Site Details			
Capacity:		5 Settlement:	Earby
Site Area (ha):		5 Ward:	Earby and Coates
Site Typology:	Greenfie		West Craven
Planning History:	Click here to enter tex	t. Date Added:	Click here to enter text.
Site Plan			
		Early Back	right. All rights reserved. 100019669 - 2016
Land No	orth of Red Lion Street Car Park, Red	ion Street, Earby	Pendle
Scale 1:2,	500 P	100	Planning, Building Control & Licensing
Drawn Ry J.B.	Date Historic Ref 24th October 2016 \$236		Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Summary Assessme	ent		

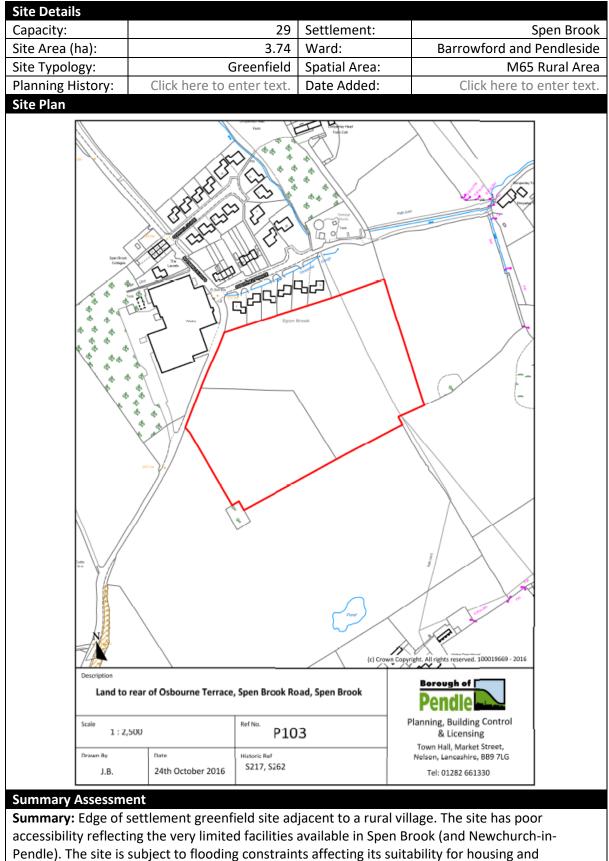
P100, Land beyond Car Park, Red Lion Street, Earby

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

			erefore is							
Available			Suitable			Achieva	able			
	Jncertain			Uncerta	ain			Uncertain		
Timescales	(Anticipa		-			6.10			1.6	
2024/25	2025/20	0-5 yea		27/20	2020/20	6-10 ye	ars	11-15 years	16 yea	ars -
2024/25 0	2025/26		27 20	27/28	2028/29	0		15	0	
0 1. Availal	0 Dility	0		0	0	0		15	0)
	-	waro and o	supports t	tho pro	posals for t	ha cita?		Uncertain		
Is the site i				the pro		ne site!		Yes		
Is there and			•	2				No		
If so, what	· · ·							Choose an ite	m	
					rights, or r	octrictod		Uncertain		
covenants		any tenar	icles, thin	u party	fights, of f	estricteu		Uncertain		
What are t		ales for the	availabili	ity of th	e site?			Unknown		
2. Suitabi				ity of th						
2a. Designa	-									
Is the site a		any of the	o followin	g desig	nations? (ti	ck all tha	t apr	olv)		
Green Belt			SSSI/SP					inerals Safegua	rding	
National La	Indscape		BHS/SL					otected		
	muscupe		0113/32					nployment Land		
Open Cour	trvside	\boxtimes	Open S	pace				imary Shopping		
00000000			o p on o	0.00				ontage	5	
2b. Floodir	ng						1			
What Flood	•	he site in?						Flood Zone 1		
What is the	e risk of Su	rface Wate	er floodin	g?				Very low		
What is the	e risk of gr	oundwater	flooding	?				None		
2c. Natura	Environm	nent								
Is the prop	osal affect	ed by prio	rity habita	ats or s	pecies?			No		
Would the	proposal l	ikely result	t in adver	se effe	ts for an ed	cological		No		
corridor or	network?									
Would the	proposal l	ikely result	t in the lo	ss of a ⁻	ΓΡΟ?			No		
Would the	proposal r	esult in a l	oss of agr	ricultura	al land?			No, urban		
What is the								Moderate		
What is the	e likely affe	ect caused	for Lands	cape V	isibility?			Minor Impact		
2d. Built Er	nvironmer	nt								
Is the prop	osal likely	to affect th	ne histori	c enviro	onment?			Yes		
Listed Build	ding(s)	Grad	e: Choo	se an it	em. Cor	nservatio	n Are	ea 🛛 🖄 Oth	ier	
Will the pro	oposal pro	mote the o	coalescen	ce of se	eparate set	tlements	?	No		
2e. Other I	Invironme	ent								
Is the prop	osal site lil	kely affecte	ed by con	tamina	tion?			No		
• •		•	ed by on-s	site stru	uctures, uns	stable lar	nd	No		
or culverte										
Does the to						otential)	None/Minima	l –	
Is the prop		atible with	neighboi	uring la	nd uses?			Yes		
2f. Accessi	bility									
Bus Stop P	-	600m			Service Fr			20-40mins in	nterval	
Primary Sc	hool	660m			Town or L			540m		
					Shopping	- .		1		

Secondary School	4.3km	Strategic Employment	1.4km					
		Site						
Open Space	120m	Convenience Store	520m					
Leisure Centre	4.3km	GP	820m					
2g. Benefits	•	·						
Will the proposal sup	port the delivery of afford	able housing?	Yes					
Will the proposal sup	Vill the proposal support the delivery of self-build/custom build homes							
Will the proposal pro	ovide for any other benefit	in additional to housing?						
No information								
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected b	y any known easement or a	a ransom strip?	Uncertain					
Is the proposal viable	e?		Yes					
Is there any prospec	t for third party funding to	support site delivery?	Choose an item.					

P103 Land to rear of Osbourne Terrace, Spen Brook

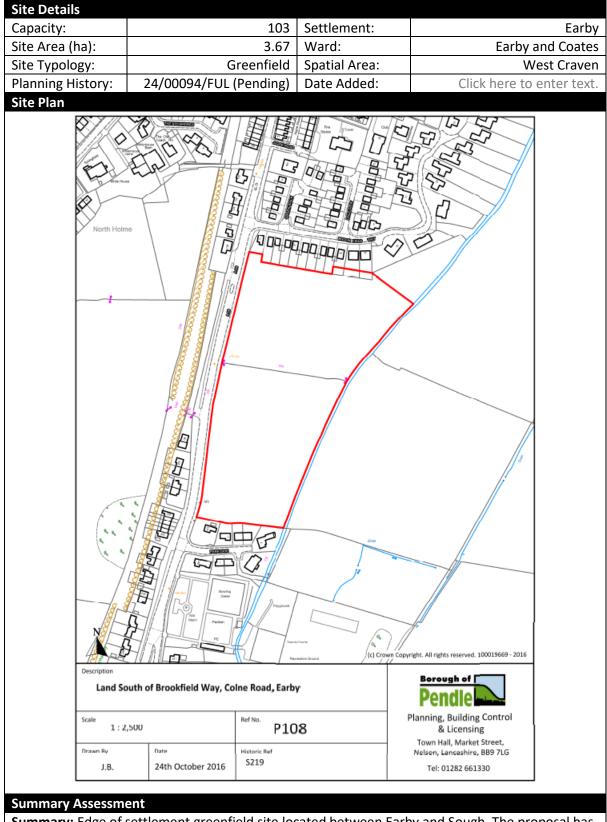


potentially its capacity. The site is located within a conservation area. Its development is likely to

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	Available Suitable						Achievable						
Yes			No					Yes					
Timescales (Anticipated	Deliver	·y)											
	0-5 yea	rs				6-10 year	rs 1	1-15 yea	rs 16 ye	ars +			
2024/25 2025/26	2026/2	27	2027/28	2028/2	29								
0 0	0		0	0		0		0	2	9			
1. Availability													
Is the landowner(s) awar	e and s	uppc	orts the pro	posals fo	or tl	he site?	Ye	S					
Is the site in single lando	wnersh	ip?					Ye	S					
Is there any developer in	terest i	n the	e site?				Ur	nknown					
If so, what is the develop	er invo	lvem	ent?				Ch	noose an	item.				
Is the site affected by an	y tenan	cies,	third party	rights, o	or re	estricted	Ur	ncertain					
covenants?													
What are the timescales	for the	avail	ability of th	ne site?			0-	5 years					
2. Suitability													
2a. Designations													
Is the site affected by an	y of the	follo	wing desig	nations?	' (ti	ck all that	apply)						
Green Belt		SSS	I/SPA/SPAC	2			Mine	rals Safe	guarding	\boxtimes			
National Landscape	\boxtimes	BHS	S/SLNI/LNR	/GHS			Prote	cted					
						Employment Land			and				
Open Countryside	\boxtimes	Ope	en Space				Prima	ary Shopp	oing				
							Front	age					
2b. Flooding													
What Flood Zone is the s	ite in?						Flo	ood Zone	e 1				
What is the risk of Surfac	e Wate	r floo	oding?				Hi	gh					
What is the risk of groun	dwater	flood	ding?				M	ajor Cons	straint				
2c. Natural Environment	:												
Is the proposal affected I	oy prior	ity ha	abitats or s	pecies?			No	ט					
Would the proposal likely	y result	in ac	dverse effec	cts for ar	n ec	ological	No	ט					
corridor or network?													
Would the proposal likely	y result	in th	ie loss of a	TPO?			No)					
Would the proposal resu	lt in a lo	oss o	f agricultur	al land?			Ye	s, Grade	4				
What is the likely affect of	caused	for La	andscape C	haracter	?		Μ	oderate					
What is the likely affect of	caused	for La	andscape V	isibility?			Sig	gnificant	Adverse				
2d. Built Environment													
Is the proposal likely to a	ffect th	e his	toric enviro	onment?			Ye	S		-			
Listed Building(s)	Grade	e: G	irade II	(Cor	servation	Area	\boxtimes (Other				
Will the proposal promote	te the c	oales	scence of se	eparate s	sett	lements?	No)					
2e. Other Environment													
Is the proposal site likely							No)					
Is the proposal site likely affected by on-site structures, unstable land Uncertain													
or culverted watercourses?													
Does the topography of t	the land	d con	straint deve	elopmen	t p	otential?	No	one/Mini	mal				
Is the proposal compatib	le with	neig	hbouring la	nd uses i	?		Ye	S					
2f. Accessibility													

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



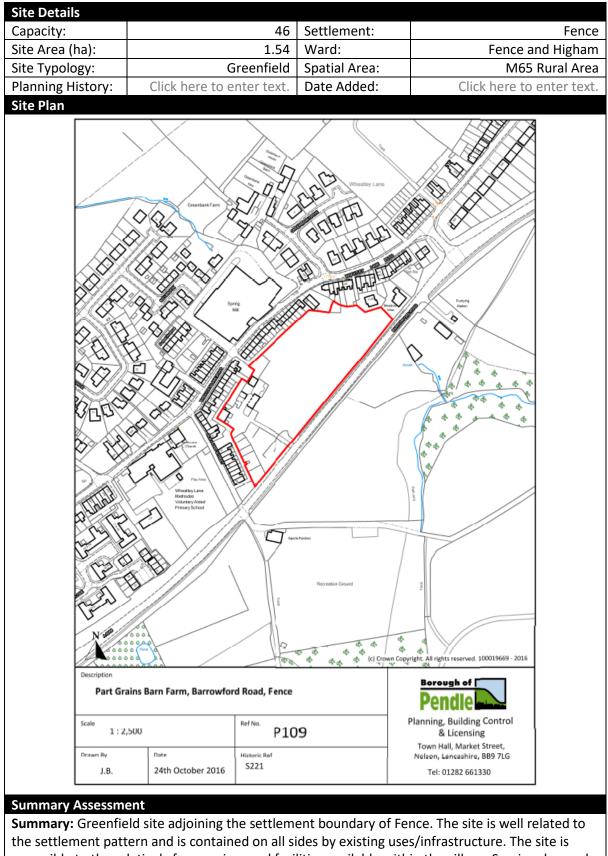
P108 Land south of Brookfield Way, Earby

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

Available	. 0		-	hese settler table		Achieva	ble			
/ tranable	Yes		Jun	No		7101110110		No		
Timescales		ted Delive	rv)	110				110		
		0-5 yea				6-10 ye	ars	11-15 years	16 ye	ars -
2024/25	2025/26			2027/28	2028/29	,-			,-	
0	0	0		0	0	0		0	10)3
1. Availa	oility									
Is the land	owner(s) a	ware and	suppo	orts the pro	posals for t	he site?		Yes		
Is the site i	n single la	ndownersl	nip?					Yes		
Is there an	y develope	er interest	in the	e site?				Unknown		
If so, what is the developer involvement? Choose an item.										
Is the site a	affected by	/ any tenai	ncies,	third party	rights, or r	estricted		Uncertain		
covenants	2									
What are t	he timesca	ales for the	e avail	ability of th	ne site?			0-5 years		
2. Suitab	ility									
2a. Design	ations									
Is the site a	affected by	any of th	e follo	wing desig	nations? (ti	ck all tha	t apj	oly)		
Green Belt			SSS	I/SPA/SPAC	2		Μ	inerals Safegu	uarding	\boxtimes
National La	indscape		BHS	S/SLNI/LNR	/GHS		Pr	otected		
							En	nployment La	nd	
Open Cour	itryside	\boxtimes	Ope	en Space			Pr	imary Shoppi	ng	
							Fre	ontage		
2b. Floodin	ng									
What Floo	d Zone is t	he site in?						>75% in Floo	od Zone 2	2/3
What is the	e risk of Su	rface Wat	er floo	oding?				High		
What is the			r flood	ding?				None		
2c. Natura	-									
				abitats or s				No		
Would the	proposal l	ikely resul	t in ac	dverse effec	cts for an eo	cological		Yes, minima	l impact	
corridor or	ineemotiki.									
				e loss of a				No		
	<u> </u>			f agricultur				Yes, Grade 4		
				andscape C				Substantial		
			for La	andscape V	isibility?			Local Detrim	iental Im	рас
2d. Built E	nvironmer	nt								
	· · · · · · · · · · · · · · · · · · ·	to affect t	he his	toric enviro	onment?			No		
Listed Build	ding(s)	🗌 Grad	e: C	hoose an it	em. Cor	nservatio	n Are	ea 🗌 Of	ther	
Will the pr	oposal pro	mote the	coales	scence of se	eparate set	tlements	?	Yes, close ga	р	
2e. Other I	Environme	ent								
Is the prop	osal site li	kely affect	ed by	contamina	tion?			No		
		•	ed by	on-site stru	uctures, uns	stable lan	d	No		
or culverte										
Does the to	opography	of the lan	d con	straint deve	elopment p	otential?		None/Minim	nal	
Is the prop	osal comp	atible with	n neig	hbouring la	nd uses?			Yes		
2f. Accessi	bility									
Bus Stop P	roximity	0m			Service Fr	equency		20-40mins	interval	
		4 71				1		640		
Primary Sc	nooi	1.7km			Town or L	ocal		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 sup	port the delivery of afford	able housing?	Yes				
Will the proposal sup	Will the proposal support the delivery of self-build/custom build homes?						
Will the proposal pro	ovide for any other benefit	in additional to housing?					
No information.							
3. Achievability							
Is the site accessible	to the public highway?		New infrastructure				
			required.				
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure				
			Required				
Is the site affected by	y any known easement or a	a ransom strip?	Uncertain				
Is the proposal viable? Yes							
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.				

