Site Details 10 Settlement: Capacity: Foulridge Ward: Site Area (ha): 0.96 Boulsworth and Foulridge Site Typology: Greenfield Spatial Area: M65 Rural Area **Planning History:** Click here to enter text. Date Added: Click here to enter text. Site Plan Ο 8 Bolte Ð D Foulridge Descriptio Land off Station Road, Station Road, Fourridge Planning, Building Control Ref No. Scale 1:2,500 P301 & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Date Historic Ref Drawn Ry 22nd December 2017 J.D. Tel: 01282 661330 **Summary Assessment**

P301 Land off Station Road, Foulridge

Summary: Greenfield site located near to Foulridge. The site is accessible to the limited range of services available within the village, though residents are likely to travel by car to access though available in Colne (bus services may account for some trips). The site has relatively limited constraints, however it is detached from the settlement boundary, increasing the adverse effects

caused to landscape character and settlement setting. Development of the site may prejudice the reinstatement of the Colne to Skipton Railway line and/or bypass proposals.

Available				table		Achieva				
	Yes			Uncerta	ain			Yes		
Timescales	(Anticipat	ed Delive	ery)							
		0-5 ye	ars			6-10 yea	ars	11-15 years	16 ye	ars +
2024/25	2025/26	2026,	/27	2027/28	2028/29					
0	0	C)	0	0	0		10	C)
1. Availab	-									
Is the lando				orts the pro	posals for t	the site?		Yes		
Is the site ir	-							Yes		
Is there any	•						$ \rightarrow $	Unknown		
If so, what i								Choose an it	em.	
Is the site a	•	any tena	ncies,	third party	rights, or r	estricted		Yes		
covenants?										
	What are the timescales for the availability of the site?							0-5 years		
2. Suitabi	-									
2a. Designa								-1. \		
Is the site a	ffected by	any of th				ick all that				
Green Belt			_	I/SPA/SPAC			-	inerals Safegu	larding	
National La	ndscape		BHS	S/SLNI/LNR	/GHS			otected	1	
0			0.0					nployment La		
Open Coun	tryside	\boxtimes	Ope	en Space				imary Shoppi	ng	
2h Floodin	~						Fro	ontage		
2b. Floodin What Flood	•	o cito in 7						Flood Zono 1	1	
				adina?				Flood Zone 1	L	
What is the								Low Minor Const	raint	
What is the 2c. Natural			11000	ungr				WINOr Const	raint	
Is the prope			rity h	abitate or e	nacioco			Yes, adjoins	cito	
Would the							\rightarrow	No	site	
corridor or		kely lesu	it ill at	lverse ener		cological		NO		
Would the		kelv resu	lt in th	e loss of a			_	No		
Would the Would the		-						Yes, Grade 3		
What is the								Substantial		
What is the	,			· · ·				Moderate In	npact	
2d. Built En										
Is the prope			he his	toric enviro	onment?		Π	No		
Listed Build		Grac		hoose an it		nservatior	n Are		ther	
Will the pro	.							No		
2e. Other E										
Is the propo		-	ed by	contamina	tion?			No		
Is the prope						stable lan	d	No		
or culverted		•	,							
Does the to	pography	of the lar	nd con	straint deve	elopment p	otential?		None/Minim	nal	
Is the prope								Yes		
2f. Accessik				~						
Bus Stop Pr	-	620m			Service F	requency		20-40mins	interval	
Primary Sch		1km			Town or			2.6km		

Secondary School	2.8km	Strategic Employment	2.4km
		Site	
Open Space	400m	Convenience Store	2.4km
Leisure Centre	3.6km	GP	2.9km
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?	Yes
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	tructure?	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	t for third party funding to	support site delivery?	Choose an item.

Site Details 650 Settlement: Brierfield Capacity: Site Area (ha): 22.53 Ward: Brierfield East and Clover Hill Site Typology: Greenfield Spatial Area: M65 Urban Area Date Added: **Planning History:** Click here to enter text. Click here to enter text. Site Plan द्यास्त्रास्त्र 5 Ð 6 Я 000 Л 0 F m H 35 Borough of Land South of Nelson Golf Course, Kings Causeway, Brierfield Pe e Planning, Building Control Ref No. Scale 1:5.000 P303 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG J.D. 21st March 2018 Tel: 01282 661330

