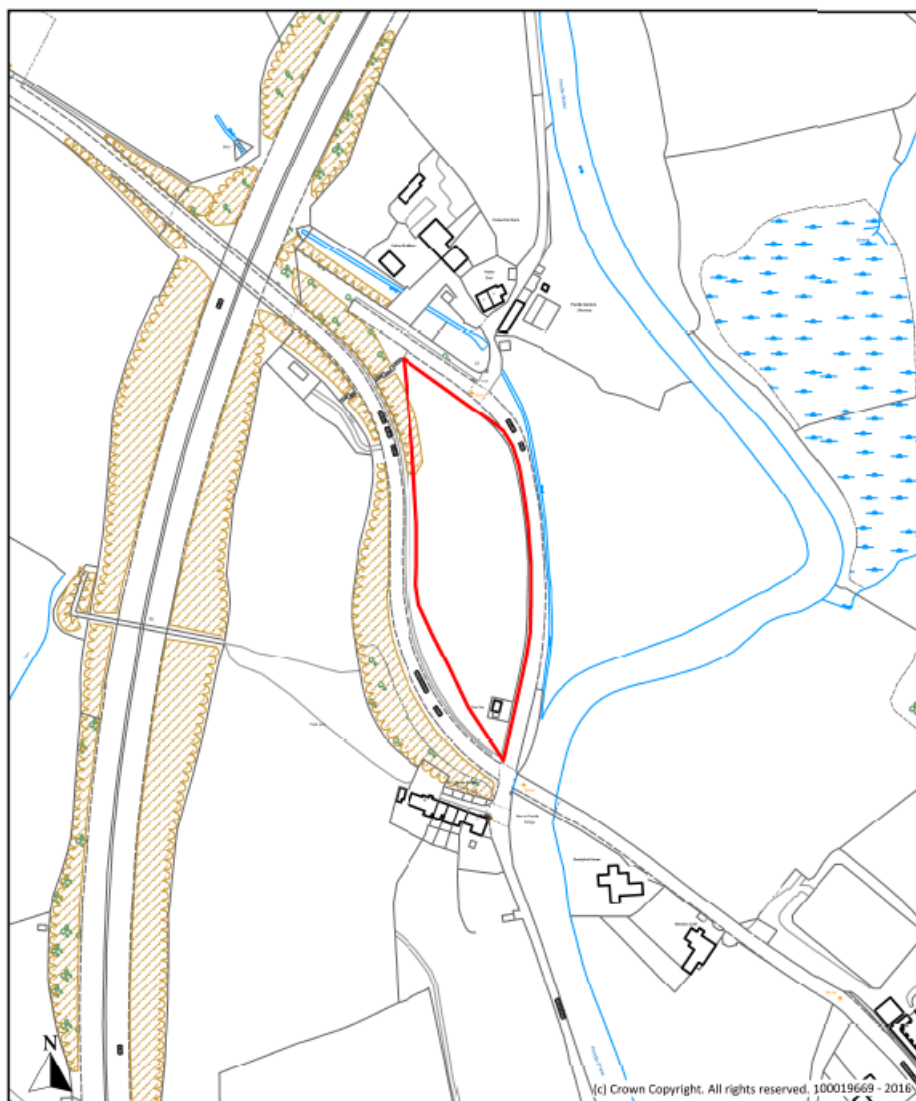
Primary School	1.43km	Town or Local Shopping Centre	4.10km
Secondary School	4km	Strategic Employment Site	4.10km
Open Space	790m	Convenience Store	1.17km
Leisure Centre	5.27km	GP	1.51km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P122, Land at Holme End, Greenhead Lane, Brierfield

Site Details

Capacity:	25	Settlement:	Brierfield
Site Area (ha):	0.9	Ward:	Brierfield West and Reedley
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land at Holme End, Greenhead Lane, Brierfield

Scale

1 : 2,500

Ref No.

P122

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S257



**Planning, Building Control
& Licensing**

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

Tel: 01282 661330

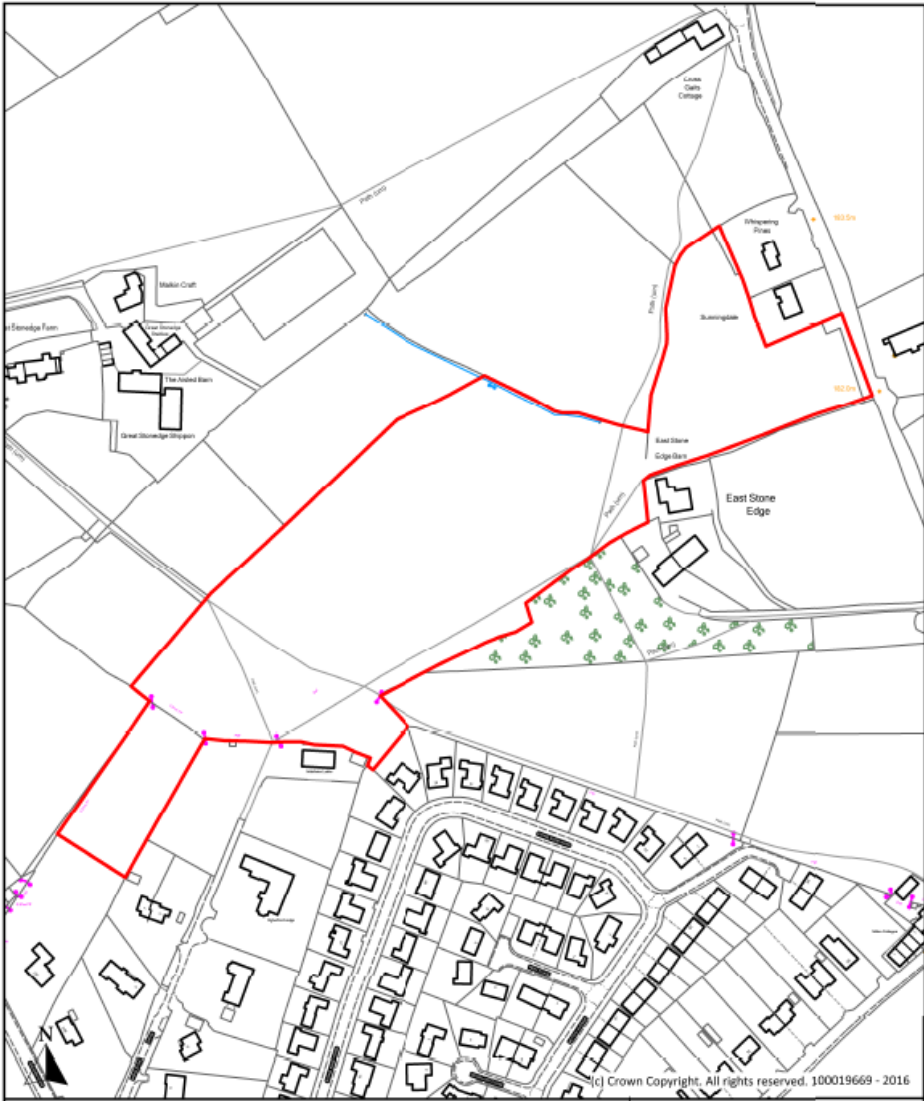

Summary Assessment

Summary: Greenfield site located in the south of the borough. The site is detached from the settlement boundary and isolated from existing built form, resulting in a substantial impact for landscape character. The site is relatively poorly connected to existing services and facilities,

requiring people to use their car. The site is designated green belt and is assessed to make a major contribution to the Green Belt.							
Available			Suitable		Achievable		
Yes			No		Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	25
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						No	
What are the timescales for the availability of the site?						Immediately	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input checked="" type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						<25% in Flood Zone 2/3	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						Major Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						Yes	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Substantial	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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?						Uncertain	
Does the topography of the land constraint development potential?						Moderate	
Is the proposal compatible with neighbouring land uses?						No	
2f. Accessibility							
Bus Stop Proximity	1km			Service Frequency	40-60mins interval		
Primary School	1.4km			Town or Local Shopping Centre	3.5km		

Secondary School	3.4km	Strategic Employment Site	3.2km
Open Space	900m	Convenience Store	1.8km
Leisure Centre	3.3km	GP	3.2km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Uncertain
Will the proposal support the delivery of self-build/custom build homes?			Yes
Will the proposal provide for any other benefit in additional to housing?			No Information.
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Marginal
Is there any prospect for third party funding to support site delivery?			No

P123 Land north of East Stone Edge, Barrowford

Site Details			
Capacity:	43	Settlement:	Barrowford
Site Area (ha):	3.98	Ward:	Barrowford and Pendleside
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			
			
Description			
Land north of East Stone Edge, Barnoldswick Road, Barrowford		Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	
Scale	1 : 2,500	Ref No.	P123
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S258
Summary Assessment			
Summary: Large greenfield site located at the edge of Higherford. The proposal is distant from most essential services and facilities necessitating the need to travel by car. The proposal is likely to have a significant effect on landscape character and quality, as well as the setting of the settlement. The site is highly prominent from wider viewpoints.			
Available	Suitable	Achievable	