P109 Part Grains Barn Farm, Barrowford Road, Fence



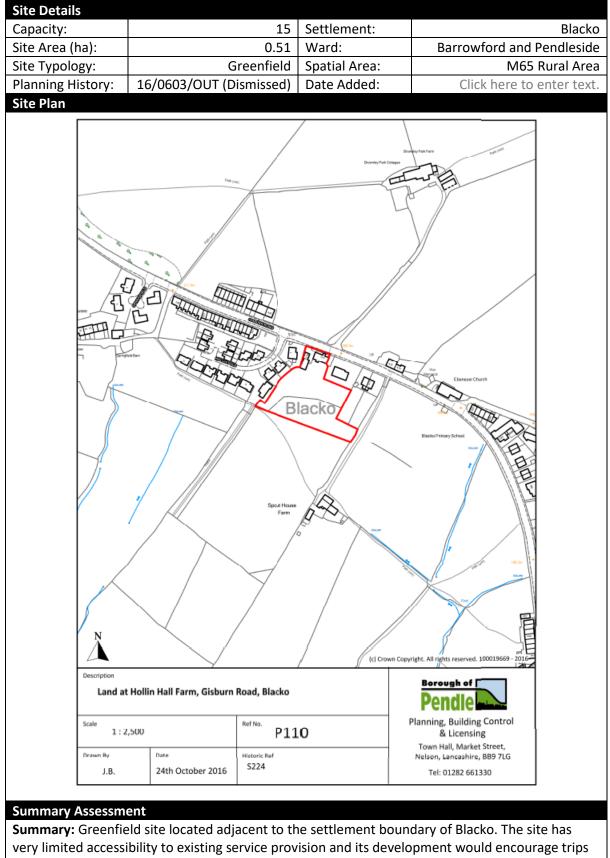
the settlement pattern and is contained on all sides by existing uses/infrastructure. The site is accessible to the relatively few services and facilities available within the village. Services beyond these are however somewhat distant encouraging travel by car. There is no clear point of access

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			Suita	ble		Achieval	ble				
	Yes		Juite	Uncerta	ain	, terne va	0.0	Uncertain			
Timescales		d Deliver	cv)	oneerta				oncertain			
rimeseares	Anticipate	0-5 year				6-10 yea	nrs	11-15 years	16 yea	ars +	
2024/25	2025/26	2026/2		2027/28	2028/29	0 10 yea		11 15 years	10 900		
0	0	0		0	0	0		46	0		
1. Availabi	lity	Ū		•	Ū	Ū					
Is the landow	-	are and s	uppor	ts the pro	posals for t	he site?		Yes			
Is the site in								Yes			
Is there any			•	site?				Unknown			
If so, what is								Choose an iter	m.		
Is the site af		-			rights, or re	estricted		Uncertain			
covenants?		,	, .								
What are th	e timescale	es for the	availa	bility of th	e site?			0-5 years			
2. Suitability											
2a. Designat											
Is the site af		any of the	follov	ving desig	nations? (ti	ck all that	ap	oly)			
Green Belt	·		SSSI/	SPA/SPAC			M	inerals Safegua	rding	\boxtimes	
National Lar	dscape		BHS/	SLNI/LNR	/GHS		Pr	otected	-		
	·						En	nployment Lan	d		
Open Count	ryside	\boxtimes	Oper	n Space							
							Fre	ontage			
2b. Flooding	5										
What Flood	Zone is the	e site in?						Flood Zone 1			
What is the	risk of Surf	ace Wate	er flood	ding?				High			
What is the	risk of grou	undwater	floodi	ing?				Minor Constra	aint		
2c. Natural	Environme	nt									
Is the propo	sal affecte	d by prior	ity hal	bitats or s	pecies?			No			
Would the p	•	ely result	in adv	erse effec	cts for an ec	cological		No			
corridor or r											
Would the p		•						No			
Would the p				-				Yes, Grade 4			
What is the								Minor			
What is the	-	t caused	for Lar	ndscape Vi	isibility?			Minor Impact			
2d. Built Env											
Is the propo			-					No		<u> </u>	
Listed Buildi	<u> </u>] Grade		oose an it		servation		ea 🗌 Oth	er		
Will the pro	•		oalesc	ence of se	eparate sett	lements?		No			
2e. Other Er								No			
	s the proposal site likely affected by contamination?										
	the proposal site likely affected by on-site structures, unstable land										
or culverted											
Does the top			None/Minima	I							
	Is the proposal compatible with neighbouring land uses? Yes										
2f. Accessib		10			c . : -			40.00			
Bus Stop Pro	ximity 4	10m		equency		40-60mins ir	nterval				

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

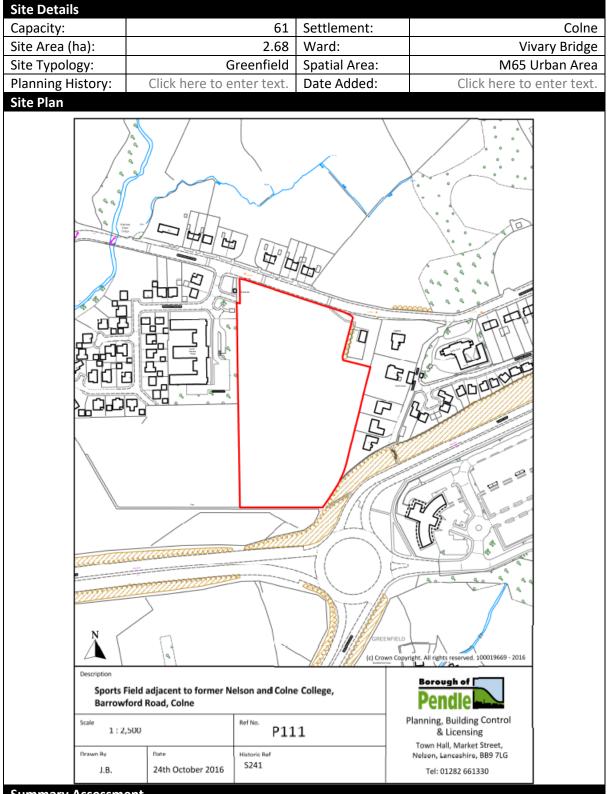
P110 Land at Hollin Hall Farm, Gisburn Road, Blacko



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	i a pictic		1	able		Achievable						
	Yes			Uncerta	ain	Uncertain						
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea				6-10 yea	ars	11-15 years	16 ye	ars +		
2024/25	2025/26	5 2026/2	27	2027/28	2028/29				-			
0	0	0		0	0	0		0	1!	5		
1. Availab	ility											
Is the lando				orts the pro	posals for t	he site?		Yes				
Is the site in	<u> </u>		•					Yes				
Is there any	•							Unknown				
If so, what is		•						Choose an ite	m.			
Is the site af	ffected by	y any tenar	icies,	third party	rights, or r	estricted		Yes				
covenants?												
What are th		ales for the	avail	ability of th	ne site?			0-5 years				
2. Suitabil	-											
2a. Designa		<u> </u>	<u> </u>									
Is the site af	fected by						· · ·					
Green Belt				I/SPA/SPAC			-	inerals Safegua	irding			
National Lar	ndscape		BHS	S/SLNI/LNR	/GHS			otected				
<u> </u>	• •		-	<u> </u>			-	nployment Lan				
Open Count	ryside	\boxtimes	Ope	en Space				imary Shopping	B			
							Fro	ontage				
2b. Flooding		h a aita in 2										
What Flood								Flood Zone 1				
What is the								Low				
What is the			1000	aing?				Minor Constra	aint			
2c. Natural								No				
Is the propo								No				
Would the p corridor or p	•	•	. in ac	averse errec	ts for an e	cological		No				
Would the p			in th					No				
Would the p								Yes, Grade 4				
What is the	-			-				Moderate				
What is the								Local Detrime	ntal Im	nact		
2d. Built En				inuscape v	isionity:			Local Detrime		ματι		
Is the propo			his	toric enviro	nment?			No				
Listed Buildi				hoose an it		nservatio	n Are		er			
Will the pro	— • • •							No				
2e. Other E			ouree		sparate set			110				
Is the propo			d by	contamina	tion?			No				
Is the propo						stable lan	d	No				
or culverted		•	1				-	-				
Does the to			d con	straint deve	elopment r	otential?		None/Minima	ıl			
Is the propo						-		Yes				
2f. Accessib				0 -								
Bus Stop Pro		130m			Service Fi	requency		>60mins inte	erval			
Primary Sch		250m			Town or I			2.4km				

Secondary School	4.8km	Strategic Employment	4.7km					
		Site						
Open Space	260m	Convenience Store	2.22km					
Leisure Centre	4.7km	GP	3.3km					
2g. Benefits	•							
Will the proposal sup	port the delivery of afford	able housing?	Yes					
Will the proposal sup	port the delivery of self-b	uild/custom build homes?	Yes					
Will the proposal pro	ovide for any other benefit	in additional to housing?						
Proposals include a l	arge area set aside for biod	diversity enhancement.						
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	serviceable to utility infrast	tructure?	New Infrastructure					
			Required					
Is the site affected by any known easement or a ransom strip? Uncertain								
Is the proposal viable	e?		Yes					
Is there any prospect	t for third party funding to	support site delivery?	Choose an item.					



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

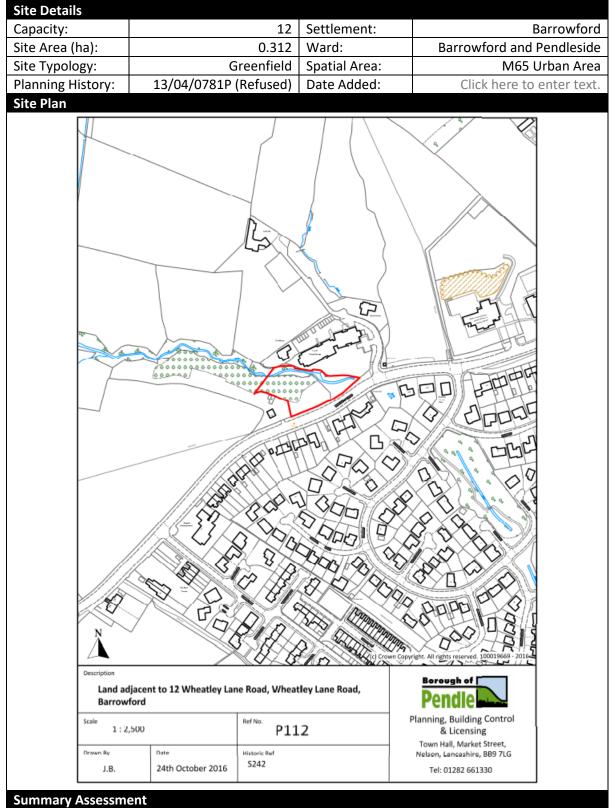
Summary Assessment

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	e Suitable Suitable Suitable Achievable											
Available	Vac		Suit		-in		Acmeva	Jie	Vac			
Timeseelee	Yes	Deliver		Uncert	ain				Yes			
Timescales (A	-						6 10 100	re	10.15 100	o re	16 10	
2024/25	2025/26	D-5 yeai 2026/2		2027/28	2028/29	2	6-10 yea	ITS	10-15 yea	315	16 yea	112 +
0	0	2020/2	_/	0	0	,	0		61		0	
1. Availabil	ity											
Is the landow	-	e and s	uppo	orts the pro	posals for	⁻ tł	ne site?		Yes			
Is the site in	single lando	wnersh	ip?	·					Yes			
Is there any o	developer in	terest i	n the	site?					Unknown			
If so, what is	the develop	er invo	lvem	ent?					Choose ar	ı itei	n.	
Is the site aff	ected by any	y tenan	cies,	third party	rights, or	re	estricted		Uncertain			
covenants?												
What are the	e timescales	for the	avail	ability of th	ne site?				Choose ar	n itei	n.	
2. Suitabilit	ty											
2a. Designat	ions											
Is the site aff	ected by any	y of the	follo	wing desig	nations?	(tio	ck all that	арр	ly)			
Green Belt			SSS	I/SPA/SPAC	2			Mi	nerals Safe	egua	rding	
National Lan	dscape		BHS	S/SLNI/LNR	/GHS			Pro	otected			
								Em	ployment	Lan	d	
Open Countr	yside		Оре	en Space			\boxtimes	Pri	mary Shop	ping	S	
								Fro	ontage			
2b. Flooding												
What Flood 2									Flood Zon	e 1		
What is the r									Very low			
What is the r	-		flood	ding?					Minor Cor	nstra	int	
2c. Natural E												
Is the propos									No			
Would the pr	•	y result	in ac	lverse effe	cts for an	ec	ological		No			
corridor or n												
Would the pr		-							No			
Would the pr	•								Yes, Grade	e 4		
What is the li									Minor			
What is the li		caused f	or La	andscape V	isibility?				Local Detr	ime	ntal Im	pact
2d. Built Env		<u> </u>										
Is the propos		1	-						Uncertain			1
Listed Buildir	0. /	Grade		hoose an it			servation			Oth	er	\boxtimes
Will the prop		te the c	oales	scence of se	eparate se	ett	lements?		Yes, marg	inal		
2e. Other En												
Is the propos									No			
Is the propos	•		d by	on-site stru	uctures, u	ns	table land	d	No			
or culverted									News / Net			
Does the top						р	otential?		None/Mir	nma	I	
Is the propos	ai compatib	ie with	neigi	nbouring la	na uses?				Yes			

2f. Accessibility						
Bus Stop Proximity	0m	Service Frequency	40-60mins interval			
Primary School	1.38km	Town or Local	1.3km			
		Shopping Centre				
Secondary School 2.3km		Strategic Employment	1.3km			
		Site				
Open Space	0m	Convenience Store	1.5km			
Leisure Centre	Leisure Centre 1.5km GP					
2g. Benefits						
Will the proposal su	affordable housing?	Yes				
Will the proposal su	pport the delivery of	self-build/custom build homes	2 Uncertain			
Will the proposal pro	ovide for any other b	penefit in additional to housing?				
No information						
3. Achievability						
Is the site accessible	to the public highwa	ay?	New infrastructure			
			required.			
Is the site served or	serviceable to utility	infrastructure?	New Infrastructure			
			Required			
Is the site affected b	y any known easeme	ent or a ransom strip?	Uncertain			
Is the proposal viabl	e?		Yes			
Is there any prospec	Choose an item.					