P303 Land south of Nelson Golf Course, Kings Causeway, Brierfield

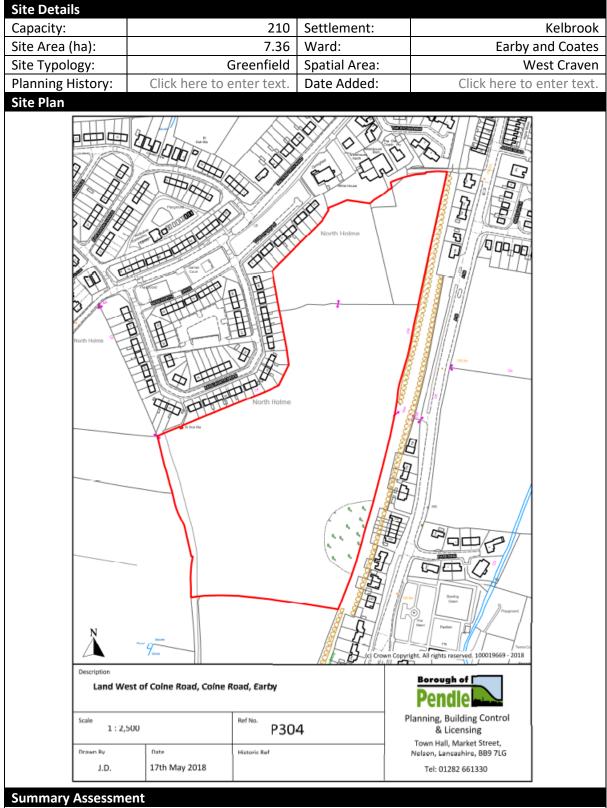
Summary Assessment

Summary: Extensive greenfield site located adjacent to Harle Syke, Burnley Borough. The site experiences some flooding issues which may reduce site capacity. The loss of designated space to secure access into the site would need to be justified in accordance with the Council's open space policy. The site occupies a large area of land which is highly visible to the south and west.

Significant adverse effects are assessed for landscape character owing to this visibility, the scale of the development and relative poor relationship to the wider urban area. The site is within 5km of the South Pennines SPA and as such, given its scale, is likely to result in increased recreational pressure at this designation. SANG will be required as part of any proposal to develop the site. Noting the physical constraints and sensitivities connected to the development of a site of this scale, the site is not considered deliverable within the short or medium term.

scale, the site is not co	nsidered			nin the sr	nor			erm.			
Available		Suitable				Achieval	ble				
Yes			Uncert	ain				Uncerta	ain		
Timescales (Anticipate											
	0-5 yea					6-10 yea	ars	11-15 ye	ars	16 ye	ars +
2024/25 2025/26	2026/2	27 202	27/28	2028/2	29						
0 0	0		0	0		0		200		45	0
1. Availability											
Is the landowner(s) aw			he pro	posals fo	or tl	he site?		Yes			
Is the site in single land								No			
Is there any developer								Unknowr			
If so, what is the devel	•							Choose a		m.	
Is the site affected by a covenants?	any tenan	cies, thiro	d party	rights, o	or re	estricted		Uncertair	า		
What are the timescal	es for the	availabili	tv of th	ne site?				0-5 years			
2. Suitability			., ., .,								
2a. Designations											
Is the site affected by a	any of the	following	a yecia	nations?) (+i	ck all that	ann	lv)			
Green Belt		SSSI/SP/			(1)			nerals Saf	οσιια	rding	\boxtimes
National Landscape		BHS/SLN	-					tected	cguu	ung	
		0113/311		/0115				ployment	tlan	h	
Open Countryside	\boxtimes	Open Sp	nace			\boxtimes		mary Sho			
open countryside		open sp	Jucc					ntage	pping	5	
2b. Flooding								intuge			
What Flood Zone is the	e site in?							Flood Zor	ne 1		
What is the risk of Sur		r flooding	g?					High	-		
What is the risk of gro			-					None			
2c. Natural Environme							1				
Is the proposal affecte	d by prior	ity habita	ats or s	pecies?				No			
Would the proposal lik					n ec	ological		No			
corridor or network?						U					
Would the proposal lik	ely result	in the los	ss of a	TPO?				No			
Would the proposal re	sult in a lo	oss of agr	icultur	al land?				Yes, Grad	le 4		
What is the likely affect	t caused	for Lands	cape C	haracter	?			Significar	nt and	d Adver	rse
What is the likely affect	t caused	for Lands	cape V	isibility?				Local Det	rime	ntal Im	pact
2d. Built Environment											
Is the proposal likely to	o affect th	e historio	c enviro	onment?)			No			
Listed Building(s)	Grade	e: Choos	se an it	tem. (Cor	servation	Are	a 🗌	Oth	er	
Will the proposal pron	note the c	oalescen	ce of se	eparate s	sett	lements?		Yes, signi	fican	t	
2e. Other Environmen	it										
Is the proposal site like	ely affecte	d by cont	tamina	tion?				No			
Is the proposal site like	ely affecte	ed by on-s	site str	uctures,	uns	table land	d	No			_
or culverted watercou	rses?										
Does the topography of	of the land	l constrai	nt dev	elopmen	nt p	otential?		Minor			
Is the proposal compa	tible with	neighbou	uring la	ind uses \hat{i}	?			Yes			