Yes		No			Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	43	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes	
What are the timescales for the availability of the site?						0-5 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Medium	
What is the risk of groundwater flooding?						None	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						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?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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?						No	
2f. Accessibility							
Bus Stop Proximity	450m			Service Frequency	>60mins interval		
Primary School	1.5km			Town or Local Shopping Centre	2km		
Secondary School	3.6km			Strategic Employment Site	4.2km		
Open Space	1.3km			Convenience Store	1.9km		

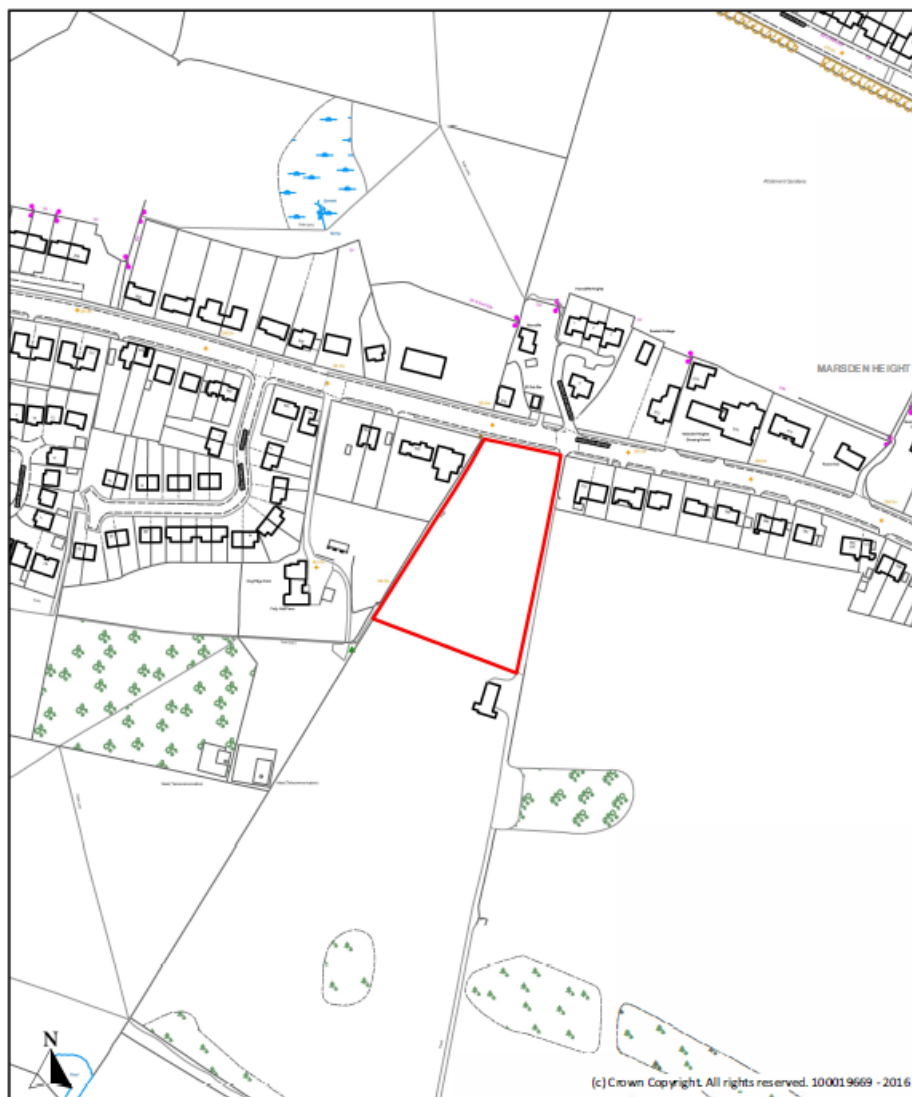
Leisure Centre	4.1km	GP	2.9km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

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

Site Details

Capacity:	20	Settlement:	Nelson
Site Area (ha):	0.69	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land adjacent to 373 Kings Causeway, Kings Causeway, Brierfield

Scale

1 : 2,500

Ref No.

P125

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S260



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: The site forms part of Nelson golf course and is located outside the settlement boundary. Before development could commence, it would need to be demonstrated that the site is surplus to requirements in order to meet the established policy test outlined in the NPPF. This evidence has not been provided to date. The site is relatively well accessible to existing services and facilities though steep topography experienced locally will result in additional car trips. There

are limited landscape effects associated with the development. With long distant views to the south somewhat contained by landform changes and existing vegetation.							
Available			Suitable		Achievable		
Yes			Uncertain		Yes		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	20	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						6-10 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Very low	
What is the risk of groundwater flooding?						None	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
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)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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	
2f. Accessibility							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

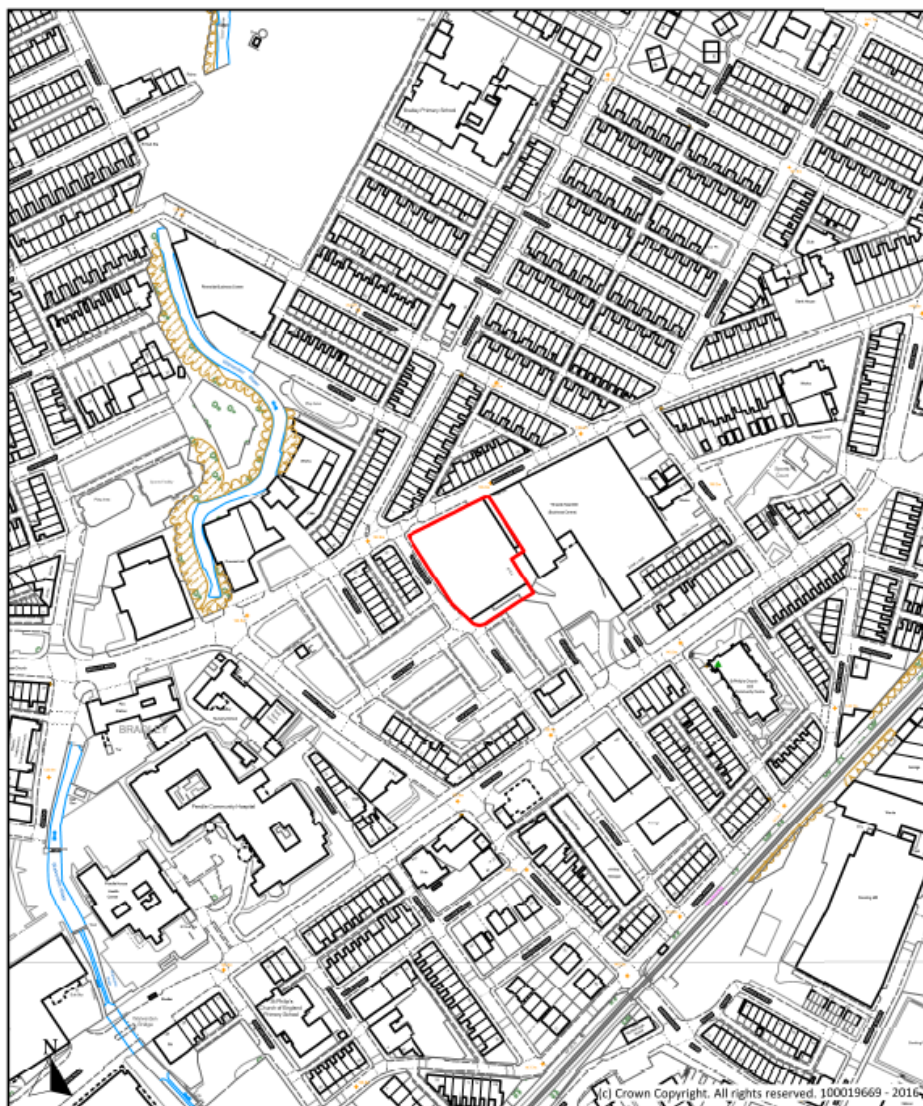
Secondary School	Click here to enter text.	Strategic Employment Site	Click here to enter text.
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.
Leisure Centre	Click here to enter text.	GP	Click here to enter text.
2g. Benefits			
Will the proposal support the delivery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

P128 Throstle Nest Mill, Nelson

Site Details

Capacity:	8	Settlement:	Nelson
Site Area (ha):	0.27	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Throstle Nest Mill, Bankhouse Road, Nelson

Scale

1 : 2,500

Ref No.