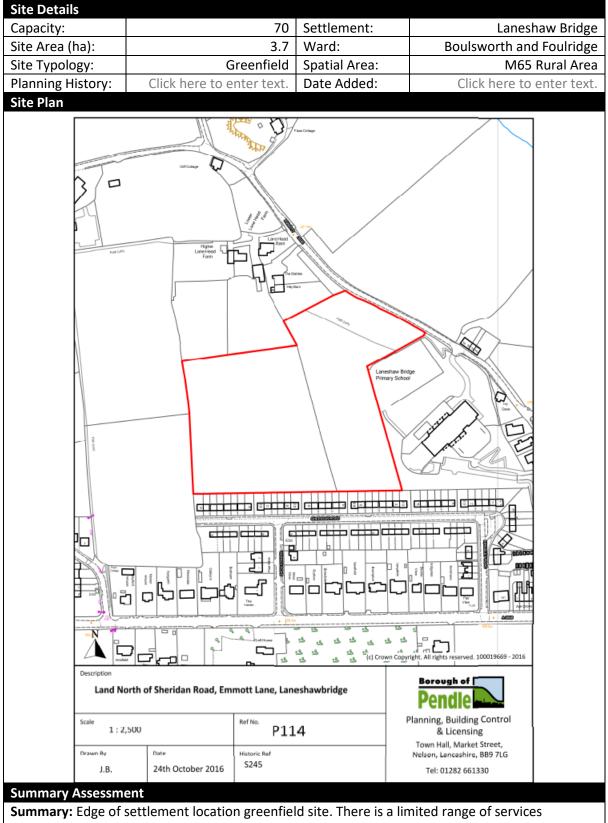


P112 Land adjacent to 12 Wheatley Lane Road, Barrowford

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

NPPF IN OF	der to be c	onsidered	d appr	opriate for	developme	nt.					
Available			Suit	table		Achieva	able				
	Yes			Uncerta	ain			Yes			
Timescales	s (Anticipa	ted Delive	ery)								
	1	0-5 ye	ars	1		6-10 ye	ars	11-15 years	16 ye	years +	
2024/25	2025/26	5 2026	/27	2027/28	2028/29						
0	0	()	0	0	0		15	C)	
1. Availa	-										
				orts the pro	posals for t	he site?		Yes			
Is the site i	-		•					Yes			
Is there an								Unknown			
If so, what								Choose an ite	m.		
Is the site a covenants	-	/ any tena	ncies,	third party	rights, or r	estricted		Uncertain			
What are t	he timesca	ales for th	e avail	ability of th	e site?			Unknown			
2. Suitab											
2a. Design	ations										
Is the site a	affected by	/ any of th	e follo	wing desig	nations? (ti	ick all tha	t ap	ply)			
Green Belt		\boxtimes	SSS	I/SPA/SPAC			Μ	inerals Safegua	rding		
National La	andscape		BHS	S/SLNI/LNR,	/GHS		Pr	otected			
							En	mployment Land			
Open Cour	ntryside	\boxtimes	Ope	en Space		\boxtimes	Pr	Primary Shopping			
							Fr	ontage			
2b. Floodir	-										
What Floo								Flood Zone 1			
What is the								High			
What is the			er floo	ding?				Major Constra	aint		
2c. Natura											
				abitats or s				No			
Would the corridor or	• •	-	lt in ac	dverse effec	cts for an eo	cological		No			
Would the	proposal I	ikely resu	lt in th	e loss of a ⁻	ΓΡΟ?			Yes			
				f agricultura				Yes, Grade 4			
What is the	e likely affe	ect caused	d for La	andscape Cl	haracter?			Minor			
What is the	e likely affe	ect caused	d for La	andscape Vi	isibility?			Minor Impact			
2d. Built E	nvironmer	nt									
Is the prop	osal likely	to affect t	the his	toric enviro	nment?			No			
Listed Build	ding(s)	🗌 Grad	de: C	hoose an it	em. Cor	nservatio	n Ar	ea 🗌 Oth	er		
Will the pr	oposal pro	mote the	coales	scence of se	eparate set	tlements	?	No			
2e. Other l	Environme	ent									
Is the proposal site likely affected by contamination?								No			
Is the proposal site likely affected by on-site structures, unstable land											
or culverte	d waterco	urses?									
Does the topography of the land constraint development potential? None/Minimal											
Is the proposal compatible with neighbouring land uses? Yes											
2f. Accessi	bility										
Bus Stop P	roximity	oximity 160m Service Frequency >60mins interval									
Primary Sc	hool	280m			Town or L	ocal		730m			
					Shopping	Contro					

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

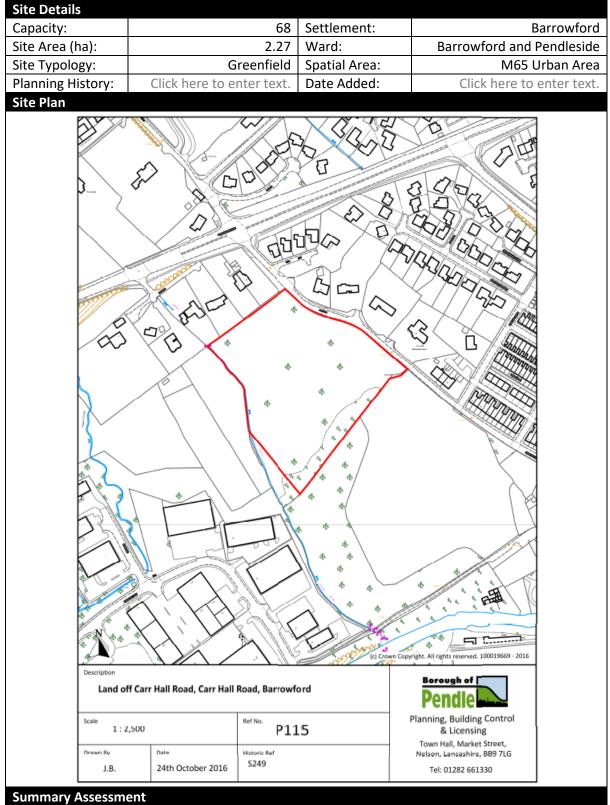


P114 Land north of Sheridan Road, Laneshaw Bridge

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

					its develop			•	erse	ly af	fect the s	etting,	
	ind appea	rance	e of the	1	age and wid	ler lands	cap	1					
Available				Suit	table			Achieva	ble				
	Yes				Uncerta	ain					Yes		
Timescales	(Anticipa												
2024/25	2025/24		-5 year		2027/20	2020/2		6-10 yea	ars	10-	15 years	16 ye	ars +
2024/25 0	2025/26		2026/2 0	27	2027/28 0	2028/2 0	9	0			70 0)
1. Availal	•		0		0	0		0			70)
	-	ware	and s	unno	orts the pro	nosals fo	nr t	he site?		Yes			
Is the site i						00301310	<i>/</i> (Yes			
Is there an	-			•	site?						nown		
If so, what											ose an it	em.	
					third party	rights o	r re	estricted			ertain		
covenants		yany	teriaii	cico,	enna party	1161103, 0		conneccu		one	crtain		
		ales f	or the	avail	ability of th	e site?				0-5	years		
2. Suitabi										_	, -		
2a. Designa	-												
•		y any	of the	follo	wing desig	nations?	(ti	ck all that	: app	oly)			
Green Belt				SSS	I/SPA/SPAC	2	-		M	inera	ls Safegu	arding	
National La	ndscape			BHS	S/SLNI/LNR	/GHS			Pr	otect	ted		
	•								Employ		/ment La	nd	
Open Cour	itryside		\boxtimes	Ope	en Space				Primary Shopping				
-	-			-	-				Frontage				
2b. Floodir	ng												
What Flood	d Zone is t	he si	te in?							Floo	od Zone 1	-	
What is the					-					Ver	y low		
What is the	e risk of gr	ounc	lwater	floo	ding?					Nor	ne		
2c. Natura													
					abitats or s					No			
		-	result	in ac	dverse effec	cts for an	n eo	cological		No			
corridor or													
		,			e loss of a					No			
					fagricultur						Grade 4		
					andscape C		?				derate		
			aused	for La	andscape V	isibility?				NIO	derate In	npact	
2d. Built Er										<u> </u>			
					toric enviro				A	Yes			
Listed Build	2 · · ·	\square	Grade		Aultiple			nservation				her	
2e. Other I			e the c	oales	scence of se	eparate s	en	tiements:		No			
			offocto	dhu	contamina	tion2				No			
								No					
• •				uby	on-site still	ictures, l	uns		u	No			
	or culverted watercourses?MinorDoes the topography of the land constraint development potential?Minor												
Is the proposal compatible with neighbouring land uses? Yes													
2f. Accessi		acibl		neig		110 0353!				163			
Bus Stop P		480)m			Service	Fr	equency		20)-40mins	interval	
Primary Sc		200				Town o				_	6km		
	Shopping Centre												

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



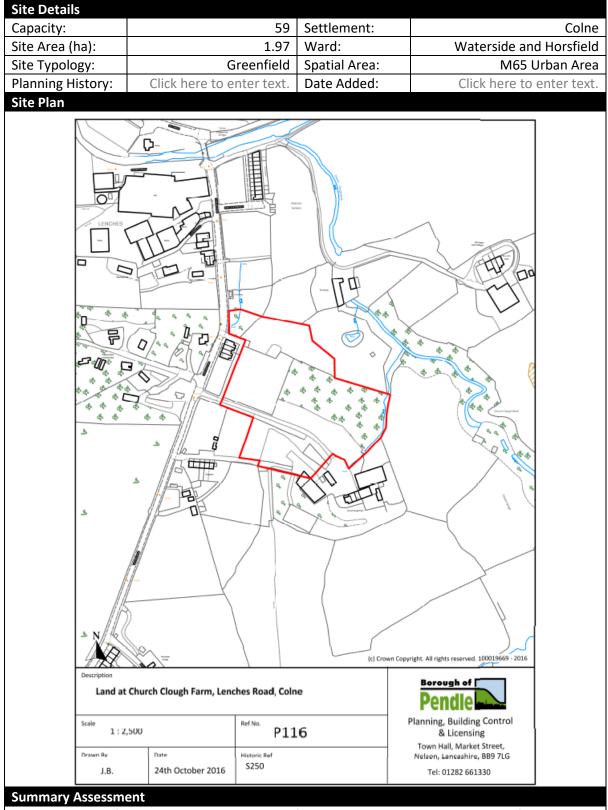
P115 Land off Carr Hall Road, Barrowford

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.

developed.										
Available			Suit	table		Achievab	ble			
	Yes			No				Yes		
Timescales	(Anticipated	Delive	ry)							
		0-5 yea	rs			6-10 yea	rs	11-15 years	16 ye	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/29					
0	0	0		0	0	0		0	6	8
1. Availat	oility									
	wner(s) awa			orts the pro	posals for t	he site?		Yes		
	n single lando							Yes		
	/ developer in							Unknown		
	is the develo	-						Choose an ite	m.	
Is the site affected by any tenancies, third party rights, or restricted Yes										
covenants?										
	ne timescales	for the	avail	ability of th	ne site?			0-5 years		
2. Suitabi	<i></i>									
2a. Designa			<u> </u>							
	ffected by ar	<u> </u>		<u> </u>	•	ick all that		11		
Green Belt				I/SPA/SPAC				inerals Safegua	irding	
National La	ndscape		BHS	S/SLNI/LNR						
0	•		0					nployment Lan		
Open Coun	Countryside 🛛 Open Space 🗌					imary Shopping	5			
2b. Flooding Frontage										
	s I Zone is the s	site in?						Flood Zone 1		
	risk of Surfa		er floo	nding?				High		
	risk of grour							Minor Constraint		
	Environmen		11000	un9.						
	osal affected		itv h	abitats or s	pecies?			No		
	proposal like					cological		No		
corridor or	• •	,				0				
Would the	proposal like	ly result	in th	e loss of a	TPO?			Yes		
Would the	proposal resu	ult in a le	oss o	fagricultur	al land?			Yes, Grade 4		
What is the	likely affect	caused	for La	andscape C	haracter?			Minor		
What is the	likely affect	caused	for La	andscape V	isibility?			Minor Impact		
2d. Built Er	vironment									
Is the prop	osal likely to	affect th	ne his	toric enviro	onment?			Yes		
Listed Build	ling(s)	Grade	e: C	hoose an it	em. Cor	nservation	Are	ea 🛛 🖄 Oth	er	
	posal prome	ote the c	oales	scence of se	eparate set	tlements?		No		
2e. Other E	nvironment									
Is the proposal site likely affected by contamination? No										
Is the proposal site likely affected by on-site structures, unstable land No										
or culverted watercourses?										
Does the topography of the land constraint development potential? None/Minimal										
Is the proposal compatible with neighbouring land uses? Yes										
	2f. Accessibility									
Bus Stop Proximity 180m Service Frequency								>60mins inte	erval	

Primary School	1.12km	Town or Local	1.5km					
		Shopping Centre						
Secondary School	1.95km	Strategic Employment	1.5km					
		Site						
Open Space	600m	Convenience Store	1.4km					
Leisure Centre	1.8km	1.2km						
2g. Benefits								
Will the proposal sup	able housing?	Yes						
Will the proposal sup	ild/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 s	erviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected by	y any known easement or a	ransom strip?	Uncertain					
Is the proposal viable	2?		Yes					
Is there any prospect	for third party funding to s	support site delivery?	Choose an item.					



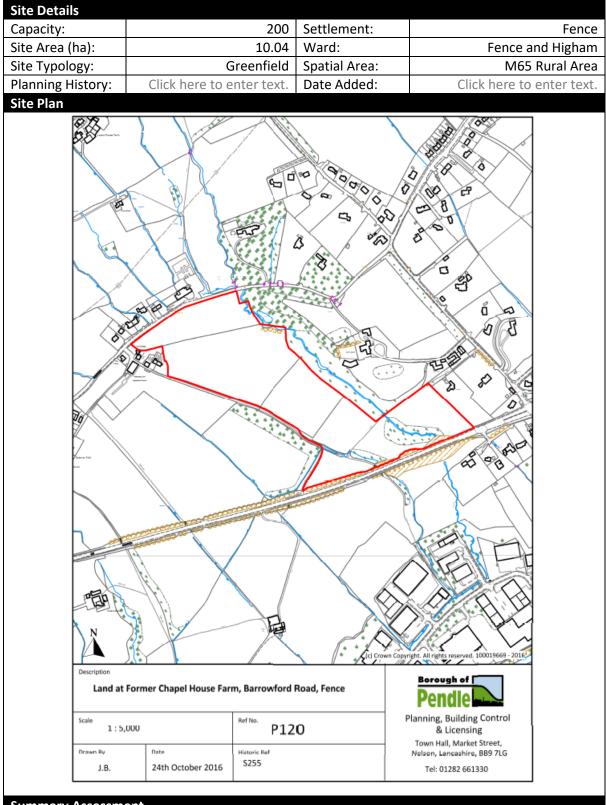
P116 Land at Church Clough Farm, Colne

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	lascape and s	etting	1	able		Ashioval				
Available	Vaa		Suit			Achievat	Jie			
 *	Yes			No				Uncertain		
Timescales	(Anticipated					6 10		11 15	10	
2024/25)-5 yea 2026/2		2027/20	2020/20	6-10 yea	irs	11-15 years	16 ye	ars +
2024/25 0	2025/26 0	2026/2	27	2027/28 0	2028/29 0	0		0	59	<u></u>
1. Availab	-	0		0	0	0		0	5:	9
	wner(s) awar	o and c	unno	orts the pro	posals for t	ha sita?		Yes		
	single lando			nts the pro		ne site:		Yes		
	developer int		•	site?				Unknown		
	s the develop							Choose an ite	m.	
	ffected by any				rights, or re	estricted		Uncertain		
covenants?		, certan	0.00)	cinia parcy	1.5.1(3) 01 1	cothoted		oncertain		
	e timescales	for the	avail	ability of th	ne site?			Immediately		
2. Suitabil										
2a. Designa										
-	ffected by any	/ of the	follo	wing desig	nations? (ti	ck all that	ар	ply)		
Green Belt							inerals Safegua	rding	\boxtimes	
National La	ndscape		BHS	S/SLNI/LNR	/LNR/GHS 🗌 P		Pr	otected	-	
							Er	mployment Land		
Open Count	ryside	\boxtimes	Оре	en Space			Pr	imary Shopping	5	
		F					Fr	ontage		
2b. Flooding										
What Flood		Flood Zone 1								
	risk of Surfac			-				Very low		
	risk of ground		flood	ding?				Major Constra	int	
	Environment									
	sal affected b							No		
	proposal likely	/ result	in ac	lverse effe	cts for an eo	cological		No		
corridor or			• ••							
	proposal likely							No		
	proposal resul			-				Yes, Grade 4		
	likely affect c							Substantial		
2d. Built En	likely affect c	auseu		anuscape v	ISIDIIILY?			Significant Ad	verse	
	sal likely to a	ffact th	o hic	toric onvirc	nment?			Yes		
Listed Build		Grade		Iultiple		servation	۸r		or	
	posal promot								CI	
•	nvironment	euleu	Jaies		-parate sell	liements!		NU		
	sal site likely	affecte	hv hv	contamina	tion?			No		
	sal site likely					stable land	4	No		
	watercourse		y	en site stit			-			
	Does the topography of the land constraint development potential? None/Minimal									
	Is the proposal compatible with neighbouring land uses? Yes									
	2f. Accessibility									
Bus Stop Pr		.km			Service Fr	equency		<20mins inte	erval	
'	· · ·				I	. ,		1		