2f. Accessibility			
Bus Stop Proximity	570m	Service Frequency	20-40mins interval
Primary School	1.1km	Town or Local	2.3km
		Shopping Centre	
Secondary School	1.2km	Strategic Employment	2.1km
		Site	
Open Space	350m	Convenience Store	500m
Leisure Centre	3.3km	GP	2.3km
2g. Benefits			
Will the proposal su	pport the delivery o	of affordable housing?	Uncertain
Will the proposal su	pport the delivery o	of self-build/custom build homes	? Uncertain
Will the proposal pro	ovide for any other	benefit in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highv	vay?	New infrastructure
			required.
Is the site served or	serviceable to utilit	y infrastructure?	New Infrastructure
			Required
Is the site affected b	y any known easen	nent or a ransom strip?	Uncertain
Is the proposal viable	e?		No
Is there any prospec	t for third party fur	iding to support site delivery?	No



P304 Land west of Colne Road, Earby

Summary: Edge of settlement greenfield site. The site is accessible to a decent range of services and employment opportunities available in Earby encouraging travel by foot or bicycle. The site is subject to flood risk which may affect overall site capacity. Whilst relatively well related to Earby, the development of the site would close part of the remaining gap between Earby and Sough,

creating a single built up area to Kelbrook, significantly altering the character of the area. The site is not accessible by road infrastructure likely requiring the removal of any existing dwelling to obtain access. To date no access solution is known to exist.

Available	Available Suitable Suitable Achievable									
	Yes			No				No		
Timescales	(Anticipated	Deliver	rv)					110		
)-5 yea				6-10 yea	rs	11-15 years	16 ye	ars +
2024/25		2026/2		2027/28	2028/29	/	-	,	- / -	
0	0	0		0	0	0		0	21	0
1. Availab	ility									
Is the lando	wner(s) awar	e and s	uppo	rts the pro	posals for t	he site?		Yes		
Is the site in	single lando	wnersh	ip?					No		
Is there any	developer in	terest i	n the	site?				Unknown		
If so, what is	s the develop	er invo	lvem	ent?				Choose an ite	m.	
Is the site a	ffected by any	y tenan	cies,	third party	rights, or re	estricted		Yes		
covenants?										
What are th	e timescales	for the	avail	ability of th	ne site?			0-5 years		
2. Suitabil	-									
2a. Designa										
Is the site a	ffected by any	of the		<u> </u>		ck all that	ар	oly)		
Green Belt			SSS	I/SPA/SPAC	2		M	inerals Safegua	rding	\boxtimes
National La	ndscape		BHS	S/SLNI/LNR	/GHS		Pr	otected		
							En	nployment Lan		
Open Count	ryside	\boxtimes	Оре	en Space			Pr	Primary Shopping		
							Fre	ontage		
2b. Flooding										
	Zone is the si							Flood Zone 1		
	risk of Surfac							High		
	risk of ground		flood	ding?				Minor Constra	aint	
	Environment									
	sal affected b							Yes, adjoins si	te	
	proposal likely	/ result	in ac	lverse effec	cts for an ec	cological		No		
corridor or I			• ••							
-	proposal likely	-						No		
	proposal resu							Yes, Grade 3		
	likely affect c							Moderate		
	likely affect c	aused	IOF La	muscape V	isibility?			Moderate Imp	Jact	
2d. Built En		ffoot +L	o hia	toric onvice	nmon+2			No		
	ing(s)	Grade	1			convotion	۸		or	
Listed Build	.			hoose an it		servation				
2e. Other E	posal promot	.e the C	oales	scence of se	eparate sett	lements?		Yes, close gap		
		offorte	d by	contomino	tion?			No		
	sal site likely sal site likely					table land	1	No No		
	l watercourse		uby	on-site stil	actures, uns		ı	NU		
	pography of t			straint dov	elonment n	otential?		None/Minima	1	
	sal compatib							Yes		
2f. Accessib			neigi		110 0363:			103		
Bus Stop Pro		0m			Service Fr	equency		20-40mins ir	nterval	
Bus Stop Ph	JAILING JAC				JEIVICE FI	cquency		20-40111115 11	iter val	

Primary School	1.5km	Town or Local	700m		
		Shopping Centre			
Secondary School	4.1km	Strategic Employment	1.6km		
		Site			
Open Space	300m	00m Convenience Store			
Leisure Centre	4.1km	GP	800m		
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					
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	?		Yes		
Is there any prospect	for third party funding to s	support site delivery?	Choose an item.		