P128

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S083



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

land uses and as such could accommodated a higher density development. The site is occupied by a traditional weaving shed structure which is likely to have heritage value. It is unlikely that this structure could be retain as part of the redevelopment of the site for housing given its form and large floorspace. The site is in an area which experiences poor viability, however funding has been secured to assist with the redevelopment of the site. Flood risk is a potential major constraint.								
Available			Suitable			Achievable		
Uncertain			Uncertain			Uncertain		
Timescales (Anticipated Delivery)								
0-5 years					6-10 years	11-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29				
0	0	0	0	0	0	8	0	
1. Availability								
Is the landowner(s) aware and supports the proposals for the site?						No		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Owner		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Yes		
What are the timescales for the availability of the site?						Unknown		
2. Suitability								
2a. Designations								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>			
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
2b. Flooding								
What Flood Zone is the site in?						50-75% in Flood Zone 2/3		
What is the risk of Surface Water flooding?						High		
What is the risk of groundwater flooding?						Major Constraint		
2c. Natural Environment								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						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?						Yes		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
2e. Other Environment								
Is the proposal site likely affected by contamination?						Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes		
Does the topography of the land constraint development potential?						None/Minimal		
Is the proposal compatible with neighbouring land uses?						Yes		
2f. Accessibility								

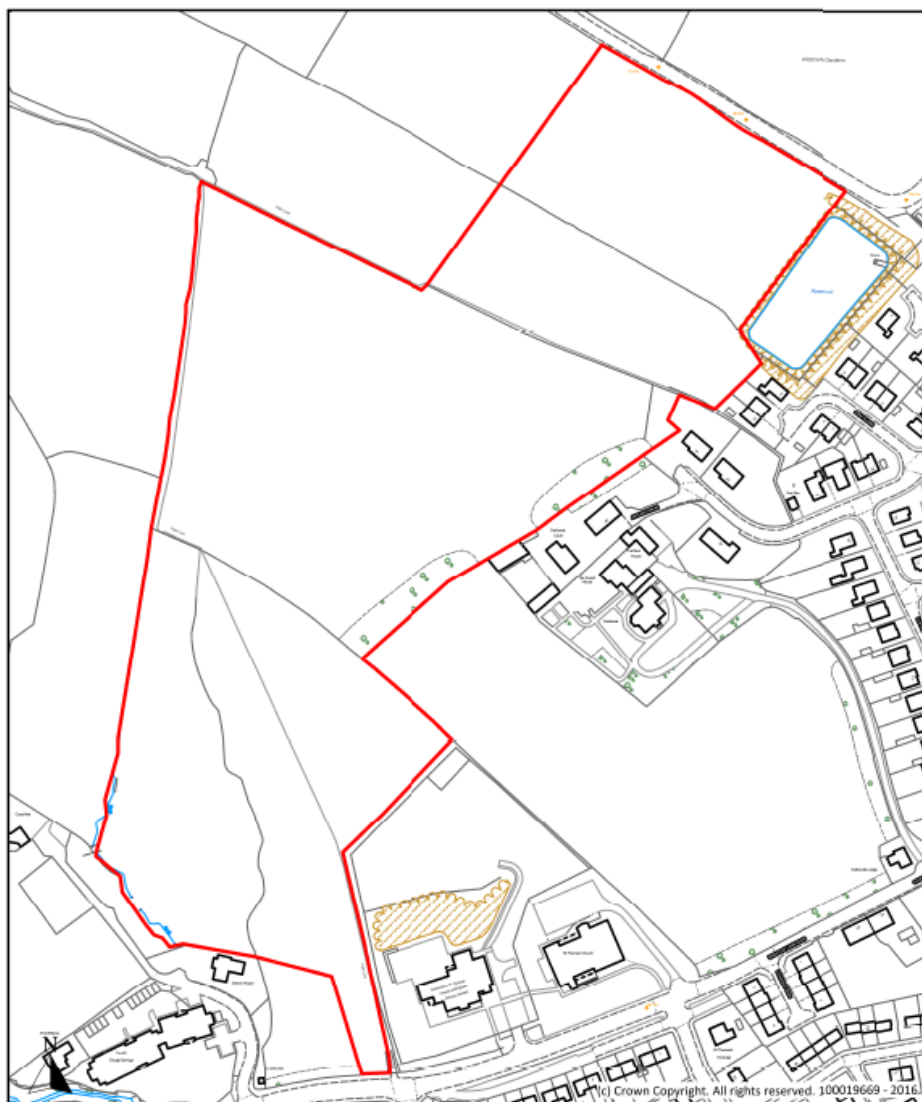
Bus Stop Proximity	60m	Service Frequency	<20mins interval
Primary School	200m	Town or Local Shopping Centre	500m
Secondary School	1.2km	Strategic Employment Site	500m
Open Space	200m	Convenience Store	260m
Leisure Centre	400m	GP	400m
2g. Benefits			
Will the proposal support the delivery of affordable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

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

Site Details

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

Site Plan



Description

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

Scale
1 : 2,500

Ref No.
P130

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S199



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

Summary Assessment

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

available linking the site to these services. The site is on a raised landscape and its development would likely have adverse effects for landscape character and the setting of the settlement. The highway network is constrained locally due to narrowing of the network. This is not likely to be overcome by offsite highway works and an alternative access is likely to be required.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	100	40
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Yes	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Yes	
If so, what is the developer involvement?						Option/Promotion	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						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 corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Moderate	
What is the likely affect caused for Landscape Visibility?						Moderate Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	130m			Service Frequency	>60mins interval		

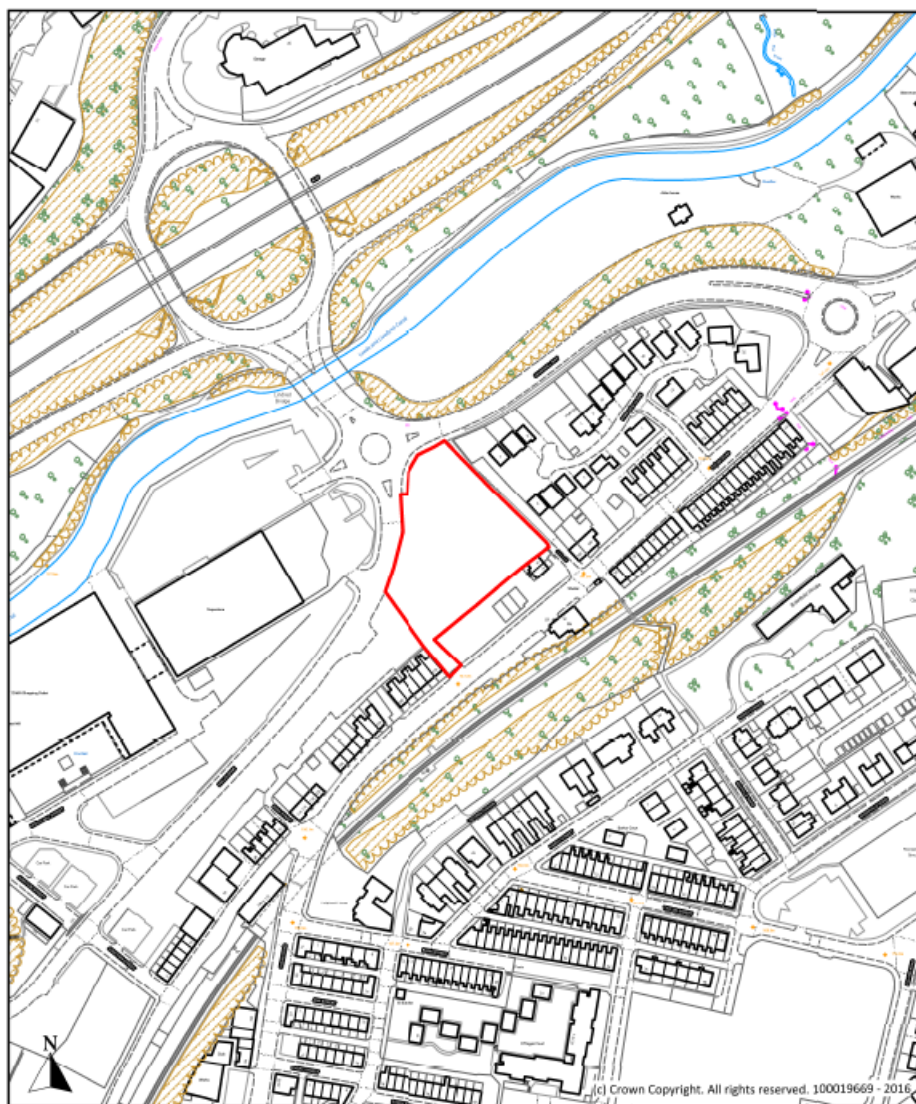
Primary School	150m	Town or Local Shopping Centre	610m
Secondary School	2.59km	Strategic Employment Site	2.3km
Open Space	10m	Convenience Store	700m
Leisure Centre	2.1km	GP	530m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			Choose an item.

P144 Land off Hollin Bank, Brierfield

Site Details

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

Site Plan



Description

Land off Hollin Bank, Hollin Bank, Brierfield

Scale

1 : 2,500

Ref No.

P144

Drawn By

J.B.

Date

24th October 2016

Historic Ref

121, E131



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

an area of Pendle which suffers from poor land values and as such it is unclear whether the proposal is deliverable.							
Available			Suitable		Achievable		
Yes			Yes		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	19	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 covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Major Constraint		
2c. Natural Environment							
Is the proposal affected by priority habitats or species?					Yes, within buffer zone		
Would the proposal likely result in adverse effects for an ecological corridor or network?					Yes, minimal impact		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
2e. Other Environment							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					Yes		
2f. Accessibility							
Bus Stop Proximity	Click here to enter text.			Service Frequency	Choose an item.		
Primary School	Click here to enter text.			Town or Local Shopping Centre	Click here to enter text.		