Primary School	900m	Town or Local	900m					
		Shopping Centre						
Secondary School	2.1km	Strategic Employment	900m					
		Site						
Open Space	500m	Convenience Store	1.1km					
Leisure Centre	1.3km	1.35km						
2g. Benefits								
Will the proposal sup	able housing?	No						
Will the proposal sup	ild/custom build homes?	Uncertain						
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?							
No Information								
3. Achievability								
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected by	y 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					



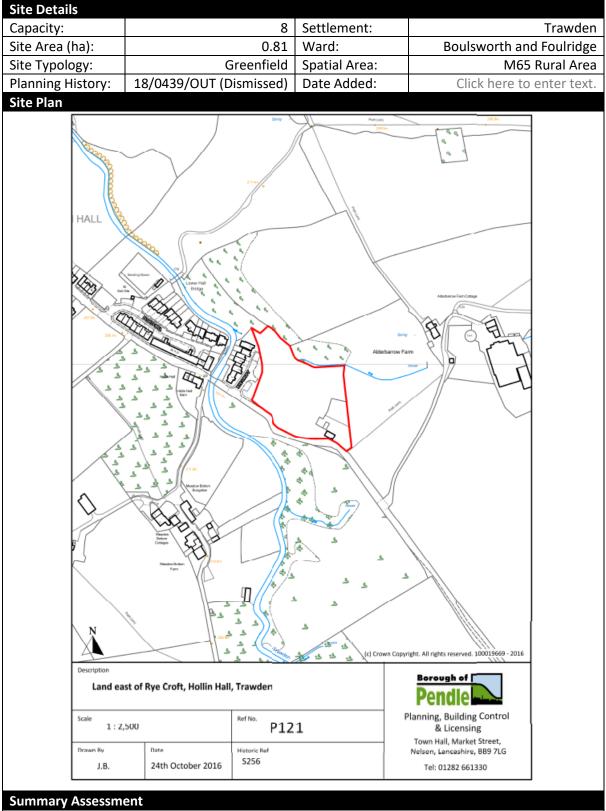
P120 Land at former Chapel House Farm, Fence

Summary Assessment

Summary: Lage 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	Deliver	y)				_				_	
		0-5 yea		•			6-10 yea	rs 1	l1-15 y	ears	16 yea	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/2	29						
0	0	0		0	0		0		0		20	0
1. Availab												
	wner(s) awai			orts the pro	posals f	or t	he site?		Yes			
	n single lando		-						es			
-	developer ir								Inknow			
	If so, what is the developer involvement?										m.	
	ffected by an	iy tenan	cies,	third party	rights, o	or re	estricted	Y	es			
covenants?		£			:+ . 7				F	_		
	ne timescales	for the	avai	lability of tr	ie site?			0	-5 year	S		
2. Suitabi	-											
2a. Designa		v of the	folle	wing docig	nations	⊃ /+:	alı all that	<u> </u>	<u>م</u>			
Green Belt	ffected by an			I/SPA/SPA		r (u						
-	ndecano								ected	llegua	nung	
National La	al Landscape 🛛 BHS/SLNI/LNR/GHS 🗌					mployment Land						
Open Coun	trysida	\boxtimes	On	en Space					ary Sho			
Open coun				tage	Jhhui	5						
2b. Floodin	g							11011	tuge			·
	Zone is the s	site in?						F	lood Zc	one 1		
	risk of Surfac		r flo	oding?					Low			
	risk of groun			-				N	Minor Constraint			
	Environmen							I				
Is the propo	osal affected	by prior	ity h	abitats or s	pecies?			Y	Yes, adjoins site			
Would the	proposal likel	ly result	in ac	dverse effe	cts for a	n ec	cological	Y	es, min	imal i	mpact	
corridor or	network?	-					-				-	
Would the	proposal likel	ly result	in th	ne loss of a [·]	TPO?			Y	es			
Would the	proposal resu	ult in a lo	oss o	f agricultur	al land?			Y	es, Gra	de 4		
What is the	likely affect	caused t	for La	andscape C	haracte	r?		S	ubstan	tial		
What is the	likely affect	caused f	for La	andscape V	isibility?)		S	ignifica	nt Ad	verse	
2d. Built En												
Is the proposal likely to affect the historic environment?									es			
Listed Building(s) 🛛 Grade: Grade II Conservation A								Area	\boxtimes	Oth	er	
	posal promo	te the c	oales	scence of se	eparate	sett	lements?	Y	es, sign	ifican	t	
	nvironment											
Is the proposal site likely affected by contamination?									No			
	Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?							I N	No			
	Does the topography of the land constraint development potential?									None/Minimal		

Is the proposal comp	patible with neighbo	ouring land uses?	Yes
2f. Accessibility			
Bus Stop Proximity	200m	Service Frequency	40-60mins interval
Primary School	1.95km	Town or Local	1.7km
		Shopping Centre	
Secondary School	4.45km	Strategic Employment	900m
		Site	
Open Space	1.2km	Convenience Store	1.7km
Leisure Centre	1.6km		
2g. Benefits			
Will the proposal su	pport the delivery o	of affordable housing?	Yes
Will the proposal su	pport the delivery o	f self-build/custom build homes	? Uncertain
Will the proposal pro	ovide for any other	benefit in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highw	/ay?	New infrastructure
			required.
Is the site served or	serviceable to utilit	y infrastructure?	New Infrastructure
			Required
Is the site affected b	y any known easem	nent or a ransom strip?	Yes
Is the proposal viabl	e?		Yes
Is there any prospec	Choose an item.		

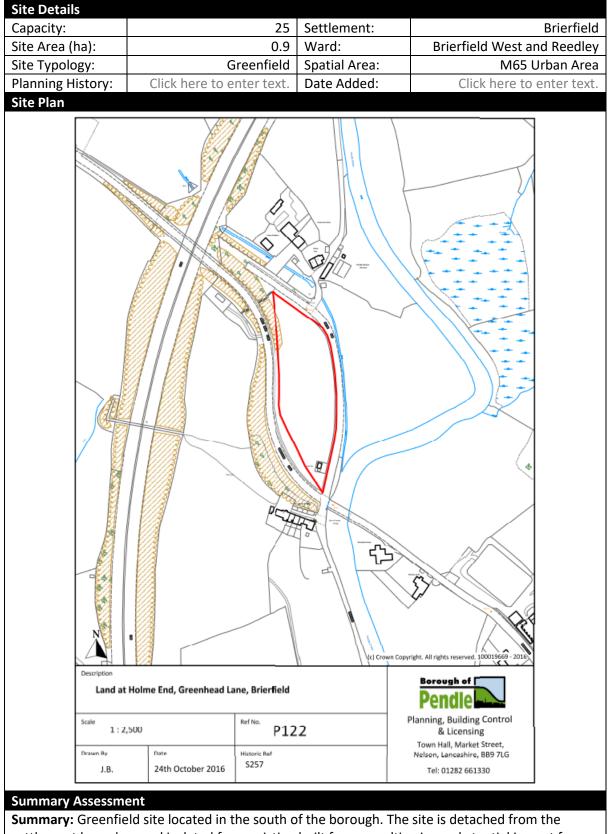


P121 Land east of Rye Croft, Hollin Hall, Trawden

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 2026/27 2025/26 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? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Choose an item. If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Choose an item. covenants? What are the timescales for the availability of the site? Choose an item. 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt \square SSSI/SPA/SPAC \square Minerals Safeguarding \boxtimes BHS/SLNI/LNR/GHS National Landscape Protected **Employment Land Open Countryside** \boxtimes **Open Space** \square **Primary Shopping** \square Frontage **2b.** Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Low What is the risk of groundwater flooding? Major Constraint **2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? No Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Moderate Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes **Conservation Area** Listed Building(s) Grade: Choose an item. \boxtimes Other \square Will the proposal promote the coalescence of separate settlements? No 2e. Other Environment Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land Uncertain or culverted watercourses? Does the topography of the land constraint development potential? Moderate Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility Bus Stop Proximity 620m Service Frequency 20-40mins interval

Primary School	1.43km	Town or Local	4.10km					
		Shopping Centre						
Secondary School	4km	Strategic Employment	4.10km					
		Site						
Open Space	790m	Convenience Store	1.17km					
Leisure Centre	5.27km	1.51km						
2g. Benefits								
Will the proposal sup	able 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 s	erviceable to utility infrast	ructure?	New Infrastructure					
			Required					
Is the site affected by	y any known easement or a	ransom strip?	Uncertain					
Is the proposal viable	??		Yes					
Is there any prospect	Is there any prospect for third party funding to support site delivery? Choose an item.							



P122, Land at Holme End, Greenhead Lane, Brierfield

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,

contribution Available				Suitable		Achieva	hle			
Available	Yes			No		Actile va	Yes			
Timescales		ted Deli	vorv					105		
Timeseules	(Anticipa	0-5 y	-			6-10 ye	ars	11-15 years	16 years	
2024/25	2025/26		6/27		2028/29	0 10 90		11 15 years	10 90	
0	0		0	0	0	0		0	2	5
1. Availab	ility		-	_				-		
	-	ware ar	d su	pports the pro	posals for t	he site?		Yes		
Is the site ir								Yes		
Is there any	-							Unknown		
If so, what i								Choose an ite	m.	
				ies, third party	rights, or r	estricted		No		
covenants?		,								
		ales for t	he a	vailability of th	e site?			Immediately		
2. Suitabil				,				,		
2a. Designa	-									
		/ any of	the f	ollowing desig	nations? (ti	ck all tha	t ap	oly)		
Green Belt			3	SSSI/SPA/SPAC			M	Ainerals Safeguarding		
National La	ndscape			BHS/SLNI/LNR,	/GHS		Pr	otected		
	•						En	Employment Land		
Open Count	tryside			Open Space				Primary Shopping		
	-						Fre	Frontage		
2b. Floodin	g									
What Flood	Zone is the	he site i	n?					<25% in Flood	Zone 2	2/3
What is the	risk of Su	rface W	ater	flooding?				Very low		
What is the	risk of gro	oundwa	ter fl	looding?				Major Constra	aint	
2c. Natural	Environm	nent								
Is the propo	sal affect	ed by p	riorit	y habitats or s	pecies?			No		
Would the provide the provided the provided the contract of th			sult ir	n adverse effec	ts for an eo	cological		No		
			sult ir	n the loss of a ⁻	ΓΡΟ?			Yes		
				s of agricultura				Yes, Grade 4		
				or Landscape Cl				Substantial		
				or Landscape Vi				Minor Impact		
2d. Built En				•	,			•		
Is the prope	sal likely	to affec	t the	historic enviro	nment?			No		
Listed Build			ade:			nservatio	n Are	ea 🗌 Oth	er	
	<u> </u>	mote th	e co	alescence of se	eparate set	tlements	?	No		
	nvironme									
ze. Uliel E			cted	by contamina	tion?			No		
	Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land						d	Uncertain		
Is the propo	osal site lil			,			-			
Is the propo Is the propo		urses?				otential?		Moderate		
Is the propo Is the propo or culverted	d waterco		and o	constraint deve	elopment p					
Is the propo Is the propo or culverted Does the to	d waterco pography	of the l		constraint deve eighbouring la		otentian				
Is the propo Is the propo or culverted Does the to Is the propo	d waterco pography osal comp	of the l		constraint deve eighbouring la				No		
Is the propo Is the propo or culverted Does the to Is the propo 2f. Accessib	d waterco pography osal comp bility	of the l atible w			nd uses?			No	nterval	
Is the propo Is the propo or culverted Does the to	d waterco pography osal comp bility oximity	of the l				equency			nterval	

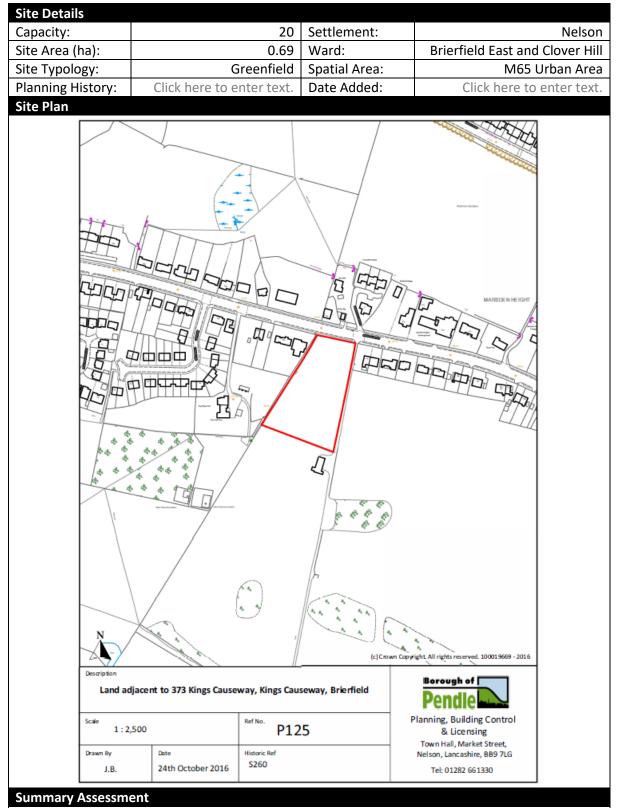
Secondary School	3.4km	Strategic Employment Site	3.2km		
Open Space	900m	Convenience Store	1.8km		
Leisure Centre	3.3km	GP	3.2km		
2g. Benefits					
Will the proposal sup	port the delivery of affordation	able housing?	Uncertain		
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?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