P305 Harpers Lane, Fence



accessible to the limited range of services available in the village. Services beyond this however will require people to travel by car noting the absence of a regular public transport service. The site has limited physical constraints which would prevent or limit its capacity for development,

although further assessment of the site's relationship to and impact on nearby listed buildings will need to be understood. The site is assessed as fulfilling a major contribution to the Green Belt. Exceptional circumstances do not exist to justify the removal of the site from the Green belt for the purpose of meeting housing need. The site fails to reflect the linear form of Fence and represents a significant incursion of built form into the open countryside at a raised elevation. Available Suitable Achievable Yes No Uncertain **Timescales (Anticipated Delivery)** 0-5 years 6-10 years 11-15 years 16 years + 2024/25 2025/26 2026/27 2027/28 2028/29 0 0 0 0 0 0 0 150 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 Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) SSSI/SPA/SPAC Green Belt Minerals Safeguarding \times \boxtimes National Landscape BHS/SLNI/LNR/GHS Protected **Employment Land** \square **Open Countryside** \boxtimes **Open Space** \square **Primary Shopping** 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? 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 Yes, Grade 4 Would the proposal result in a loss of agricultural land? What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Uncertain Listed Building(s) Srade: Grade II **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	350m	Service Frequency	>60mins interval
Primary School	300m	Town or Local	2.7km
		Shopping Centre	
Secondary School	3.8km	Strategic Employment	2.6km
		Site	
Open Space	500m	Convenience Store	500m
Leisure Centre	3.9km	GP	2.9km
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 :	support site delivery?	Choose an item.

Site Details Settlement: Capacity: 63 Brierfield Site Area (ha): 4.2 Ward: **Brierfield West and Reedley** Site Typology: Greenfield Spatial Area: M65 Urban Area 21/0516/OUT (W'drawn) Date Added: **Planning History:** Click here to enter text. Site Plan പ്ര գրը ը․Ը Г ٩, d. 100019669 - 2020 n Copyright, All rights re Desc Borough of Land off Robinson Lane, Reedley Per Planning, Building Control Ref No. Scale 1:2,500 P306 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG 30th June 2020 J.B. Tel: 01282 661330

P306 Land off Robinson Lane, Reedley, Brierfield

Summary Assessment

Summary: Edge of settlement greenfield site located adjacent to but not within the Green Belt. The site benefits from decent access to local services and employment opportunities. Brierfield town centre is a short distance away, and the site is within walking distance of bus services operating along the high quality bus corridor between Burnley and Colne. The site is located close to the Leeds and Liverpool Canal creating potential biodiversity sensitivity. The site is enclosed on all sides by existing development/strong natural features, helping to limit any adverse effects that may be caused to the local landscape or setting of the settlement. The site is potentially suitable for housing, however is subject to highway constraints. The access road from Colne Road to the east is only wide enough for one car, and visibility splays at Colne Road insufficient to safety access the site.

access the	site.											
Available			Suit	table			Achieval	ole				
	Yes			Yes					No			
Timescales	(Anticipated	Deliver	y)									
	-	0-5 yea	rs				6-10 yea	rs	11-15 yea	ars	16 yea	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/2	9						
0	0	0		0	0		0		0		63	3
1. Availal												
	owner(s) awa			orts the pro	posals fo	r tł	ne site?		Yes			
	n single lando								No			
	y developer i								Yes			
	is the develo	-							Option/Pr	omo	otion	
	affected by ar	ny tenan	cies,	third party	rights, o	r re	estricted		Yes			
covenants		6										
	he timescales	s for the	avail	lability of th	ne site?				0-5 years			
2. Suitabi	-											
2a. Designa		C · · ·	<u> </u>			/	1 11 11 1					
	affected by ar	iy of the	1			(tio	ck all that					
Green Belt				I/SPA/SPAC					nerals Safe	egua	rding	\boxtimes
National La	andscape		BHS	S/SLNI/LNR,	/GHS				otected			
			-						ployment			[
Open Cour	itryside	\boxtimes	Ope	en Space					mary Shop	ping	5	
								Fro	ontage			
2b. Floodir	ng d Zone is the :	-:+:							Flood Zon	<u> </u>		
			rflo	adina?						еı		
	e risk of Surfa								Very low			
	e risk of grour I Environmen		11000	ungr					Minor Cor	istra	lint	
	osal affected		ity b	abitate or e					Yes, withii	n hu	ffor 70	20
	proposal like					00			Yes, within Yes, minin			ie
corridor or		iy result	iii at	iverse ener		ec	ological		165, 111111	liai li	Πρατι	
	proposal like	ly result	in th	e loss of a '				_	Yes			
	proposal resu								Yes, Grade	2		
	e likely affect)			Minor			
	e likely affect							\rightarrow	Minor Imp	pact		
	nvironment											
	osal likely to	affect th	e his	toric enviro	nment?				No			
Listed Build	· · · · · ·	Grade	-	hoose an it		on	servation	Are		Oth	er	
	oposal promo								No			
	Environment		22100									
	osal site likely	v affecte	d bv	contamina	tion?				No			
	osal site likely	-				ins	table land	k	No			
	d watercours								-			
	opography of		l con	straint deve	elopment	t po	otential?		None/Min	nima	I	
	osal compatil								Yes			
	P		0	0.0	•							

2f. Accessibility			
Bus Stop Proximity	390m	Service Frequency	<20mins interval
Primary School	1.2km	Town or Local	1.1km
		Shopping Centre	
Secondary School	2.2km	Strategic Employment	2.9km
		Site	
Open Space	400m	Convenience Store	1.2km
Leisure Centre	3.6km	GP	1.3km
2g. Benefits			
Will the proposal sup	port the delivery of afford	able housing?	Uncertain
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain
Will the proposal pro	ovide for any other benefit	in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highway?		No
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.