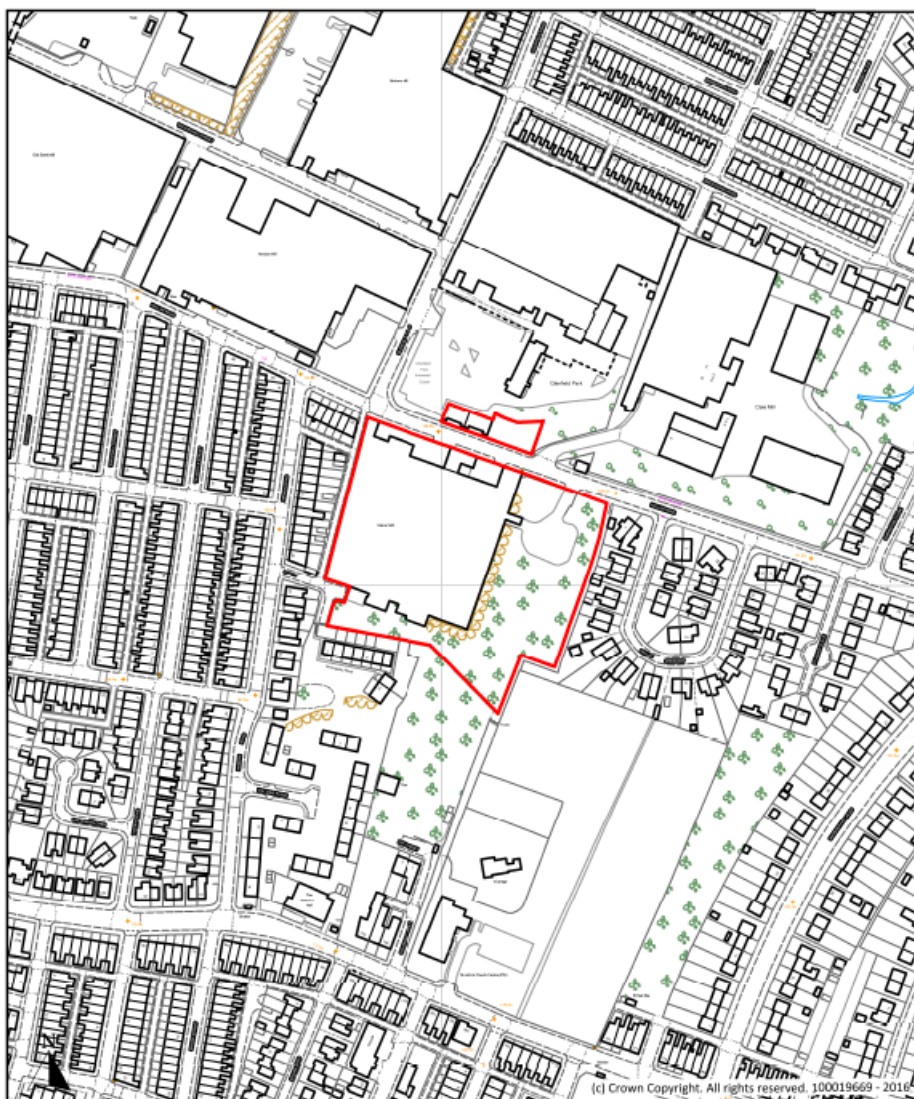
Secondary School	Click here to enter text.	Strategic Employment Site	Click here to enter text.
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.
Leisure Centre	Click here to enter text.	GP	Click here to enter text.
2g. Benefits			
Will the proposal support the delivery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

P148 Manor Mill, Nelson

Site Details

Capacity:	44	Settlement:	Nelson
Site Area (ha):	1.47	Ward:	Marsden and Southfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Manor Mill, Hallam Road, Nelson

Scale

1 : 2,500

Ref No.

P148

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S005



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

heritage asset. The proposal site is in active employment use, though is available for housing. The site is protected employment land and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	44	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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						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 or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	260m			Service Frequency	20-40mins interval		

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


P150, IAC Ltd, Edward Street, Nelson

Site Details

Capacity:	77	Settlement:	Nelson
Site Area (ha):	2.59	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



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

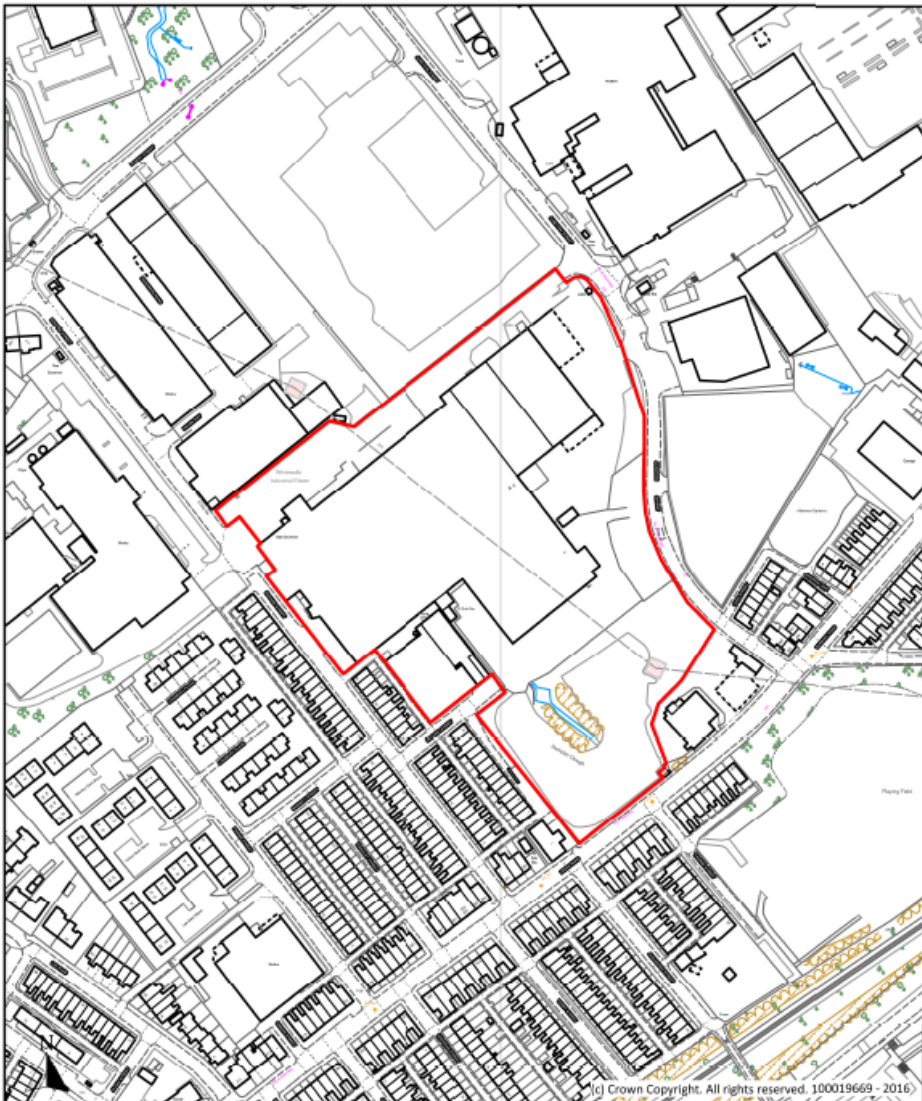

Summary Assessment

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

sufficient access could be obtained in parallel with the continued adjacent employment use. There is no evidence that the site is available for housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	77
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Uncertain		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Unknown		
If so, what is the developer involvement?					Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Medium		
What is the risk of groundwater flooding?					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 corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					No, urban		
What is the likely affect caused for Landscape Character?					Little or none		
What is the likely affect caused for Landscape Visibility?					Not visible		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
2e. Other Environment							
Is the proposal site likely affected by contamination?					Uncertain		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					Uncertain		
Does the topography of the land constraint development potential?					None/Minimal		
Is the proposal compatible with neighbouring land uses?					No		
2f. Accessibility							
Bus Stop Proximity	240m			Service Frequency	20-40mins interval		

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

P151 Profile Park, Junction Street, Nelson

Site Details			
Capacity:	120	Settlement:	Nelson
Site Area (ha):	4.05	Ward:	Bradley
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			
			
Description			
Profile Park, Junction Street, Nelson		Planning, Building Control & Licensing	
Scale	1 : 2,500	Ref No.	P151
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	S153, E038
		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	

Summary Assessment

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

employment use and not available for housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			No		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	120
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 covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Yes	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Yes	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						No	
2f. Accessibility							
Bus Stop Proximity	50m			Service Frequency	<20mins interval		
Primary School	1.5km			Town or Local Shopping Centre	2.2km		