P123 Land north of East Stone Edge, Barrowford



Yes		No		Yes							
Timescales (Anticipa	ted Deliver	·v)									
	0-5 yea			6-10 yea	rs	11-15 yea	ars	16 yea	ars +		
2024/25 2025/26			2028/29	,		- ,		- /			
0 0	0	0	0	0		43		0			
1. Availability	1. Availability										
Is the landowner(s) a	ware and s	upports the pro	posals for t	he site?		Yes					
Is the site in single la						Yes					
Is there any develope		•				Jnknown					
If so, what is the dev						Choose an	iter	n			
Is the site affected by			rights or r	estricted		res					
covenants?	y any cenan	cies, tima party	1161103, 01 1	conneccu		105					
What are the timesca	ales for the	availability of th	ne site?		(D-5 years					
2. Suitability		availability of th				5 5 years					
2a. Designations											
Is the site affected by	y any of the	following desig	nations? (t	ick all that	annl	v)					
Green Belt		SSSI/SPA/SPA				<u>y)</u> Ierals Safe	ດແລ	rding	\boxtimes		
						tected	gua	uing			
National Landscape		BHS/SLNI/LNR	/GHS		-		1000	J			
Onen Countrusido						oloyment					
Open Countryside	\boxtimes	Open Space				nary Shop	ping				
2h Flooding					FIO	ntage					
2b. Flooding	ha cita in 7					laad Zan	o 1				
What Flood Zone is t		u fla a din a C				Flood Zone 1 Medium					
What is the risk of Su											
What is the risk of gr		flooding?			ſ	None					
2c. Natural Environn											
Is the proposal affect						No					
Would the proposal	•	in adverse effec	cts for an e	cological	ſ	No					
corridor or network?											
Would the proposal						Yes					
Would the proposal		-				Yes, Grade 4					
What is the likely aff						Substantial					
What is the likely aff		for Landscape V	isibility?		l	Local Detrimental Impact					
2d. Built Environme											
Is the proposal likely						No			1		
Listed Building(s)	Grade			nservation		а 🗌	Othe	er			
Will the proposal pro		oalescence of se	eparate set	tlements?	1	No					
2e. Other Environme	ent										
Is the proposal site li	kely affecte	ed by contamina	tion?		1	No					
Is the proposal site li	kely affecte	ed by on-site stru	uctures, un	stable land	1 k	No					
or culverted waterco	ourses?										
Does the topography	Does the topography of the land constraint development potential?						imal				
Is the proposal compatible with neighbouring land uses?						No					
2f. Accessibility											
Bus Stop Proximity	450m		Service Fr	equency		>60mins	inte	rval			
Primary School	1.5km		Town or l	ocal		2km					
			Shopping	Centre							
Secondary School	3.6km		Strategic	Employme	ent	4.2km					
			Site								
Open Space	1.3km		Convenie	nce Store		1.9km					

Leisure Centre	entre 4.1km GP 2.9km							
2g. Benefits								
Will the proposal sup	port the delivery of afforda	able housing?	Yes					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain					
Will the proposal pro	vide for any other benefit i	n additional to housing?						
No information.								
3. Achievability	3. Achievability							
Is the site accessible	to the public highway?		New infrastructure					
			required.					
Is the site served or s	erviceable to utility infrasti	ructure?	New Infrastructure					
			Required					
Is the site affected by	Uncertain							
Is the proposal viable	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

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) 6-10 years 0-5 years 11-15 years 16 years + 2025/26 2024/25 2026/27 2027/28 2028/29 0 0 0 0 0 20 0 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? 6-10 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \boxtimes \square National Landscape BHS/SLNI/LNR/GHS Protected \square \square \square **Employment Land Open Countryside** \boxtimes **Open Space** \boxtimes **Primary Shopping** Frontage **2b.** Flooding What Flood Zone is the site in? Flood Zone 1 What is the risk of Surface Water flooding? Very low What is the risk of groundwater flooding? None **2c. Natural Environment** Is the proposal affected by priority habitats or species? No Would the proposal likely result in adverse effects for an ecological No corridor or network? Would the proposal likely result in the loss of a TPO? 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) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility **Bus Stop Proximity** Click here to enter text. Service Frequency Choose an item. **Primary School** Click here to enter text. Town or Local Click here to enter text. Shopping Centre

Secondary School	Click here to enter text.	Click here to enter text.			
		Site			
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.		
Leisure Centre	Click here to enter text.	GP	Click here to enter text.		
2g. Benefits					
Will the proposal sup	port the delivery of afford	able housing?	Uncertain		
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain		
Will the proposal pro	vide for any other benefit	in additional to housing?			
No information.					
3. Achievability					
Is the site accessible	to the public highway?		New infrastructure		
			required.		
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure		
			Required		
Is the site affected by	Uncertain				
Is the proposal viable? Marginal					
Is there any prospect	for third party funding to	support site delivery?	No		

Site Details 8 Settlement: Capacity: Nelson Site Area (ha): 0.27 Ward: Bradley Site Typology: Brownfield Spatial Area: M65 Urban Area Date Added: **Planning History:** Click here to enter text. Click here to enter text. Site Plan 2016 Throstle Nest Mill, Bankhouse Road, Nelson Planning, Building Control Ref No. Scale 1:2,500 P128 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG S083 J.B. 24th October 2016 Tel: 01282 661330

P128 Throstle Nest Mill, Nelson

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

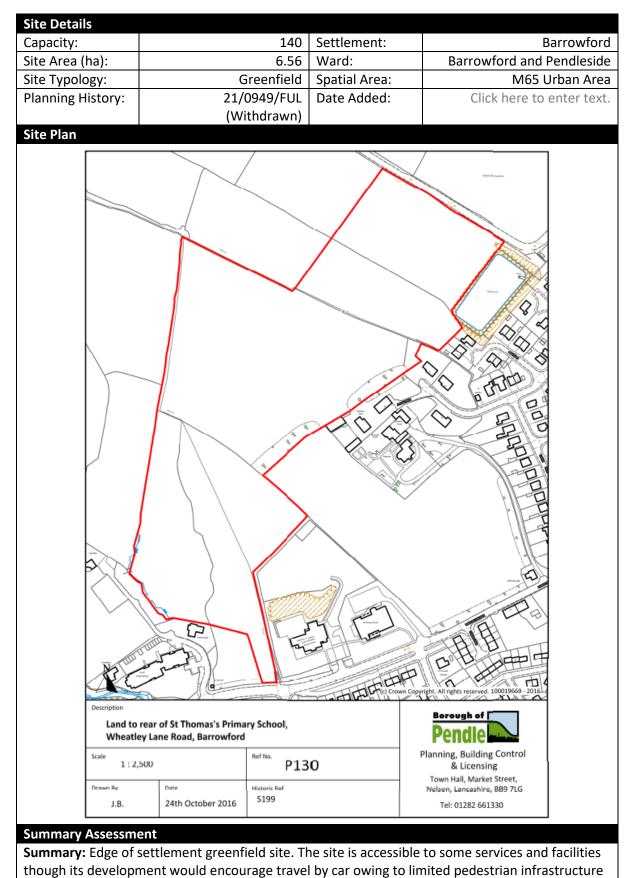
Iand uses and as such could accommodated a higher density development. The site is occupied by
a traditional weaving shed structure which is likely to have heritage value. It is unlikely that this
structure could be retain as part of the redevelopment of the site for housing given its form and
large 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.AvailableSuitable

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 11-15 years 16 years 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 the site in single landownership? Yes Ves Ves Ves Is there any developer interest in the site? Unknown Ves Ves Ves Is the site affected by any tenancies, third party rights, or restricted covenants? Owner Ves Ves What are the timescales for the availability of the site? Unknown Ves Ves 2. Suitability SSSI/SPA/SPAC Minerals Safeguarding Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Employment Land Open Countryside Open Space Primary Shopping Frontage 2b. Flooding Ves So-75% in Flood Zone	Achievable			
0-5 years 6-10 years 11-15 years 16 years 2024/25 2025/26 2026/27 2027/28 2028/29 11-15 years 16 years 0 0 0 0 0 0 8 0 1 Availability Is the landowner(s) aware and supports the proposals for the site? No 1 1 Is the single landownership? Yes Yes 1 <td< td=""><td></td></td<>				
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 landowner(s) aware and supports the proposals for the site? No Is the site in single landownership? Yes Is the 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 Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Primary Shopping Frontage Open Space Primary Shopping Frontage <td></td>				
0 0 0 0 0 0 8 C 1. Availability Is the landowner(s) aware and supports the proposals for the site? No Is the site in single landownership? Yes Is the site in single landownership? Yes Unknown Is there any developer interest in the site? Unknown If so, what is the developer involvement? Owner Owner Sthe site affected by any tenancies, third party rights, or restricted covenants? Yes What are the timescales for the availability of the site? Unknown Ves 2. Suitability Za. Designations Unknown SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Employment Land Dpen Space Primary Shopping Open Countryside Open Space Primary Shopping Frontage Zb. Flooding S0-75% in Flood Zone	ars +			
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 Unknown 2a. Designations Unknown of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Employment Land Open Space Primary Shopping Frontage 2b. Flooding S0-75% in Flood Zone				
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 Unknown 2a. Designations SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Mational Landscape Open Space Primary Shopping Frontage Disclose is the site in? 50-75% in Flood Zone)			
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 Unknown 2. Suitability Unknown Sthe site affected by any of the following designations? (tick all that apply) Unknown Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage Vhat Flood Zone is the site in? 50-75% in Flood Zone				
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 Unknown 2. Suitability Unknown Seen Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage String String What Flood Zone is the site in? S0-75% in Flood Zone				
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 Unknown 2a. Designations SSSI/SPA/SPAC Minerals Safeguarding Is the site affected by any of the following designations? (tick all that apply) Minerals Safeguarding Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Depen Countryside Open Space Primary Shopping Frontage St. Flooding Storage Storage What Flood Zone is the site in? Storage Storage Storage				
Is the site affected by any tenancies, third party rights, or restricted covenants? Yes Unknown What are the timescales for the availability of the site? Unknown 2. Suitability Unknown 2a. Designations SSSI/SPA/SPAC Is the site affected by any of the following designations? (tick all that apply) Minerals Safeguarding Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage St. Flooding St. Flood Zone is the site in? St. Solution St. So				
covenants? Unknown What are the timescales for the availability of the site? Unknown 2. Suitability Just control of the site? Unknown 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Gpen Countryside Open Space Primary Shopping Frontage 2b. Flooding 50-75% in Flood Zone				
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) Minerals Safeguarding Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage St. Flooding S0-75% in Flood Zone				
2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Copen Countryside Open Space Primary Shopping Frontage State stresses Sorts for the stresses What Flood Zone is the site in? 50-75% in Flood Zone				
2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt □ SSSI/SPA/SPAC □ Minerals Safeguarding National Landscape □ BHS/SLNI/LNR/GHS □ Protected Open Countryside □ Open Space □ Primary Shopping 2b. Flooding U Open Space 0 Sor75% in Flood Zone				
Is the site affected by any of the following designations? (tick all that apply) Green Belt □ SSSI/SPA/SPAC □ Minerals Safeguarding National Landscape □ BHS/SLNI/LNR/GHS □ Protected Open Countryside □ Open Space □ Primary Shopping 2b. Flooding U SO-75% in Flood Zone SO-75% in Flood Zone				
Green Belt SSSI/SPA/SPAC Minerals Safeguarding National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage State of the site in? Sor75% in Flood Zone				
National Landscape BHS/SLNI/LNR/GHS Protected Open Countryside Open Space Primary Shopping Frontage Frontage S0-75% in Flood Zone				
Open Countryside □ Open Space □ Primary Shopping Frontage 2b. Flooding □ 50-75% in Flood Zone				
Open Countryside Image: Constraint of the state of				
2b. Flooding What Flood Zone is the site in? 50-75% in Flood Zone				
2b. Flooding What Flood Zone is the site in? 50-75% in Flood Zone				
What Flood Zone is the site in?50-75% in Flood Zone				
	<u>- 2/2</u>			
What is the risk of Surface Water fleeding?				
What is the risk of Surface Water flooding?HighWhat is the risk of groundwater flooding?Major Constraint				
2c. Natural Environment				
Is the proposal affected by priority habitats or species? No				
Would the proposal likely result in adverse effects for an ecological No				
corridor or network?				
Would the proposal likely result in the loss of a TPO? No				
Would the proposal result in a loss of agricultural land? No, urban				
What is the likely affect caused for Landscape Character?Little or none				
What is the likely affect caused for Landscape Visibility? Not visible				
2d. Built Environment				
Is the proposal likely to affect the historic environment? Yes				
Listed Building(s) Grade: Choose an item. Conservation Area Other	\boxtimes			
Will the proposal promote the coalescence of separate settlements? No	ت			
2e. Other Environment				
Is the proposal site likely affected by contamination? Uncertain				
Is the proposal site likely affected by on-site structures, unstable land Yes				
or culverted watercourses?				
Does the topography of the land constraint development potential? None/Minimal				
Is the proposal compatible with neighbouring land uses? Yes				
2f. Accessibility				

Bus Stop Proximity	60m	60m Service Frequency					
Primary School	200m	Town or Local	500m				
		Shopping Centre					
Secondary School	1.2km	Strategic Employment	500m				
		Site					
Open Space	200m	Convenience Store	260m				
Leisure Centre	400m	400m					
2g. Benefits							
Will the proposal su	pport the delivery of aff	fordable housing?	No				
Will the proposal su	pport the delivery of sel	lf-build/custom build homes?	No				
Will the proposal pro	ovide for any other ben	efit in additional to housing?					
Not a benefit but wo	orth highlighting that the	e proposal would result in a le	oss 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 served of serviceable to atility initiast actaic:	
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



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	Available Suitable Suitable Achievable									
	Yes			Uncerta	ain	Uncertain				
Timescales		ted Deli	verv)							
Innesseures	(, inderpa		/ears			6-10 yea	ars	11-15 years	16 ye	ars +
2024/25	2025/26		6/27	2027/28	2028/29	0 10 ,00		11 10 years	20 90	410
0	0		0	0	0	0		100	4(5
1. Availab										
	Is the landowner(s) aware and supports the proposals for the site? Yes									
	Is the site in single landownership? Yes									
Is there any	develope	er intere	st in t	he site?				Yes		
If so, what i	s the deve	eloper ir	nvolve	ement?				Option/Promo	otion	
Is the site a	ffected by	any ter	nancie	es, third party	rights, or re	estricted		Uncertain		
covenants?	-	-			-					
What are th	ie timesca	ales for t	the av	ailability of th	ne site?			Immediately		
2. Suitabil	ity									
2a. Designa										
Is the site a	ffected by	any of	the fo	llowing desig	nations? (ti	ck all that	ар	oly)		
Green Belt		Γ] S	SSI/SPA/SPAC	2		Mi	inerals Safegua	rding	
National La	ndscape	Ε	B	BHS/SLNI/LNR	/GHS		Pr	otected		
								Employment Land		
Open Count	tryside	\square	⊴ C	Open Space						
		Frontage								
2b. Floodin										
What Flood								Flood Zone 1		
What is the								Low		
What is the			ter flo	boding?				Major Constra	int	
2c. Natural								N1 -		
		11	,	habitats or s				No		
corridor or	•	ikely res	suit m	adverse effec	ls for an ec	Joiogicai		No		
		ikoly rog	ult in	the loss of a				No		
				s of agricultura				Yes, Grade 4		
	•			^r Landscape C				Moderate		
-				^r Landscape V				Moderate Imp	act	
2d. Built En				Landboupe T				inouclute imp		
		-	t the l	historic enviro	onment?			No		
Listed Build			ade:	Choose an it		servation	n Are		er	
	0. /			lescence of se	eparate sett	lements?		No		
2e. Other E										
Is the propo	sal site lil	kely affe	ected	by contamina	tion?			No		
		,		, by on-site stru		stable land	d	Yes		
or culverted		•			·					
Does the to	pography	of the l	and co	onstraint deve	elopment p	otential?		None/Minima		
Is the propo	sal comp	atible w	ith ne	eighbouring la	nd uses?			Yes		
2f. Accessib	oility									
Bus Stop Proximity130mService Frequency>60mins interval										