P307 Land off Keighley Road, Colne

Summary: Edge of settlement greenfield site located close to the town centre of Colne. The site i highly accessible to most services and some sources of employment promoting walking and cycling. The site is also served by a quality bus service providing an alternative to car travel. The site is relatively well enclosed by existing development and natural features, and respects the

existing settlement pattern. Some adverse effects for landscape character are assessed noting the site's visibility from the south and sloping topography but the effect is more limited noting the surrounding built context. The site has some biodiversity sensitivity which may affect site capacity. The site is not currently accessible to the highway and may require third party land to be accessed.

accessed.		-								
Available		Suit	able		Achievable					
Yes			Yes				Uncertain			
Timescales (Anticipated	Deliver	·y)								
	0-5 yea	rs			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	100		0	0		
1. Availability										
Is the landowner(s) awa	e and s	uppo	rts the pro	posals for t	he site?		Yes			
Is the site in single lando	wnersh	ip?	-				No			
Is there any developer in	iterest i	n the	site?				Unknown			
If so, what is the develop	per invo	lvem	ent?				Choose an ite	m.		
Is the site affected by an	y tenan	cies,	third party	rights, or r	estricted		Yes			
covenants?										
What are the timescales	for the	availa	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	ick all that	арр	oly)			
Green Belt		SSSI	I/SPA/SPAC	2		Mi	nerals Safegua	rding	\boxtimes	
National Landscape		BHS	SINI/LNR	/GHS		Pro	otected			
						Em	ployment Lan	d		
Open Countryside	\boxtimes	Ope	en Space			Pri	Primary Shopping			
						Fro	ontage			
2b. Flooding										
What Flood Zone is the s	ite in?						Flood Zone 1			
What is the risk of Surface	ce Wate	er floc	oding?				Very low			
What is the risk of groun	dwater	flood	ling?				None			
2c. Natural Environmen	t									
Is the proposal affected	by prior	ity ha	abitats or s	pecies?			Yes, on site			
Would the proposal likel	y result	in ad	lverse effec	cts for an e	cological		No			
corridor or network?										
Would the proposal likel	y result	in th	e loss of a	TPO?			No			
Would the proposal resu	ılt in a lo	oss of	fagricultur	al land?			Yes, Grade 4			
What is the likely affect	caused	for La	indscape C	haracter?			Moderate			
What is the likely affect	caused	for La	indscape V	isibility?			Minor Impact			
2d. Built Environment										
Is the proposal likely to a	affect th	ne hist	toric enviro	onment?			No			
Listed Building(s)	Grade	e: Cl	hoose an it	em. Cor	nservation	Are	a 🗌 Oth	er		
Will the proposal promo	te the c	oales	cence of se	eparate set	tlements?		No			
2e. Other Environment										
Is the proposal site likely	affecte	ed by	contamina	tion?			No			
Is the proposal site likely	affecte	d by	on-site stru	uctures, un	stable land	b	No			
or culverted watercourse	es?									
Does the topography of	the land	d cons	straint deve	elopment p	otential?		None/Minima	l		
Is the proposal compatib	le with	neigh	nbouring la	nd uses?			Yes			
2f. Accessibility										

Bus Stop Proximity	180m	Service Frequency	<20mins interval
Primary School	400m	Town or Local	800m
		Shopping Centre	
Secondary School	1km	Strategic Employment	800m
		Site	
Open Space	250m	Convenience Store	400m
Leisure Centre	2.2km	GP	900m
2g. Benefits			
Will the proposal sup	port the delivery of afford	able housing?	Yes
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Yes
Will the proposal pro	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	serviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	y any known easement or a	a ransom strip?	Yes
Is the proposal viable	2?		Yes
Is there any prospect	t for third party funding to a	support site delivery?	Choose an item.