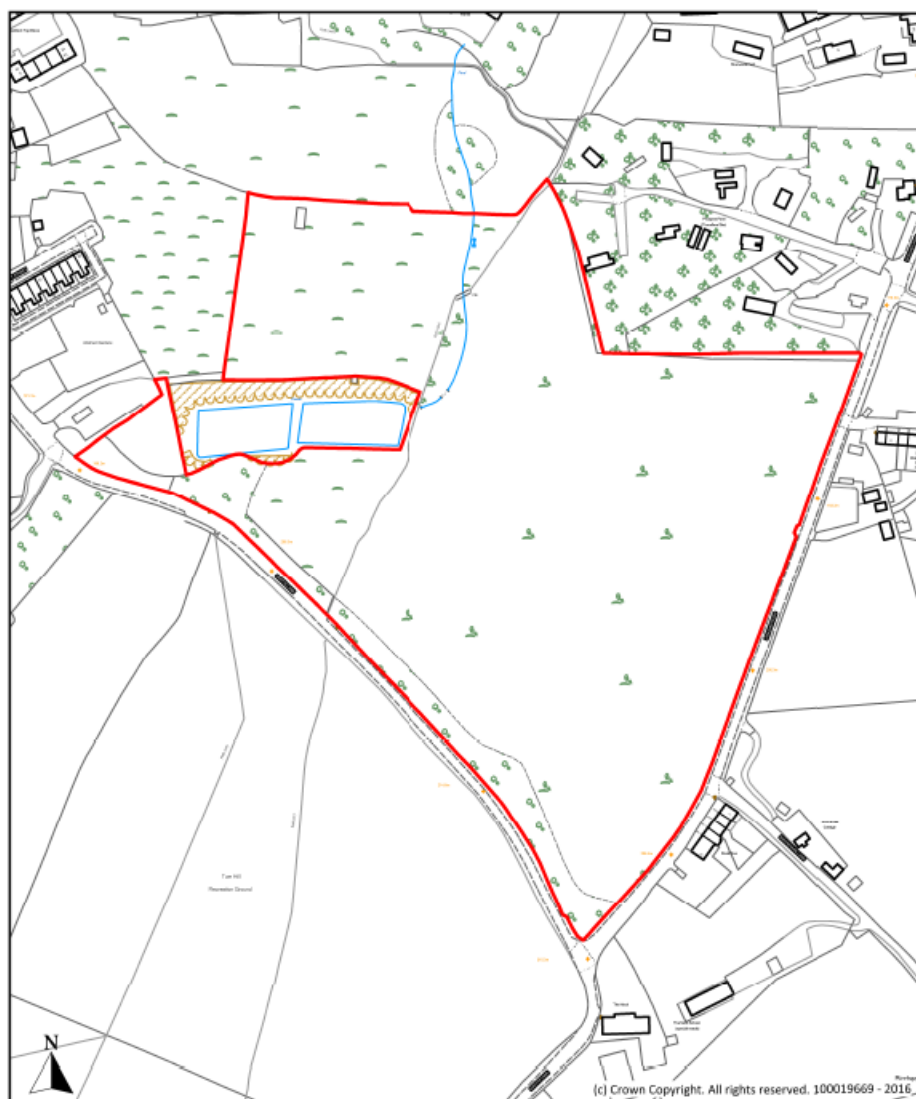
Secondary School	1.5km	Strategic Employment Site	0m
Open Space	400m	Convenience Store	300m
Leisure Centre	1.5km	GP	1.5km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information.
3. Achievability			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

P152, Land at Lenches Road, Knotts Lane, Colne

Site Details

Capacity:	190	Settlement:	Colne
Site Area (ha):	7.57	Ward:	Waterside and Horsfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	21/0947/FUL (withdrawn)	Date Added:	Click here to enter text.

Site Plan



Description

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

Scale

1 : 1,500

Ref No.

P152

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S161, S248



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Greenfield site located close to but not adjacent the settlement boundary of Colne. Steep topographical changes experienced between the site and most nearby services is likely to encourage travel by car. The development of the site may adversely affect the historic environment, particularly noting the rural setting the site currently provides for these existing

assets. The site is highly prominent to a larger surrounding area. Its development is likely to degrade the quality and character of the local landscape and adversely affect the setting of Colne. The site is detached from the settlement boundary of Colne, and would represent a significant intrusion of urban development into the open countryside. The site has been nominated for Local Green Space.								
Available			Suitable			Achievable		
Yes			Uncertain			Uncertain		
Timescales (Anticipated Delivery)								
0-5 years					6-10 years	11-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29				
0	0	0	0	0	0	100	90	
1. Availability								
Is the landowner(s) aware and supports the proposals for the site?						Yes		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Yes		
If so, what is the developer involvement?						Enquiry		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
What are the timescales for the availability of the site?						Immediately		
2. Suitability								
2a. Designations								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input checked="" type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
2b. Flooding								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						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 corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Moderate		
What is the likely affect caused for Landscape Visibility?						Local Detrimental Impact		
2d. Built Environment								
Is the proposal likely to affect the historic environment?						Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Multiple	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
2e. Other Environment								
Is the proposal site likely affected by contamination?						No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						No		
Does the topography of the land constraint development potential?						Minor		
Is the proposal compatible with neighbouring land uses?						Yes		
2f. Accessibility								

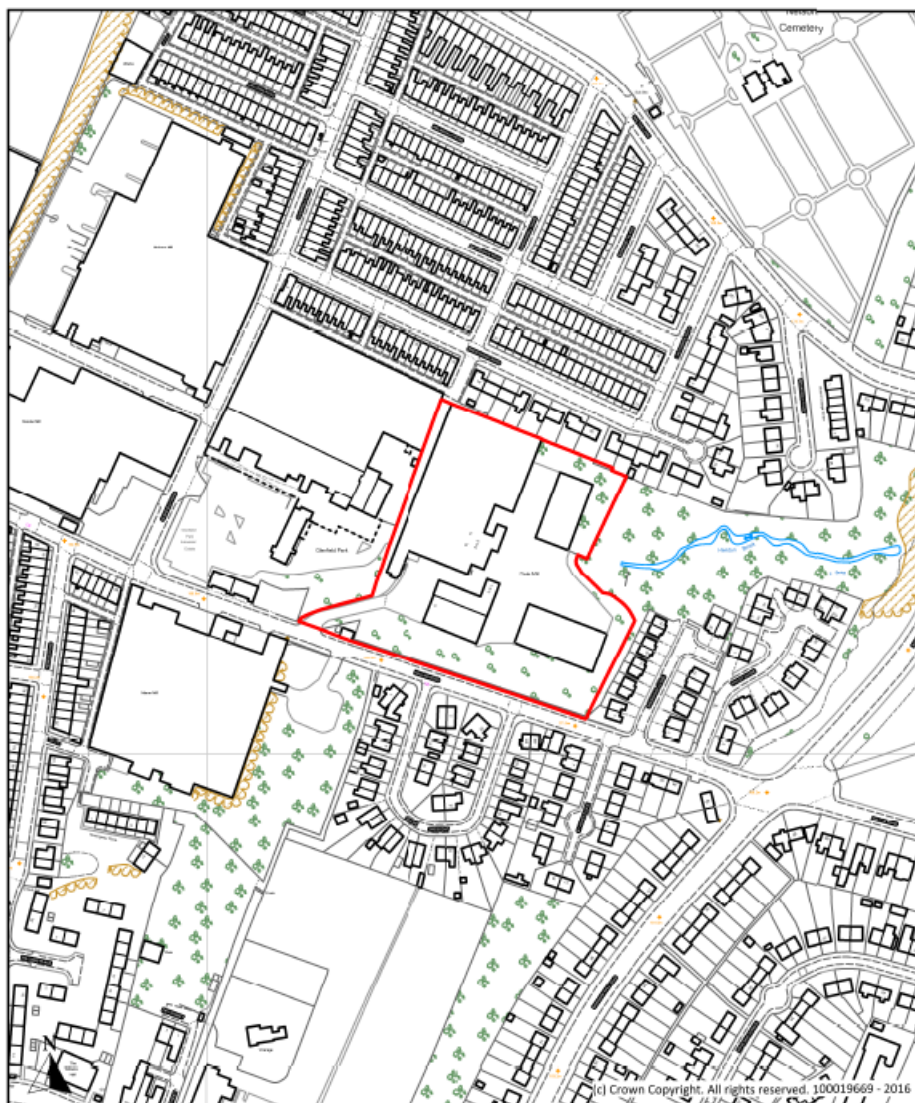
Bus Stop Proximity	560m	Service Frequency	40-60mins interval
Primary School	1km	Town or Local Shopping Centre	800m
Secondary School	1.6km	Strategic Employment Site	750m
Open Space	100m	Convenience Store	600m
Leisure Centre	1km	GP	1.07km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			No
Will the proposal provide for any other benefit in additional to housing?			No information.
3. Achievability			
Is the site accessible to the public highway?			New infrastructure required.
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

P153 Dale Mill, Hallam Road, Nelson

Site Details

Capacity:	49	Settlement:	Nelson
Site Area (ha):	1.62	Ward:	Marsden and Southfield
Site Typology:	Brownfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Dale Mill, Hallam Road, Nelson

Scale

1 : 2,500

Ref No.

P153

Drawn By

J.B.