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

Site Details 19 Settlement: Brierfield Capacity: Site Area (ha): 0.53 Ward: **Brierfield West and Reedley** Site Typology: Mixed Spatial Area: M65 Urban Area 13/01/0392P (Lapsed) Date Added: **Planning History:** Click here to enter text. Site Plan $^{\circ}$ ed. 100019669 Copyright All rights rosor Description Borough of Land off Hollin Bank, Hollin Bank, Brierfield Planning, Building Control Ref No. Scale 1:2,500 P144 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG 121, E131 24th October 2016 J.B. Tel: 01282 661330 **Summary Assessment**

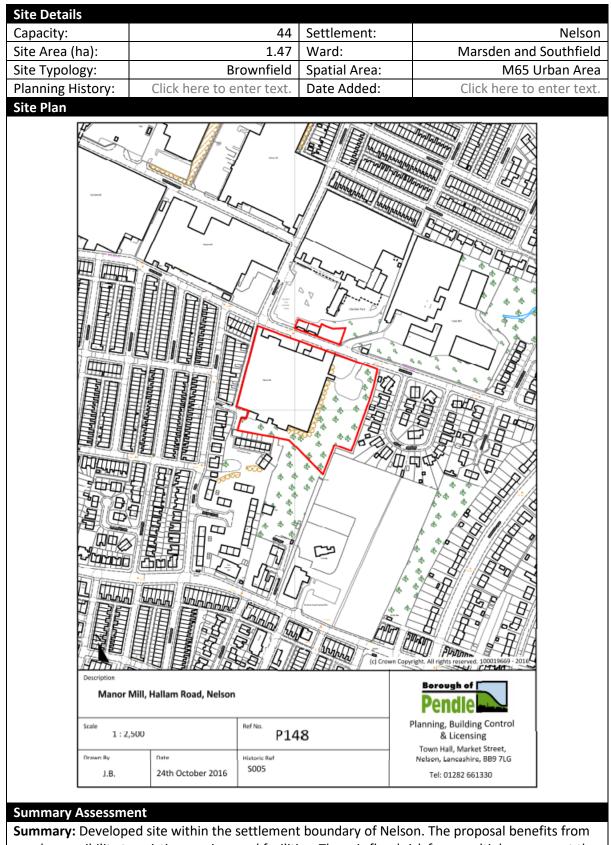
P144 Land off Hollin Bank, Brierfield

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 I proposal is			iffers	from	poor land	values an	d	as such it	is u	nclea	ar whet	ther	the	
Available				Suit	able			Achieva	ble					
	Yes				Yes				Uncertain					
Timescales	Timescales (Anticipated Delivery)													
			5 yea			0		6-10 yea	ars	11	-15 yea	irs	16 ye	ars -
2024/25	2025/26	5 2	026/2	27	2027/28	2028/2	9							
0	0		0		0	0		19			0		0)
1. Availat	-													
Is the lando					rts the pro	posals fo	r t	he site?		Yes				
Is the site i	-									Yes				
Is there any											known			
If so, what											ose an	iter	n.	
Is the site a		/ any t	tenan	cies,	third party	rights, o	r re	estricted		Und	certain			
covenants?						:+.2				1.1.4				
What are t		ales to	or the	avall	adility of th	ie site?				UN	known			
 Suitabi Designation 	-													
Is the site a		1 2011	of tho	follo	wing docig	nations?	/+;	ck all that	- 201					
Green Belt	metteu by				I/SPA/SPAC		(1		<u> </u>		als Safe	0112	rding	
	ndecano				SLNI/LNR					otec		gua	uing	
National La	nuscape			впз) SLINI/ LINK	/апз						land	4	
Open Coun	trucido			One	en Space				Employment Land Primary Shopping					
Open Coun	li ysiue			Ope	in space				Frontage					
2b. Floodin	g									onta	<u>5</u>			
What Flood	-	he site	e in?							Flood Zone 1				
What is the	e risk of Su	irface	Wate	r floo	oding?					Very low				
What is the	e risk of gr	oundv	vater	flood	ding?					Major Constraint				
2c. Natural	Environn	nent												
Is the prop	osal affect	ed by	prior	ity ha	abitats or s	pecies?				Yes, within buffer zone				
Would the	proposal l	ikely r	result	in ac	lverse effe	cts for an	ec	cological		Yes	, minim	nal ir	npact	
corridor or	network?													
Would the	proposal l	ikely r	result	in th	e loss of a [·]	TPO?				No				
Would the	proposal i	result	in a lo	oss of	fagricultur	al land?				No,	urban			
What is the	e likely affe	ect ca	used	for La	indscape C	haracter)			Litt	le or no	one		
What is the			used	for La	indscape V	isibility?				Not	: visible)		
2d. Built Er														
Is the prop		to aff	ect th							No				
Listed Build	<u> </u>		Grade		hoose an it	-	-	nservation		ea		Oth	er	
Will the pro			the c	oales	scence of se	eparate s	ett	tlements)	No				
2e. Other E														
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land						_		certain						
				d by	on-site stru	uctures, ι	Ins	stable lan	d	Und	certain			
or culverte				1.		-1				••	/		1	
Does the to								otential?			ne/Min	ima		
Is the prop		atible	with	neigl	nbouring la	nd uses?				Yes				
2f. Accessil			. In .:	4.0		Call	_			~				
Bus Stop Pr					nter text.			equency			100se a			h a : 1
Primary Sch	1001	Click	nere	to ei	nter text.	Town o				C	ick her	e to	enter	text
						Shoppir	ıg	centre						

Secondary School	Click here to enter text.	Click here to enter text.			
		Site			
Open Space	Click here to enter text.	Convenience Store	Click here to enter text.		
Leisure Centre	Click here to enter text.	GP	Click here to enter text.		
2g. Benefits		•			
Will the proposal sup	port the delivery of afford	able housing?	No		
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	P No		
Will the proposal pro	vide for any other benefit	in additional to housing?			
No information.					
3. Achievability					
Is the site accessible	to the public highway?		New infrastructure		
			required.		
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure		
			Required		
Is the site affected by	Uncertain				
Is the proposal viable? No					
Is there any prospect	No				

P148 Manor Mill, Nelson



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.

retained for employme	ent.	1			1				
Available		Suita	ble		Achieval	ble			
Yes			Uncert	ain			Uncertain		
Timescales (Anticipate	ed Delive	ry)			_				
	0-5 yea	ars			6-10 yea	irs	11-15 years	16 yea	ars +
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 land							Yes		
Is there any developer							Unknown		
If so, what is the devel							Choose an ite	m.	
Is the site affected by a	any tenar	ncies, tl	hird party	rights, or re	estricted		Uncertain		
covenants?									
What are the timescal	es for the	e availa	bility of th	ne site?			Unknown		
2. Suitability									
2a. Designations		<i>c</i>							
Is the site affected by a	any of the				ck all that				_
Green Belt			SPA/SPAC				inerals Safegua	rding	
National Landscape		BHS/	SLNI/LNR	/GHS			otected	л	\boxtimes
On en Countratido		0					mployment Land		
Open Countryside					rimary Shopping				
2b. Flooding						FI	Jntage		
What Flood Zone is the	a sita in?						Flood Zone 1		
What is the risk of Sur		or floor	ding?				High		
What is the risk of grou			-				Major Constra	aint	
2c. Natural Environme		nooui	116:						
Is the proposal affecte		ritv hał	hitats or s	necies?			No		
Would the proposal lik					cological		No		
corridor or network?									
Would the proposal lik	ely result	t in the	loss of a	TPO?			No		
Would the proposal re							No, urban		
What is the likely affect							Little or none		
What is the likely affect	t caused	for Lar	ndscape V	isibility?			Not visible		
2d. Built Environment			-						
Is the proposal likely to	o affect tl	he histo	oric enviro	onment?			Uncertain		
Listed Building(s)	Grad	e: Ch	oose an it	em. Cor	nservation	Are	ea 🗌 Oth	er	\boxtimes
Will the proposal pron	note the o	coalesc	ence of se	eparate sett	tlements?		No		
2e. Other Environmen	t								
Is the proposal site likely affected by contamination?							Yes		
Is the proposal site like	ely affecte	ed by o	on-site stru	uctures, uns	stable land	b	Uncertain		
or culverted watercou	rses?								
Does the topography of					otential?		Minor		
Is the proposal compa	tible with	neighl	bouring la	nd uses?			Yes		
2f. Accessibility				ſ			-		
Bus Stop Proximity	260m			Service Fr	equency		20-40mins ir	nterval	

Primary School	800m	Town or Local	1km			
		Shopping Centre				
Secondary School	900m	Strategic Employment	0m			
		Site				
Open Space	10m	Convenience Store	450m			
Leisure Centre	1km	GP	640m			
2g. Benefits						
Will the proposal sup	port the delivery of afford	able housing?	No			
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No			
Will the proposal pro	wide for any other benefit	in additional to housing?				
No information.						
3. Achievability						
Is the site accessible	to the public highway?		Yes			
Is the site served or s	serviceable to utility infrast	ructure?	Yes			
Is the site affected by	Uncertain					
Is the proposal viable	No					
Is there any prospect	Is there any prospect for third party funding to support site delivery?					

ite Details			
apacity:	77	Settlement:	Nelso
ite Area (ha):	2.59	Ward:	Bradle
ite Typology:	Brownfield	Spatial Area:	M65 Urban Are
lanning History:	Click here to enter text.	Date Added:	Click here to enter tex
ite Plan			
	Edward Street, Nelson		Vertex end of the second of th
Scale 1:2,	.500 Ref No. P15	0	Planning, Building Control & Licensing
			Town Hall, Market Street,
Drawn By	Date Historic Ref		Nelson, Lancashire, BB9 7LG
J.B.	24th October 2016 5142		Tel: 01282 661330

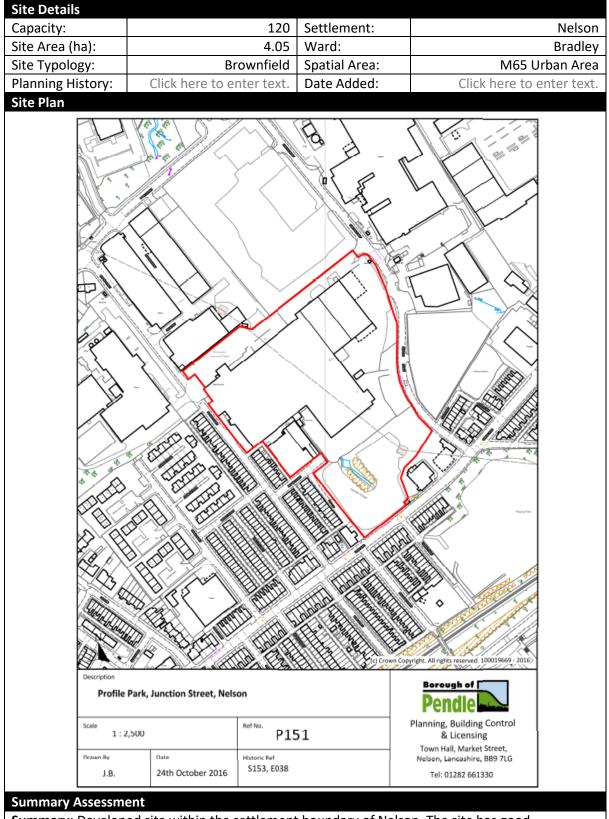
P150, IAC Ltd, Edward Street, Nelson

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.

	the Emp	· ·		eview to be	e retained for employment.				
Available		Suit	able		Achieva	ble			
No			Uncert	ain	Uncertain				
Timescales (Anticipated									
	0-5 yea				6-10 yea	irs	11-15 years	16 ye	ars +
2024/25 2025/26	2026/2	27	2027/28	2028/29					
0 0	0		0	0	0		0	7	7
	1. Availability								
Is the landowner(s) awa			rts the pro	posals for t	he site?		Uncertain		
Is the site in single land							Yes		
Is there any developer i							Unknown		
If so, what is the develo	•						Choose an ite	m.	
Is the site affected by a	ny tenan	cies,	third party	rights, or re	estricted		Uncertain		
covenants?									
What are the timescales	s for the	avail	ability of th	ne site?			Unknown		
2. Suitability									
2a. Designations	-								
Is the site affected by a	ny of the		<u> </u>		ck all that				r
Green Belt			I/SPA/SPAC				inerals Safegua	rding	
National Landscape		BHS	S/SLNI/LNR	/GHS					\boxtimes
							mployment Land		
Open Countryside					imary Shoppinរួ	3			
						Fr	ontage		
2b. Flooding									
What Flood Zone is the		~					Flood Zone 1		
What is the risk of Surfa							Medium		
What is the risk of grou		flood	ding?				Major Constra	aint	
2c. Natural Environmer			1.1.						
Is the proposal affected		-					No		
Would the proposal like	ely result	in ad	iverse effec	cts for an ec	cological		No		
corridor or network?			- If				Ne		
Would the proposal like							No		
Would the proposal res							No, urban		
What is the likely affect			· ·				Little or none		
What is the likely affect	caused	tor La	indscape v	ISIDIIITY?			Not visible		
2d. Built Environment			+				Na		
Is the proposal likely to		-				A			
Listed Building(s)	Grade	I	hoose an it		servation			er	
Will the proposal promo		oales	scence of se	eparate set	tlements?		No		
2e. Other Environment									
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land							Uncertain		
• •	•	ea by	on-site stri	uctures, uns	stable land	u	Uncertain		
or culverted watercours			مليم الملا	ما م م م م م	at a matical 2				
Does the topography of					otential?		None/Minima	1	
Is the proposal compati	ble with	neigh	nbouring la	nd uses?			No		
2f. Accessibility									
Bus Stop Proximity 2	40m			Service Fr	equency		20-40mins ir	nterval	

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



P151 Profile Park, Junction Street, Nelson

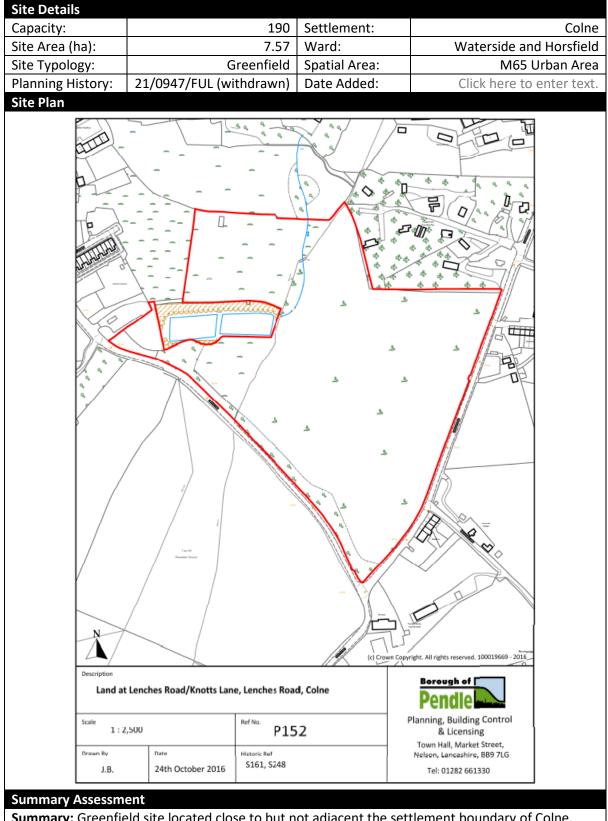
Summary: Developed site within the settlement boundary of Nelson. The site has good accessibility to existing services and facilities. The site is subject to flood risk from multiple sources. The site is likely to be highly contaminated and is located at a culverted watercourse and near to existing pylons. 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 + 2025/26 2024/25 2027/28 2028/29 2026/27 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 Uncertain covenants? What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply)