Site Details 30 Settlement: Capacity: Colne Site Area (ha): 1.08 Ward: Waterside and Horsfield Site Typology: Greenfield Spatial Area: M65 Urban Area **Planning History:** Click here to enter text. Date Added: Click here to enter text. Site Plan TPP (c) Crown Copyright. All rights reserved. 1000 Description Borough of Land at Carry Lane, Colne Per ρ Planning, Building Control Scale Ref No 1:2,500 P308 & Licensing Town Hall, Market Street, Drawn By Date Historic Ref Nelson, Lancashire, BB9 7LG J.B. 30th June 2020 Tel: 01282 661330 **Summary Assessment**

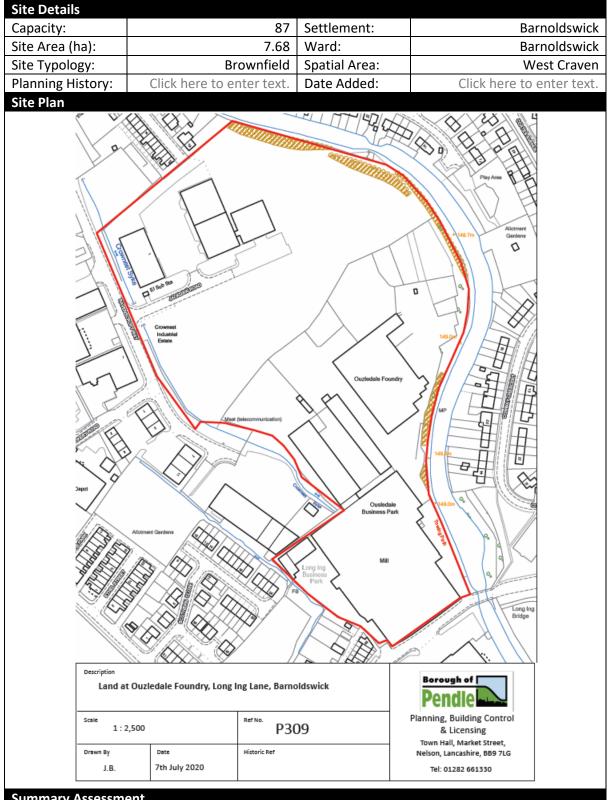
P308 Land at Carry Lane, Colne

Summary: Edge of settlement greenfield site located close to the town centre of Colne. The site is highly accessible to most services and some sources of employment promoting walking and cycling. The site is also served by a quality bus service providing an alternative to car travel. The site is relatively well enclosed by existing development and natural features, and respects the

existing settlement pattern. Some adverse effects for landscape character are assessed noting the site's visibility from the south and sloping topography but the effect is more limited noting the surrounding built context. The gradient of the site may affect site capacity and increase build cost. The site is nevertheless considered developable noting the recent Barnfield site constructed to the west of Carry Lane which share similar physical characteristics.

Available	y Lane which	Share	1	able	characterit	Achieva	hle				
/ Wallable	Yes		Juit	Yes		7101110 00	DIC	Uncertain			
Timoscalos	Anticipated I	Dalivar	v)	163				Officertain			
Timescales	-	-5 year				6-10 ye	arc	11-15 years	16 ye	arc ⊥	
2024/25		2026/2		2027/28	2028/29	0-10 ye	ai 3	II-IJ years	10 98		
0	0	0	_ /	15	15	0		0	0)	
1. Availabi	Ĵ.	Ū		15	15	Ũ		0		,	
	vner(s) aware	e and s	unno	rts the nro	nosals for	the site?		Yes			
	single landov							No			
	developer int		•	site?				Unknown			
	the develope							Choose an it	em.		
	fected by any				rights, or	restricted		Yes			
covenants?		terrari	0.00)								
	e timescales f	for the	avail	ability of th	ne site?			0-5 years			
2. Suitabili				.,	/			,			
2a. Designat											
Is the site af	fected by any	of the	follo	wing desig	nations? (t	ick all tha	t ap	ply)			
Green Belt			SSS	I/SPA/SPAC			M	inerals Safeg	uarding	\boxtimes	
National Lan	dscape		BHS	S/SLNI/LNR	/GHS		Protected				
	·						Er	nployment La			
Open Count	ryside	\boxtimes	Оре	en Space				rimary Shopping			
-							Fr	ontage			
2b. Flooding											
What Flood	Zone is the si	te in?						Flood Zone 2	1		
What is the	risk of Surface	e Wate	r floc	oding?				Very low			
What is the	risk of ground	dwater	flood	ding?				None			
	Invironment										
Is the propos	sal affected b	y prior	ity ha	abitats or s	pecies?			No			
	roposal likely	result	in ad	lverse effec	cts for an e	cological		No			
corridor or n											
	roposal likely							No			
	roposal resul							Yes, Grade 4			
	ikely affect c			i				Minor			
	ikely affect c	aused	for La	andscape V	isibility?			Minor Impa	ct		
2d. Built Env											
	sal likely to a		1					No			
Listed Buildi		Grade		hoose an it		nservatio			ther		
	osal promot	e the c	oales	scence of se	eparate set	tlements	?	No			
2e. Other En											
	sal site likely						.1	No			
	sal site likely		d by	on-site stri	uctures, ur	istable lan	d	No			
	watercourse										
-	ography of t					potential?		Minor			
	sal compatibl	e with	neigh	nbouring la	na uses?			Yes			
2f. Accessibi	πту										

Bus Stop Proximity	180m	Service Frequency	<20mins interval		
Primary School	400m	Town or Local	800m		
		Shopping Centre			
Secondary School	1km	Strategic Employment	800m		
		Site			
Open Space	250m	Convenience Store	400m		
Leisure Centre	2.2km	GP	900m		
2g. Benefits					
Will the proposal sup	Yes				
Will the proposal sup	Yes				
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 prospect for third party funding to support site delivery? Choose an item.					