Date

24th October 2016

Historic Ref

S220



Planning, Building Control
& Licensing

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

Tel: 01282 661330

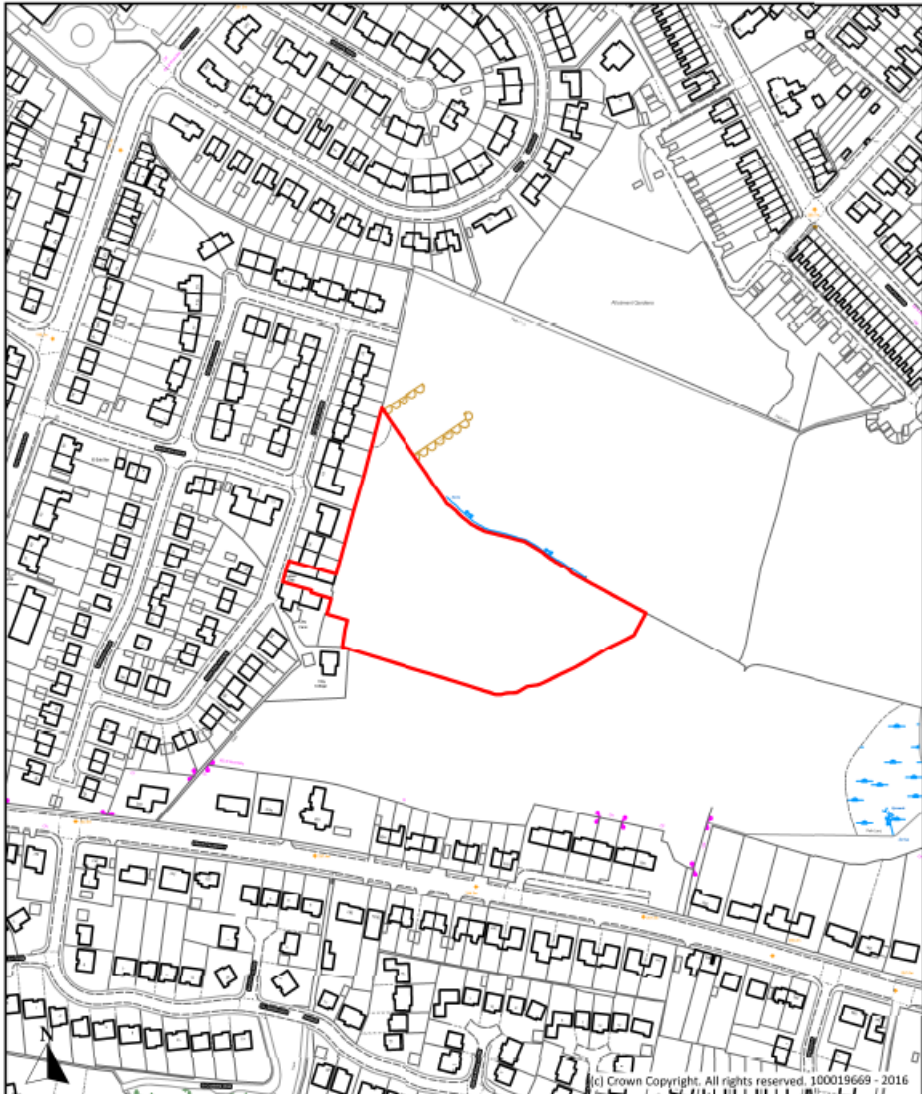

Summary Assessment

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

heritage asset. The proposal site is in active employment use, and there is no indication that the site is available for the development of housing. The site is protected employment land, and has been evidenced by the Employment Land Review to be retained for employment.							
Available			Suitable		Achievable		
No			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	49
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input checked="" type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Uncertain	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						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 or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						Minor	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	660m			Service Frequency	20-40mins interval		

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

P165 Land at Clay Farm (Site A), Brierfield

Site Details			
Capacity:	75	Settlement:	Brierfield
Site Area (ha):	1.26	Ward:	Brierfield East and Clover Hill
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.
Site Plan			
			
Description			
Land at Clay Farm (Site A), Edge End Avenue, Brierfield		Planning, Building Control & Licensing	
Scale	1 : 2,500	Ref No.	P165
Drawn By	J.B.	Date	24th October 2016
		Historic Ref	SHLAAS528, S265
		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330	

Summary Assessment

Summary: Greenfield site within the settlement boundary. The site forms part of a wider parcel currently designated 'site of settlement character' and is valued by the community for providing an undeveloped area within the settlement boundary. The site is relatively accessible to existing services and amenities helping to reduce the need to travel by car. The site relates closely to a listed building, forming part of its setting. The site is elevated and is visible from some viewpoints.

Developing the site for housing would moderately alter this landscape. There is no highway access to the site, requiring new infrastructure. The site has been nominated for consideration for designation as Local Green Space.							
Available			Suitable		Achievable		
Yes			Uncertain		Uncertain		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	75	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?					Yes		
Is the site in single landownership?					Yes		
Is there any developer interest in the site?					Yes		
If so, what is the developer involvement?					Enquiry		
Is the site affected by any tenancies, third party rights, or restricted covenants?					Uncertain		
What are the timescales for the availability of the site?					0-5 years		
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?					Flood Zone 1		
What is the risk of Surface Water flooding?					Very low		
What is the risk of groundwater flooding?					Minor Constraint		
2c. Natural Environment							
Is the proposal affected by priority habitats or species?					No		
Would the proposal likely result in adverse effects for an ecological corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Moderate Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					Yes		
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
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?					Yes		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
2f. Accessibility							
Bus Stop Proximity	240m			Service Frequency	20-40mins interval		

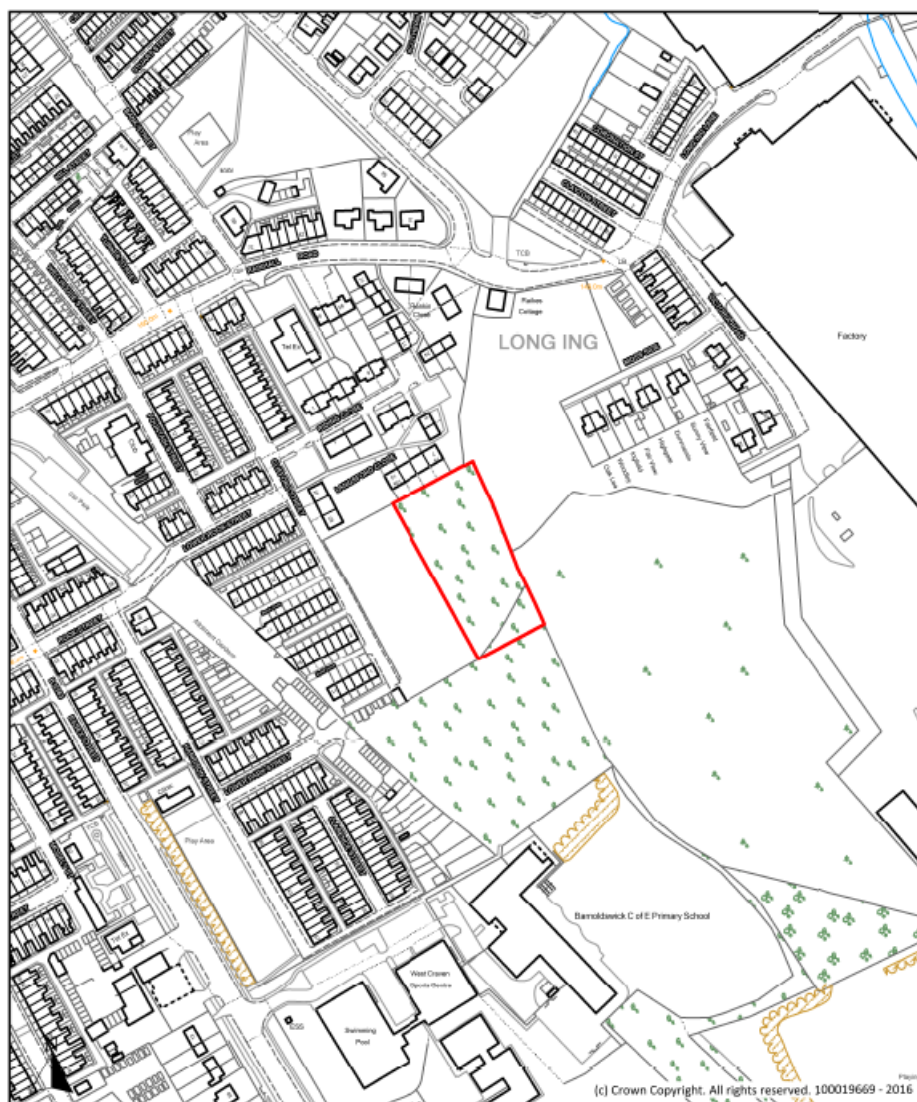
Primary School	500m	Town or Local Shopping Centre	1.4km
Secondary School	300m	Strategic Employment Site	3.5km
Open Space	200m	Convenience Store	500m
Leisure Centre	2.3km	GP	1.5km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery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

P170 Land at Clifford Street, Barnoldswick

Site Details

Capacity:	12	Settlement:	Barnoldswick
Site Area (ha):	0.41	Ward:	Barnoldswick
Site Typology:	Greenfield	Spatial Area:	West Craven
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

Land off Clifford Street, Clifford Street, Barnoldswick

Scale

1 : 2,500

Ref No.

P170

Drawn By

J.B.