Is the site affected by	y any of the	e following desig	nations? (t	ick all that	apply)			
Green Belt		SSSI/SPA/SPAC	2		Minera	linerals Safeguarding		
National Landscape		BHS/SLNI/LNR	/GHS		Protec	ted		\boxtimes
					Emplo	ymen	t Land	
Open Countryside		Open Space			Primar	y Sho	pping	
					Fronta	ge		
2b. Flooding					<u> </u>			
What Flood Zone is t	he site in?				Flo	od Zo	ne 1	
What is the risk of Su	irface Wate	er flooding?			Hig	h		
What is the risk of gr	oundwater	flooding?			Ma	jor Co	onstraint	
2c. Natural Environn								
Is the proposal affect	ted by prior	rity habitats or s	pecies?		No			
Would the proposal l	likely result	in adverse effec	cts for an e	cological	No			
corridor or network?	1							
Would the proposal likely result in the loss of a TPO? No								
Would the proposal i	result in a l	oss of agricultura	al land?		No,	urba	n	
What is the likely affe	ect caused	for Landscape C	haracter?		Litt	le or i	none	
What is the likely affe	ect caused	for Landscape V	isibility?		Not	: visib	le	
2d. Built Environmer	nt							
Is the proposal likely	to affect th	ne historic enviro	onment?		No			
Listed Building(s)	Grade	e: Choose an it	em. Co	nservation	Area		Other	
Will the proposal pro	mote the c	coalescence of se	eparate set	tlements?	No			
2e. Other Environme	ent							
Is the proposal site li	kely affecte	ed by contamina	tion?		Yes	Yes		
Is the proposal site li	kely affecte	ed by on-site stru	uctures, un	stable land	d Yes	Yes		
or culverted waterco	urses?							
Does the topography of the land constraint development potential? N						ne/M	inimal	
Is the proposal comp	atible with	neighbouring la	nd uses?		No			
2f. Accessibility								
Bus Stop Proximity	50m		Service Fr	equency	<2	20mir	interval	
Primary School	1.5km		Town or l	ocal	2.2km			

Shopping Centre

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 sup	port the delivery of afford	able housing?	No				
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	No				
Will the proposal pro	ovide for any other benefit	in additional to housing?					
No information.							
3. Achievability							
Is the site accessible	to the public highway?		Yes				
Is the site served or s	ructure?	Yes					
Is the site affected by	ransom strip?	Yes					
Is the proposal viable	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

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.

Green space.		r								
Available		Suita			Act	Achievable				
Yes			Uncerta	ain			U	ncertain		
Timescales (Anticipated	Deliver	ry)							_	
	0-5 yea				6-1	LO year	s 11	-15 years	16 yea	ars +
2024/25 2025/26	2026/2	27	2027/28	2028/29						
0 0	0		0	0		0		100	90	0
1. Availability										
Is the landowner(s) aware and supports the proposals for the site? Yes										
Is the site in single lando	wnersh	iip?					Yes			
Is there any developer in	iterest i	n the s	site?				Yes			
If so, what is the develop	per invo	lveme	nt?				Enc	quiry		
Is the site affected by an	y tenan	icies, t	hird party	rights, or	restri	cted	Un	certain		
covenants?										
What are the timescales	for the	availa	bility of th	ne site?			Imr	mediately		
2. Suitability										
2a. Designations										
Is the site affected by an	y of the	e follov	ving desig	nations? (tick al	ll that a	apply)			
Green Belt		SSSI/	/SPA/SPAC	2	[Minera	als Safegua	rding	\boxtimes
National Landscape		BHS/	/SLNI/LNR,	/GHS	[Protec	rotected		
							Employment Land			
Open Countryside	\boxtimes	Oper	n Space		[Primar	rimary Shopping		
							Frontage			
2b. Flooding										
What Flood Zone is the s							Flo	od Zone 1		
What is the risk of Surface	ce Wate	er flood	ding?				Me	dium		
What is the risk of groun		floodi	ing?				Mir	nor Constra	aint	
2c. Natural Environment										
Is the proposal affected							No			
Would the proposal likel	y result	in adv	erse effeo	cts for an e	ecolog	gical	No			
corridor or network?										
Would the proposal likel							No			
Would the proposal resu							Yes	, Grade 4		
What is the likely affect			•				Mo	derate		
What is the likely affect	caused	for Lar	ndscape V	isibility?			Loc	al Detrime	ntal Im	pact
2d. Built Environment										
Is the proposal likely to a	affect th	ne histo	oric enviro				Yes	r r		T
Listed Building(s)	Grade	e: Mu	ultiple	Co	onserv	vation	Area	🗌 Oth	er	
Will the proposal promo	te the c	coalesc	cence of se	eparate se	ttlem	ents?	No			
2e. Other Environment										
Is the proposal site likely	Is the proposal site likely affected by contamination?						No			
Is the proposal site likely		ed by o	on-site stru	uctures, ui	nstabl	le land	No			
or culverted watercourse										
Does the topography of	the land	d const	traint deve	elopment	poter	ntial?	Mir	nor		
Is the proposal compatib	le with	neigh	bouring la	nd uses?			Yes			
2f. Accessibility										

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

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			
Date M	, nanam road, Neison		Pendle
Scale 1:2	,500 Ref No. P15	53	Planning, Building Control & Licensing Town Hall, Market Street,
Drawn By J.B.	Date Historic Ref 24th October 2016 \$220		Nelsen, Lancashire, BB9 7LG Tel: 01282 661330

P153 Dale Mill, Hallam Road, Nelson

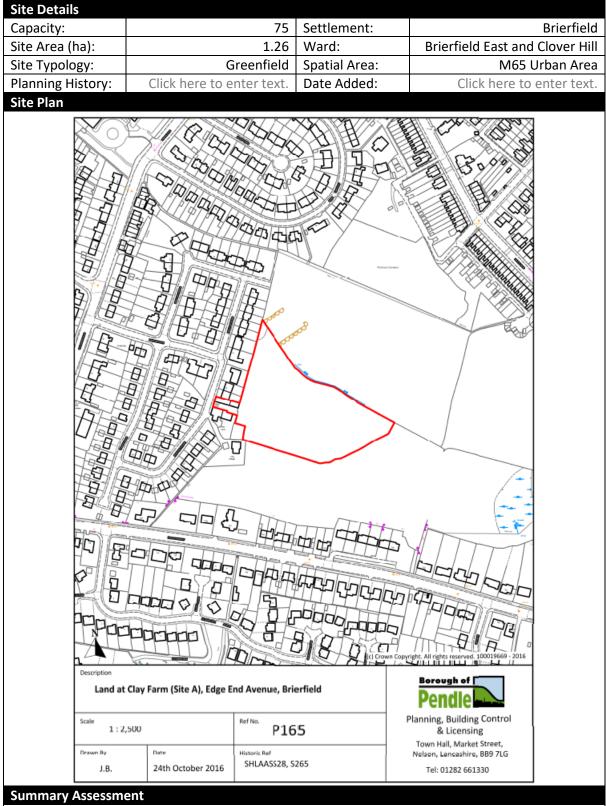
Summary Assessment

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	iceu by the L	прюуп	1	able		Achievable				
/ Wallable	No		Juit	Uncert	ain	/ terrie vac		Uncertain		
Timescales	(Anticipated	Deliver	v)	oncert	um			oneertain		
Innescales	Anticipated	0-5 yea				6-10 yea	rs	11-15 years	16 ye	ars +
2024/25	2025/26	2026/2		2027/28	2028/29	0 10 yeu		11 10 years	10,0	
0	0	0		0	0	0		0	49	9
1. Availab	ility									
Is the lando	wner(s) awa	re and s	uppo	rts the pro	posals for t	he site?		Uncertain		
Is the site ir	single lando	wnersh	ip?		-			Yes		
Is there any	developer in	nterest i	n the	site?				Unknown		
If so, what i	s the develo	per invo	lveme	ent?				Choose an ite	m.	
Is the site a	ffected by ar	iy tenan	cies, †	third party	rights, or r	estricted		Uncertain		
covenants?										
What are th	e timescales	for the	availa	ability of th	ne site?			Unknown		
2. Suitabil	-									
2a. Designa										
Is the site a	ffected by ar	iy of the				ck all that	ар	ply)		
Green Belt			SSSI	/SPA/SPAC	2		Μ	inerals Safegua	rding	
National La	ndscape		BHS	/SLNI/LNR	/GHS		Pr	otected		\boxtimes
				E			Er	mployment Land		
Open Count	ryside		Open Space			Pr	/ 11 0 -			
-							Fr	ontage		
2b. Floodin	-									
	Zone is the							<25% in Flood	Zone 2	2/3
	risk of Surfa							High		
	risk of grour		flood	ling?				Minor Constra	aint	
	Environmen							••		
	osal affected	, .			•			No		
	proposal like	ly result	in ad	verse effe	cts for an eo	cological		No		
corridor or			ما د من					No		
	proposal like							No urban		
	proposal resu			0				No, urban		
	likely affect							Little or none		
2d. Built En	likely affect	caused	IOI Ld	nuscape v	ISIDIIILY ?			Not visible		
	sal likely to a	offoct th	o hici	toric onvir	nmont?			Uncertain		
Listed Build		Grade	1	hoose an it		servation	٨r	- T T	or	\boxtimes
	0()								ei	
2e. Other E	posal promo	ne the C	Juales		eparate set	uements?		No		
		, afforte	d by	contamina	tion?			Yes		
						Uncertain				
	watercours		.u by	on site still	actures, un		4	oncertain		
	pography of			straint dev	elonment n	otential?		Minor		
	sal compatil							Yes		
2f. Accessib			i cigi							
Bus Stop Pr		50m			Service Fr	equency		20-40mins ir	iterval	
Dus Stop FI					JUNICETT	equency			iter val	

Primary School	670m	Town or Local	1km		
		Shopping Centre			
Secondary School	980m	Strategic Employment	0m		
		Site			
Open Space	0m	Convenience Store	550m		
Leisure Centre	1.10km	GP	790m		
2g. Benefits					
Will the proposal sup	No				
Will the proposal sup	port the delivery of self-b	uild/custom build homes?	No		
Will the proposal pro	ovide for any other benefit	in additional to housing?			
No information.					
3. Achievability					
Is the site accessible	to the public highway?		Yes		
Is the site served or s	tructure?	Yes			
Is the site affected b	Uncertain				
Is the proposal viable	No				
Is there any prospect for third party funding to support site delivery? No					



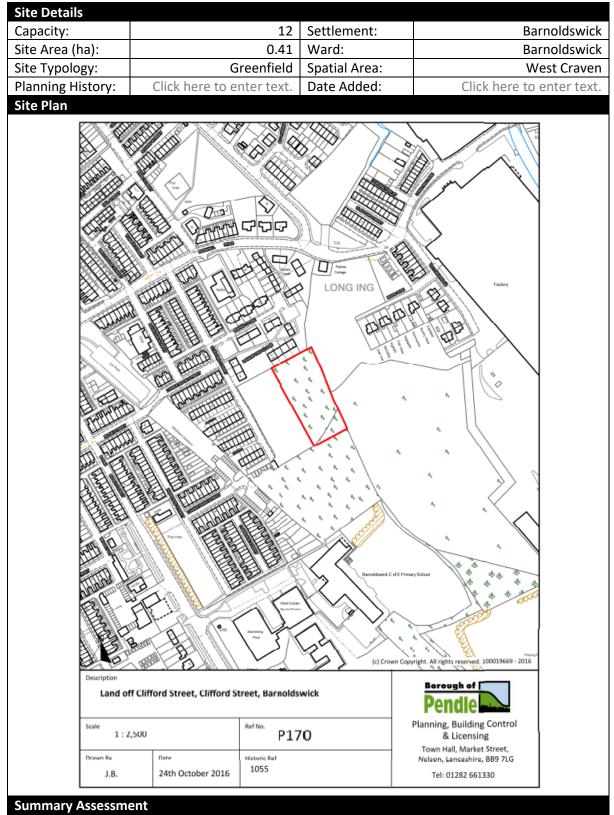
P165 Land at Clay Farm (Site A), Brierfield

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.

designation as Local Gree	en Spac			1				
Available				Achievable				
Yes				Uncertain				
Timescales (Anticipated Delivery)								
)-5 yeaı		-	6-10 year	rs 11-15 years	16 ye	ars +	
2024/25 2025/26	2026/2	27 2027/28	2028/29					
0 0	0	0	0	0	75	C)	
1. Availability								
Is the landowner(s) aware	Yes							
Is the site in single landow	Yes							
Is there any developer int	Yes							
If so, what is the develop	· · ·	Enquiry						
Is the site affected by any	Uncertain	Uncertain						
covenants?								
What are the timescales f	0-5 years	0-5 years						
2. Suitability								
2a. Designations								
Is the site affected by any of the following designations? (tick all that apply)								
Green Belt		SSSI/SPA/SPAC				inerals Safeguarding		
National Landscape		BHS/SLNI/LN	R/GHS			rotected		
		0				mployment Land		
Open Countryside		Open Space				imary Shopping		
					Frontage			
2b. Flooding What Flood Zone is the site in? Flood Zone 1								
What is the risk of Surface		Very low						
		Minor Constraint						
What is the risk of groundwater flooding? Minor Constraint 2c. Natural Environment Minor Constraint								
Is the proposal affected by priority habitats or species? No								
Would the proposal likely		No						
corridor or network?								
Would the proposal likely	No	No						
Would the proposal resul	Yes, Grade 4	Yes, Grade 4						
What is the likely affect c	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) 🛛 Grade: Grade II Conservation Area 🗌 Other 🗌								
Will the proposal promote the coalescence of separate settlements? No								
2e. Other Environment					1			
Is the proposal site likely	No	No						
Is the proposal site likely	Yes	Yes						
or culverted watercourses?								
Does the topography of t	Minor	Minor						
Is the proposal compatible with neighbouring land uses? Yes								
2f. Accessibility								
Bus Stop Proximity240mService Frequency20-40mins interval								

Primary School	500m	Town or Local	1.4km				
		Shopping Centre					
Secondary School	300m	Strategic Employment	3.5km				
		Site					
Open Space	200m	Convenience Store	500m				
Leisure Centre	2.3km	GP	1.5km				
2g. Benefits							
Will the proposal sup	No						
Will the proposal sup	Uncertain						
Will the proposal provide for any other benefit in additional to housing?							
No information.							
3. Achievability							
Is the site accessible	New infrastructure						
	required.						
Is the site served or s	New Infrastructure						
			Required				
Is the site affected by	Uncertain						
Is the proposal viable	No						
Is there any prospect	support site delivery?	No					



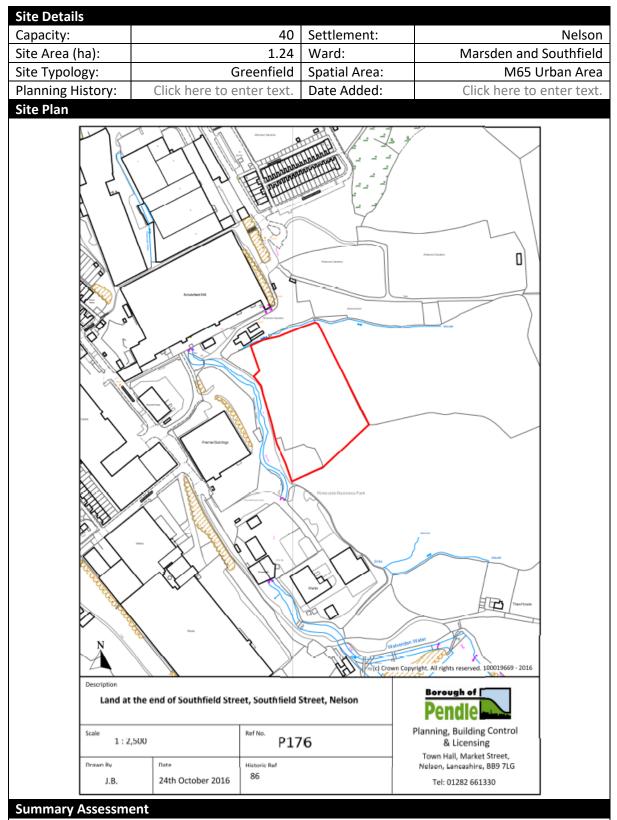
P170 Land at Clifford Street, Barnoldswick

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,

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 in not considered deliverable within the next 15-years. The site has been nominated for consideration as Local Green Space.