P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick

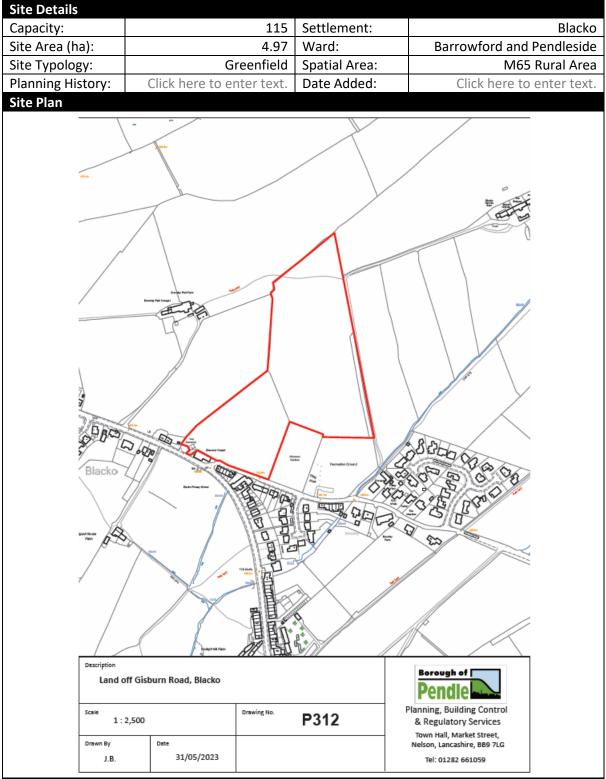
Summary Assessment

Summary: Existing developed employment site and partially vacant white land located within the settlement boundary of Barnoldswick. The site is highly accessible to existing services, facilities and sources of employment found in the town, helping to promoting a modal shift away from car usage. The site has biodiversity and heritage sensitivity noting its proximity to the Leeds and

Liverpool Canal and presence of existing mill buildings – part of the industrial legacy of Barnoldswick's historic growth. Any loss or harm arising as a result of the development should be minimised and opportunities to enhance these would provide significant benefits to the community. The site is subject to some flood risk and there is a culverted water course running through the site. This may affect site layout and development capacity. Neighbouring employment uses which would be unaffected by the development may give rise to future impacts on health and wellbeing, and public safety, particularly from HGV movements. Part of the site is in active employment use (for the business of the landowner and other leaseholders) and is a protected employment site. To the north however is unallocated white land which is undeveloped. The proposal to provide modern units on this land and develop the southern part of the site ensures that there is no net loss of employment land available in the town however the site's development for housing would conflict with emerging policy.

Available			Suitable				Achievable					
	Yes		Uncertain					Uncertain				
Timescales (Anticipated Delivery)												
		0-5 yea	rs				6-10 yea	rs	11-15 ye	ars	16 yea	ars +
2024/25	2025/26	2026/2	27	2027/28	2028/29	Э						
0	0	0		0	0		87		0		0	
1. Availab	1. Availability											
Is the landowner(s) aware and supports the proposals for the site?									Yes			
Is the site in	n single lando	wnersh	ip?						Yes			
Is there any	developer ir	iterest i	n the	e site?					Unknown	1		
If so, what i	s the develop	per invo	lvem	ent?					Choose a	n ite	m.	
Is the site a	ffected by an	y tenan	cies,	third party	rights, or	· re	estricted		Yes			
covenants?												
What are th	ie timescales	for the	avail	ability of th	ne site?				0-5 years			
2. Suitabil	-											
2a. Designa												
Is the site affected by any of the following designations? (tick all that apply)												
Green Belt			SSS	I/SPA/SPAC	2			Mir	nerals Saf	egua	rding	
National La	ndscape		BHS	S/SLNI/LNR	/GHS				tected			\boxtimes
									ployment			
Open Count	tryside		Оре	en Space					rimary Shopping			
								Fro	ntage			
2b. Flooding	-											
	Zone is the s								Flood Zone 1			
	risk of Surfac								Medium			
	risk of groun		floo	ding?					Minor Co	nstra	aint	
	Environmen											
	osal affected				-				Yes, adjoi			
	proposal likel	y result	in ac	dverse effec	cts for an	ec	ological		Yes, minii	mal i	mpact	
corridor or												
	proposal likel	,							No			
	proposal resu								No, urban			
What is the likely affect caused for Landscape Character?								Little or none				
What is the likely affect caused for Landscape Visibility?								Not visible				
2d. Built En												
Is the proposal likely to affect the historic environment?								Yes				
Listed Build	<u>.</u>	Grade							a 🗌	Oth	er	\boxtimes
Will the proposal promote the coalescence of separate settlements?									No			