Date

24th October 2016

Historic Ref

1055



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

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

<p>promoting access by foot and bicycle. The proposal is isolated from the highway network forming a major constraint to its development. The proposal is subject to a high risk of flooding from surface water and groundwater. The proposal site is not currently available, as it is reserved for education use by Lancashire County Council, and as a result is not considered deliverable within the next 15-years. The site has been nominated for consideration as Local Green Space.</p>								
Available			Suitable			Achievable		
No			Uncertain			No		
Timescales (Anticipated Delivery)								
0-5 years					6-10 years	11-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29				
0	0	0	0	0	0	0	12	
1. Availability								
Is the landowner(s) aware and supports the proposals for the site?						No		
Is the site in single landownership?						Yes		
Is there any developer interest in the site?						Unknown		
If so, what is the developer involvement?						Choose an item.		
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain		
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>			
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>			
Open Countryside	<input type="checkbox"/>	Open Space	<input checked="" type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>			
2b. Flooding								
What Flood Zone is the site in?						Flood Zone 1		
What is the risk of Surface Water flooding?						High		
What is the risk of groundwater flooding?						Major Constraint		
2c. Natural Environment								
Is the proposal affected by priority habitats or species?						No		
Would the proposal likely result in adverse effects for an ecological corridor or network?						No		
Would the proposal likely result in the loss of a TPO?						No		
Would the proposal result in a loss of agricultural land?						Yes, Grade 4		
What is the likely affect caused for Landscape Character?						Moderate		
What is the likely affect caused for Landscape Visibility?						Minor Impact		
2d. Built Environment								
Is the proposal likely to affect the historic environment?						No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>	
Will the proposal promote the coalescence of separate settlements?						No		
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?						No		
2f. Accessibility								

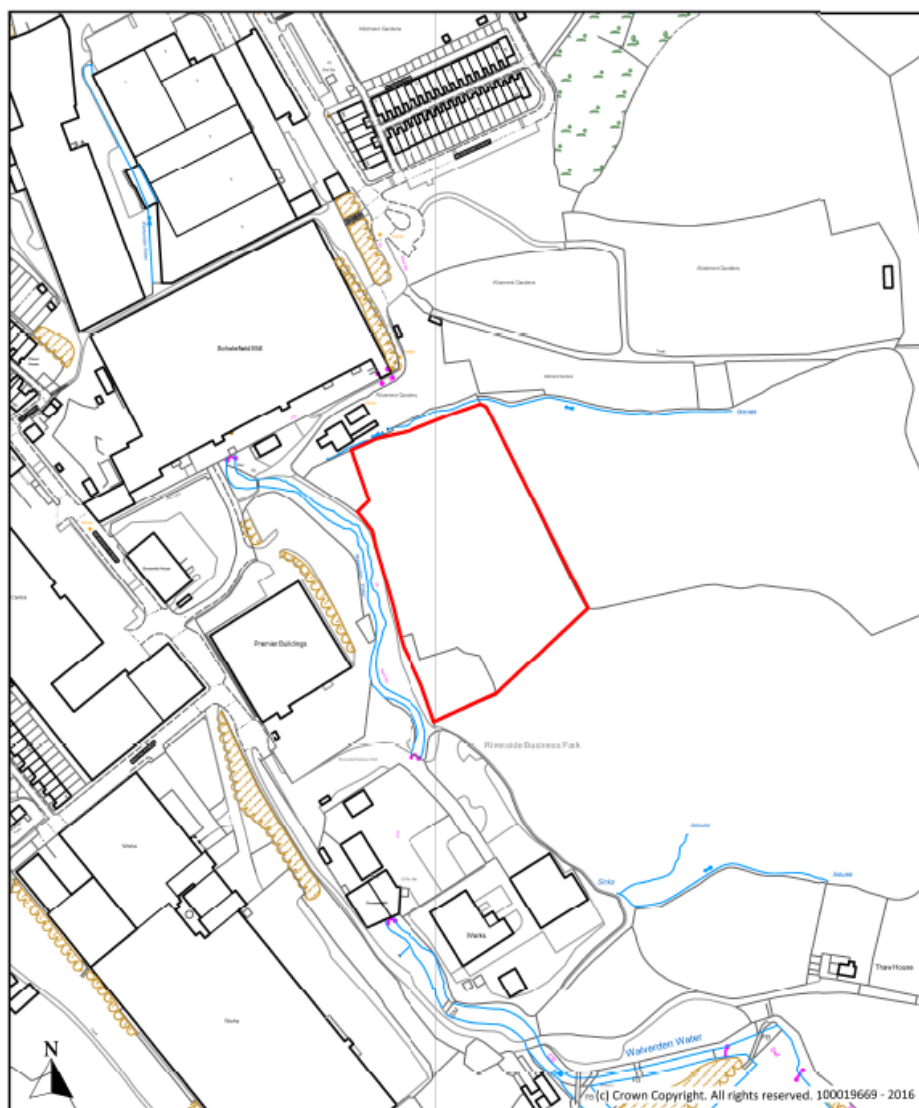
Bus Stop Proximity	240m	Service Frequency	20-40mins interval
Primary School	450m	Town or Local Shopping Centre	350m
Secondary School	600m	Strategic Employment Site	300m
Open Space	0m	Convenience Store	410m
Leisure Centre	600m	GP	430m
2g. Benefits			
Will the proposal support the delivery of affordable housing?			Yes
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No information.
3. Achievability			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Uncertain
Is the proposal viable?			Yes
Is there any prospect for third party funding to support site delivery?			No

P176 Land at the end of Southfield Street, Nelson

Site Details

Capacity:	40	Settlement:	Nelson
Site Area (ha):	1.24	Ward:	Marsden and Southfield
Site Typology:	Greenfield	Spatial Area:	M65 Urban Area
Planning History:	Click here to enter text.	Date Added:	Click here to enter text.

Site Plan



Description

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

Scale
1 : 2,500

Ref No.
P176

Drawn By
J.B.

Date
24th October 2016

Historic Ref
86



Planning, Building Control
& Licensing

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

Tel: 01282 661330

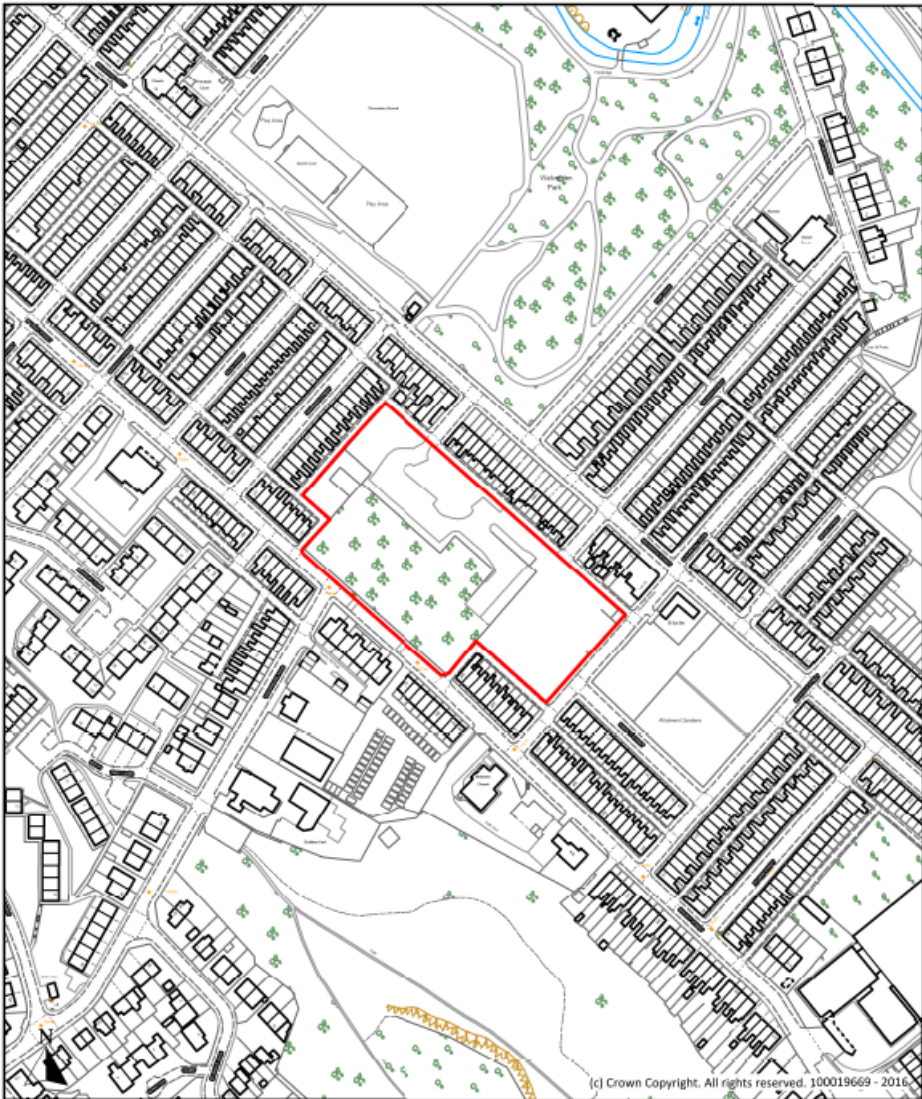

Summary Assessment

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

Constraints to development are relatively limited, although the site is located in an area of the borough which experiences relatively poor viability. The site is inaccessible to the highway network, preventing its development for housing.							
Available			Suitable		Achievable		
Uncertain			Uncertain		No		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	40
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?					Yes		
What are the timescales for the availability of the site?					0-5 years		
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
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 corridor or network?					No		
Would the proposal likely result in the loss of a TPO?					No		
Would the proposal result in a loss of agricultural land?					Yes, Grade 4		
What is the likely affect caused for Landscape Character?					Moderate		
What is the likely affect caused for Landscape Visibility?					Minor Impact		
2d. Built Environment							
Is the proposal likely to affect the historic environment?					No		
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?					No		
2e. Other Environment							
Is the proposal site likely affected by contamination?					No		
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?					No		
Does the topography of the land constraint development potential?					Minor		
Is the proposal compatible with neighbouring land uses?					Yes		
2f. Accessibility							
Bus Stop Proximity	500m			Service Frequency	40-60mins interval		