Available	Suitable						Achievable						
	No Uncertain					No							
Timescales (Anticipated Delivery)											_		
		0-5 yea	rs	-	_		6-10 yeai	rs	11-15 years		16 ye	ars +	
2024/25	2025/26	2026/2	27	2027/28	2028/2	9							
0	0	0		0	0		0		0		12	2	
1. Availab													
Is the lando	wner(s) awa	re and s	uppc	orts the pro	posals fo	or tl	he site?	Ν	No				
Is the site in	n single lando	wnersh	ip?					Y	/es				
Is there any	developer in	nterest i	n the	e site?				ι	Jnknowr	า			
If so, what i	s the develo	per invo	lvem	ent?				C	Choose a	n ite	m.		
Is the site a	ffected by ar	ny tenan	cies,	third party	rights, o	r re	estricted	ι	Jncertai	n			
covenants?													
What are th	ie timescales	for the	avail	ability of th	ne site?			ι	Jnknowr	า			
2. Suitabil	ity												
2a. Designa	tions												
Is the site a	ffected by ar	iy of the	follo	wing desig	nations?	(ti	ck all that	appl	y)				
Green Belt			SSS	I/SPA/SPAC	2			Min	erals Sat	fegua	rding	\boxtimes	
National La	ndscape		BHS	S/SLNI/LNR	/GHS			Prot	rotected				
								Employment Land			d		
Open Count	tryside		Оре	en Space			\boxtimes	Primary Shopping					
								Frontage					
2b. Flooding	g	•											
What Flood	Zone is the	site in?						F	Flood Zone 1				
What is the	risk of Surfa	ce Wate	r floo	oding?				H	High				
What is the	risk of grour	ndwater	flood	ding?				Ν	Major Constraint				
2c. Natural	Environmen	t											
Is the propo	sal affected	by prior	ity h	abitats or s	pecies?			Ν	No				
Would the p	proposal like	ly result	in ac	dverse effe	cts for an	n ec	cological	Ν	No				
corridor or	network?												
Would the p	proposal like	ly result	in th	e loss of a	TPO?			Ν	No				
Would the p	proposal resu	ult in a lo	oss o	fagricultur	al land?			Y	Yes, Grade 4				
What is the	likely affect	caused f	for La	andscape C	haracter	?		Ν	Moderate				
What is the	likely affect	caused f	for La	andscape V	isibility?			Ν	Minor Impact				
2d. Built Environment													
Is the prope	sal likely to	affect th	e his	toric enviro	onment?			Ν	No				
Listed Build	ing(s) 🗌	Grade: Choose an item. Conservation A						Area	a 🗌	Oth	er		
Will the pro	posal promo	te the c	oales	scence of se	eparate s	sett	lements?	Ν	No				
2e. Other Environment													
Is the proposal site likely affected by contamination?							Ν	No					
Is the propo	sal site likely	/ affecte	d by	on-site stru	uctures, i	uns	table land	N	No				
or culverted	watercours	es?											
Does the to	pography of	the land	l con	straint dev	elopmen	tр	otential?	Ν	None/Minimal				
	sal compatil				-			Ν	No				
2f. Accessib	oility			-									

Bus Stop Proximity	240m	20-40mins interval				
Primary School	450m	350m				
		Shopping Centre				
Secondary School	600m	Strategic Employment	300m			
		Site				
Open Space	0m	Convenience Store	410m			
Leisure Centre	600m	430m				
2g. Benefits						
Will the proposal sup	Yes					
Will the proposal sup	Uncertain					
Will the proposal pro	ovide for any other benefit	in additional to housing?				
No information.						
3. Achievability						
Is the site accessible	to the public highway?		No			
Is the site served or s	New Infrastructure					
	Required					
Is the site affected by	Uncertain					
Is the proposal viable		Yes				
Is there any prospect for third party funding to support site delivery? No						



P176 Land at the end of Southfield Street, Nelson

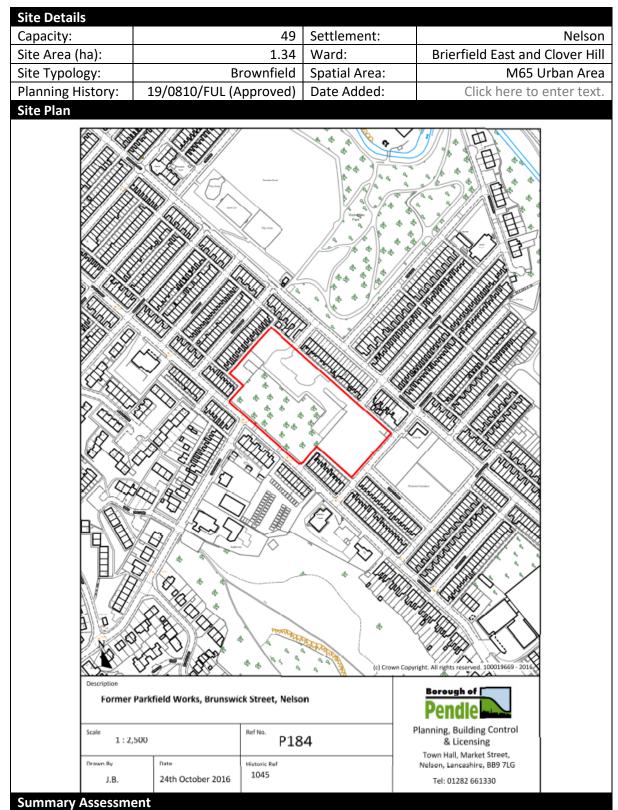
Summary: Edge of settlement greenfield site within the settlement boundary. The site is somewhat distant from existing services and facilities available in Nelson, reflecting its edge of settlement location, promoting travel by car. The site sits contained within a sloping valley. This limits the visual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

network, preventing its development for housing.												
Available							Achievable					
Uncertain Uncertain						No						
Timescales (Anticipated Delivery)												
		D-5 year				6-10 years		11-15 years 16 y		ars +		
2024/25 2025/20	6	2026/2	27	2027/28	2028/29							
0 0		0		0	0	0		0	4(0		
1. Availability												
Is the landowner(s) a				orts the pro	posals for t	he site?		Yes				
Is the site in single la								Yes				
Is there any develop								Unknown				
If so, what is the dev								Choose an ite	m.			
Is the site affected b	y any	y tenan	cies,	third party	rights, or re	estricted		Yes				
covenants?												
What are the timesc	ales	for the	avail	ability of th	ne site?			0-5 years				
2. Suitability												
2a. Designations												
Is the site affected b	y any	y of the				ck all that						
Green Belt				I/SPA/SPAC			-	inerals Safegua	rding	\boxtimes		
National Landscape			BHS	S/SLNI/LNR,	/GHS			otected				
			_					imployment Land				
Open Countryside	Countryside 🗌 Open Space 🗌					Primary Shopping						
							Fr	ontage				
2b. Flooding									7) / 2		
What Flood Zone is t				l: -				<25% in Flood Zone 2/3				
What is the risk of Su				_				High Minor Constraint				
What is the risk of gr 2c. Natural Environm			11000	ling:					IIII			
Is the proposal affect			ity b	abitate or e	nocios?			No				
Would the proposal								No				
corridor or network?		y i court	mac			ological						
Would the proposal		v result	in th	e loss of a	ΓΡΟ?			No				
Would the proposal								Yes, Grade 4				
What is the likely aff				-				Moderate				
What is the likely aff				•				Minor Impact				
2d. Built Environme								2				
Is the proposal likely		ffect th	e his	toric enviro	onment?		[No				
Listed Building(s)		1	1	hoose an it		servatior	۱ Are		er			
Will the proposal pro	 omot							No				
2e. Other Environme								-				
Is the proposal site likely affected by contamination?								No				
Is the proposal site li	d	No										
or culverted waterco	-											
Does the topography			d con	straint deve	elopment p	otential?		Minor				
	Is the proposal compatible with neighbouring land uses? Yes											
2f. Accessibility												
2f. Accessibility			neigi									

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

P184 Former Parkfield Works, Nelson



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.

housing.													
Available	Suitable A						Achievable						
No	No Yes						No						
Timescales (Anticipated Delivery)													
	0-5 yea	0-5 years 6-10 years						11-15	16 ye	ars +			
2024/25 2025/20	5 2026/	27	2027/28	2028/	29								
0 0	0		0	0		0			0	4	9		
1. Availability							· ·						
Is the landowner(s) a	ware and s	suppor	rts the pro	posals f	or t	he site?		No					
Is the site in single la			· ·					Yes					
Is there any develop		•	site?					Unkno	own				
If so, what is the dev								Choos	e an it	em.			
Is the site affected b				rights,	or re	estricted		Uncer					
covenants?	, - ,	, -	/	0,									
What are the timesc	ales for the	e availa	ability of th	ne site?				Unkno	own				
2. Suitability									-				
2a. Designations													
Is the site affected b	v anv of the	e follo	wing desig	nations	? (ti	ck all that	app	lv)					
Green Belt	<u>,,</u>		/SPA/SPAC		. (Safegu	arding	\boxtimes		
National Landscape		-	/SLNI/LNR					tected	-				
		DIIS		/0115			-			nd			
Open Countryside		One	n Space					mployment Land rimary Shopping					
open countryside		Ope	n space					Frontage					
2b. Flooding							110	intuge					
What Flood Zone is t	he site in?							Flood	Zone 1				
What is the risk of Surface Water flooding?								High					
What is the risk of gr								Major Constraint					
2c. Natural Environ		noou						Iviajoi	CONSC	lant			
Is the proposal affect		rity ha	hitats or s	necies?				No					
Would the proposal				-				No					
corridor or network?	•	t in au	verse ener		ncc	ological							
Would the proposal		t in the	o loss of a	TPO?				No					
Would the proposal								No, urban					
What is the likely aff								Little or none					
What is the likely aff			· · · · ·					Not visible					
2d. Built Environme			indicupe v	Sisting				1101 11					
Is the proposal likely		ho hist		nment	2			No					
Listed Building(s)	Grad		noose an it	1		servation		1		her			
Will the proposal pro								no L		.1101			
		LUales		eparate	seu	liements:		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					
								None/Minimal					
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses?									1111111	al			
		neigh	inontilla la	nu uses) [Yes					
2f. Accessibility	260			Contin	<u>а Г</u> .:	0011010		20.4	0min-	into			
Bus Stop Proximity	360m					equency		20-40mins interval					
Primary School	780m			Town				1.1k	[[]				
				Snopp	nng	Centre							

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 sup	port the delivery of afford	able housing?	No					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain					
Will the proposal pro	vide for any other benefit	n additional to housing?						
No Information.								
3. Achievability								
Is the site accessible	to the public highway?		Yes					
Is the site served or s	ructure?	Yes						
Is the site affected by	ransom strip?	No						
Is the proposal viable	Is the proposal viable? No							
Is there any prospect	Is there any prospect for third party funding to support site delivery? No							

P188 Land off Mint Avenue, Barrowford



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	Available Suitable				Achievable								
	Yes			Uncert	ain				Un	certa	ain		
Timescales (Anticipated	Deliver	·y)										
		0-5 years 6-10 years						rs	11-1	15 ye	ears	16 yea	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/2	29							
0	0	0		0	0		0			50		0	
1. Availabi	lity												
Is the landow	vner(s) awai	re and s	uppc	orts the pro	posals f	or t	he site?	I	Unce	ertaiı	n		
Is the site in	single lando	wnersh	ip?					I	No				
Is there any	developer ir	nterest i	n the	e site?				I	Unkı	nowr	<u>ו</u>		
If so, what is	the develop	per invo	lvem	ent?				(Choo	ose a	n itei	m.	
Is the site af	fected by an	y tenan	cies,	third party	rights, o	or re	estricted	l	Unce	ertaiı	n		
covenants?													
What are the	e timescales	for the	avail	lability of th	ne site?			(6-10	year	rs		
2. Suitabili	ty												
2a. Designat	ions												
Is the site af	fected by an	y of the	follo	owing desig	nations	? (ti	ck all that	appl	ly)				
Green Belt				I/SPA/SPAC				Mir	neral	ls Saf	egua	rding	
National Lan	itional Landscape 🛛 🗍 BHS/SLNI/LNR/GHS		/GHS			Protected							
							Employment Land						
Open Counti	Open Countryside 🛛 Open Space			Prir	nary	/ Sho	pping	3					
								Fro	Frontage				
2b. Flooding													
What Flood								I	Flood Zone 1				
What is the i				-					Low				
What is the i			floo	ding?					Minor Constraint				
2c. Natural E													
Is the propos								1	No				
Would the p		y result	in ac	dverse effe	cts for a	n eo	cological	1	No				
corridor or n													
Would the p	-	-							No				
Would the p				<u> </u>					Yes, Grade 4				
What is the l									Little or none				
What is the l	-	caused	for La	andscape V	isibility?			I	Mino	or Im	pact		
2d. Built Env													
Is the propos	1	1	1					-	Yes				
Listed Buildi	Listed Building(s) 🛛 Grade: Grade II* Conservation A							Area	Area 🛛 Other 🗌				
Will the prop	oosal promo	te the c	oales	scence of se	eparate	sett	tlements?	I	No				
2e. Other En	vironment												
Is the propos									No				
Is the proposal site likely affected by on-site structures, unstable land or culverted watercourses?							l k	Uncertain					
			l con	straint dev	elopmer	nt n	otential?		None/Minimal				
Does the topography of the land constraint development potential? None/Minima									a	•			

Is the proposal comp	Yes		
2f. Accessibility			
Bus Stop Proximity	20-40mins interval		
Primary School	270m	Town or Local	110m
		Shopping Centre	
Secondary School	1.85km	Strategic Employment	2.6km
		Site	
Open Space	10m	Convenience Store	600m
Leisure Centre	1.25km	GP	540m
2g. Benefits			
Will the proposal su	Yes		
Will the proposal su	? No		
Will the proposal pro	ovide for any other b	enefit in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highwa	ay?	New infrastructure
			required.
Is the site served or	serviceable to utility	infrastructure?	New Infrastructure
	Required		
Is the site affected b	y any known easem	ent or a ransom strip?	Yes
Is the proposal viable	Yes		
Is there any prospec	No		