Primary School	780m	Town or Local Shopping Centre	1.1km
Secondary School	1.35km	Strategic Employment Site	30m
Open Space	Click here to enter text.	Convenience Store	920m
Leisure Centre	Click here to enter text.	GP	1.29km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?			No
Is the site served or serviceable to utility infrastructure?			New Infrastructure Required
Is the site affected by any known easement or a ransom strip?			Yes
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

P184 Former Parkfield Works, Nelson

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

Summary Assessment

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

development viability. The site is in active use for employment and not known to be available for housing.							
Available			Suitable		Achievable		
No			Yes		No		
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	0	49
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						No	
Is the site in single landownership?						Yes	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
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	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input checked="" type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						High	
What is the risk of groundwater flooding?						Major Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						No, urban	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Not visible	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						No	
Listed Building(s)	<input type="checkbox"/>	Grade:	Choose an item.	Conservation Area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
2e. Other Environment							
Is the proposal site likely affected by contamination?						Uncertain	
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?						Uncertain	
Does the topography of the land constraint development potential?						None/Minimal	
Is the proposal compatible with neighbouring land uses?						Yes	
2f. Accessibility							
Bus Stop Proximity	360m			Service Frequency	20-40mins interval		
Primary School	780m			Town or Local Shopping Centre	1.1km		

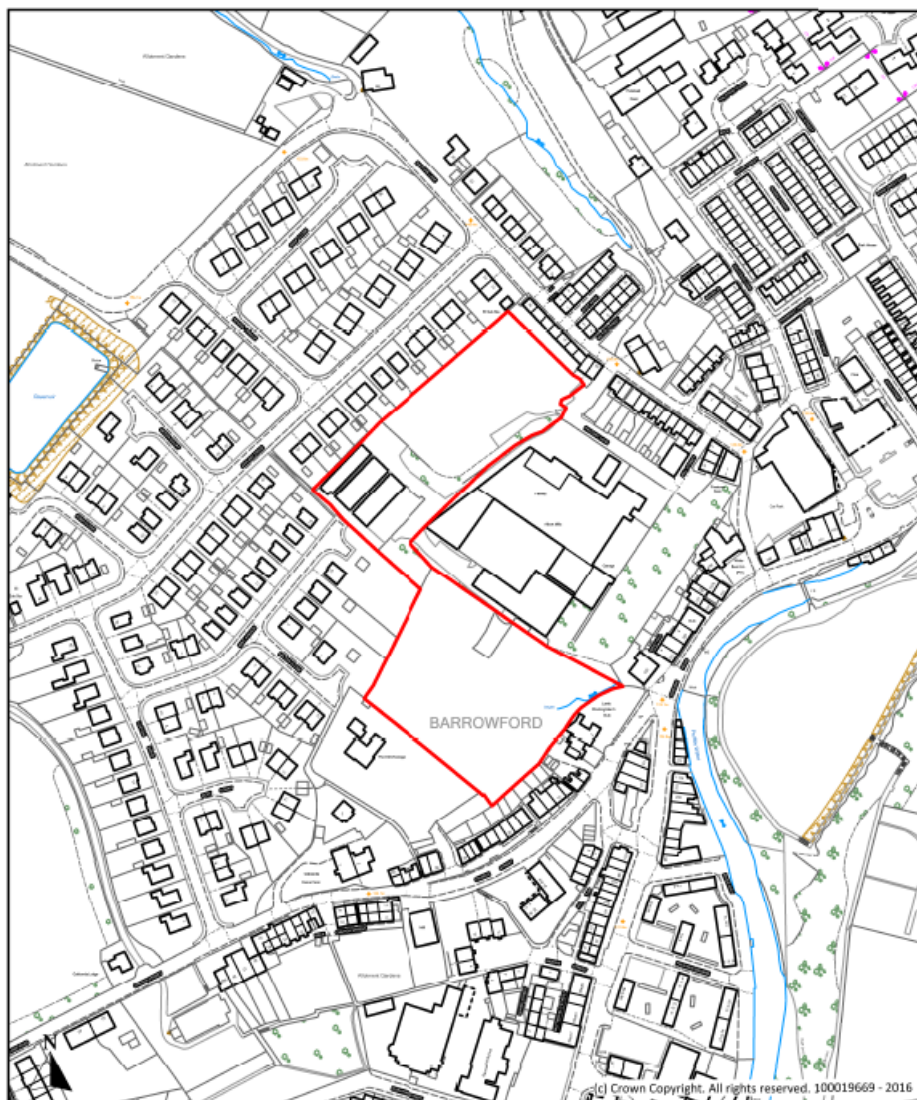
Secondary School	1.35km	Strategic Employment Site	30m
Open Space	30m	Convenience Store	930m
Leisure Centre	1.07km	GP	1.29km
2g. Benefits			
Will the proposal support the delivery of affordable housing?			No
Will the proposal support the delivery of self-build/custom build homes?			Uncertain
Will the proposal provide for any other benefit in additional to housing?			No Information.
3. Achievability			
Is the site accessible to the public highway?			Yes
Is the site served or serviceable to utility infrastructure?			Yes
Is the site affected by any known easement or a ransom strip?			No
Is the proposal viable?			No
Is there any prospect for third party funding to support site delivery?			No

P188 Land off Mint Avenue, Barrowford

Site Details

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

Site Plan



Description

Land off Mint Avenue, Mint Avenue, Barrowford

Scale

1 : 2,500

Ref No.

P188

Drawn By

J.B.

Date

24th October 2016

Historic Ref

1057



Planning, Building Control
& Licensing

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

Tel: 01282 661330

Summary Assessment

Summary: Greenfield site (with brownfield elements) located within the settlement boundary of Barrowford. The site is relatively well accessible by foot to existing services available in Barrowford, though there are topography and other constraints along the route which reduces its suitability for some users. The site is well contained by surrounding uses and as such mitigates to

some degree the potential effects the development of the site would have on the wider landscape and settlement setting. The site is relatively unaffected by flooding and is of limited value for ecology. The site is located in close proximity to existing historical designations and as such there is potential for harm to occur to the historic environment. The most significant constraint affecting the site is its accessibility to the highway. Pasture Lane does not have sufficient capacity to support the development and cannot be modified. Access would be required via Mint Avenue via ransomed land outside the ownership of the primary landowner.

Available		Suitable		Achievable			
Yes		Uncertain		Uncertain			
Timescales (Anticipated Delivery)							
0-5 years					6-10 years	11-15 years	16 years +
2024/25	2025/26	2026/27	2027/28	2028/29			
0	0	0	0	0	0	50	0
1. Availability							
Is the landowner(s) aware and supports the proposals for the site?						Uncertain	
Is the site in single landownership?						No	
Is there any developer interest in the site?						Unknown	
If so, what is the developer involvement?						Choose an item.	
Is the site affected by any tenancies, third party rights, or restricted covenants?						Uncertain	
What are the timescales for the availability of the site?						6-10 years	
2. Suitability							
2a. Designations							
Is the site affected by any of the following designations? (tick all that apply)							
Green Belt	<input type="checkbox"/>	SSSI/SPA/SPAC	<input type="checkbox"/>	Minerals Safeguarding	<input type="checkbox"/>		
National Landscape	<input type="checkbox"/>	BHS/SLNI/LNR/GHS	<input type="checkbox"/>	Protected Employment Land	<input type="checkbox"/>		
Open Countryside	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Primary Shopping Frontage	<input type="checkbox"/>		
2b. Flooding							
What Flood Zone is the site in?						Flood Zone 1	
What is the risk of Surface Water flooding?						Low	
What is the risk of groundwater flooding?						Minor Constraint	
2c. Natural Environment							
Is the proposal affected by priority habitats or species?						No	
Would the proposal likely result in adverse effects for an ecological corridor or network?						No	
Would the proposal likely result in the loss of a TPO?						No	
Would the proposal result in a loss of agricultural land?						Yes, Grade 4	
What is the likely affect caused for Landscape Character?						Little or none	
What is the likely affect caused for Landscape Visibility?						Minor Impact	
2d. Built Environment							
Is the proposal likely to affect the historic environment?						Yes	
Listed Building(s)	<input checked="" type="checkbox"/>	Grade:	Grade II*	Conservation Area	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Will the proposal promote the coalescence of separate settlements?						No	
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?						Uncertain	
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	190m	Service Frequency	20-40mins interval
Primary School	270m	Town or Local Shopping Centre	110m
Secondary School	1.85km	Strategic Employment Site	2.6km
Open Space	10m	Convenience Store	600m
Leisure Centre	1.25km	GP	540m
2g. Benefits			
Will the proposal support the delivery of affordable housing?		Yes	
Will the proposal support the delivery of self-build/custom build homes?		No	
Will the proposal provide for any other benefit in additional to housing? No information.			
3. Achievability			
Is the site accessible to the public highway?		New infrastructure required.	
Is the site served or serviceable to utility infrastructure?		New Infrastructure Required	
Is the site affected by any known easement or a ransom strip?		Yes	
Is the proposal viable?		Yes	
Is there any prospect for third party funding to support site delivery?		No	