2e. Other Environme	2e. Other Environment							
Is the proposal site li	Yes							
Is the proposal site li	kely affected by on-site stru	uctures, unstable land	Yes					
or culverted waterco	ourses?							
Does the topography	of the land constraint dev	elopment potential?	None/Minimal					
Is the proposal comp	atible with neighbouring la	nd uses?	Potential Issues					
2f. Accessibility								
Bus Stop Proximity	240m	Service Frequency	40-60mins interval					
Primary School	800m	Town or Local	500m					
		Shopping Centre						
Secondary School	1.3km	Strategic Employment	0m					
		Site						
Open Space	200m	Convenience Store	400m					
Leisure Centre	1.2km	500m						
2g. Benefits								
Will the proposal sup	port the delivery of afforda	able housing?	Uncertain					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes	? Uncertain					
Will the proposal pro	ovide for any other benefit i	in additional to housing?						
New replacement en	nployment units are propos	ed within the north of tl	he site, with housing at					
the south. 4 storey m	nill building to be retained a	and converted to apartm	ents.					
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	y any known easement or a	ransom strip?	Uncertain					
Is the proposal viable	2?		Marginal					
Is there any prospect	t for third party funding to s	support site delivery?	No					



P312 Land off Gisburn Road, Blacko

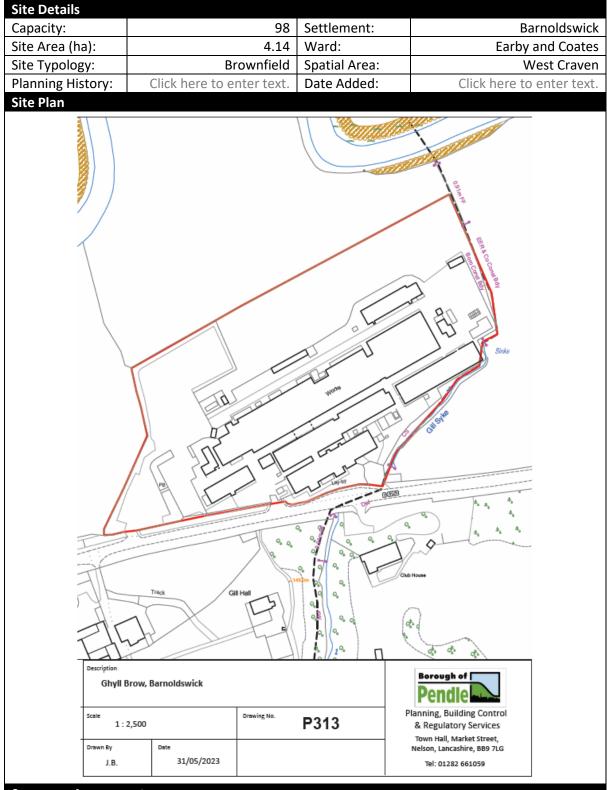
Summary Assessment

Summary: Edge of settlement greenfield site. The site is distant from most essential services and sources of employment promoting the need to travel by car. The scale of the proposal is disproportionate to the settlement, its role and services. The site does not respect the settlement pattern or topography and would create a large incongruous extension to the village, harm to its setting and character, and degrading local landscape quality, and would be highly visible from

wider views, including those obtained from the nearby Forest of Bowland Natural Landscape. The site is close and forms part of the setting a listed building and likely to result in harm.

Available		5 part or 1		table	a banang	5 0	Achievable						
	Yes			No					Unce	Uncertain			
Timescales	mescales (Anticipated Delivery)												
		0-5 ye	ars	-			6-10 years		11-15 years		ears 16 years +		
2024/25	2025/26	5 2026	/27	2027/28	2028/2	9							
0	0	()	0	0		0			0	11	15	
1. Availabi													
Is the landowner(s) aware and supports the proposals for the site?									Yes				
	Is the site in single landownership? Yes												
Is there any									Unkno				
If so, what is										e an i	tem.		
Is the site af	tected by	/ any tena	ncies,	third party	rights, o	or re	estricted	l	Uncer	tain			
covenants?	o timo con	loc for th		lability of th						- rc			
What are th		ales for th	e avai	lability of tr	ie site?			l	0-5 ye	ars			
2. Suitabili 2a. Designat	-												
Is the site af		(any of +4		wing docig	nations) /+;	ck all that	اممد					
Green Belt	Tected by			I/SPA/SPAC		(u				Safor	uarding		
National Lar	decano			S/SLNI/LNR							uarung		
National Lai	luscape		БП.		Ланз			Protected Employmont			and		
Open Count	rvside		On	en Space					mployment Land rimary Shopping				
open count	ryslac		Opt	en space			Frontage						
2b. Flooding	2											1	
What Flood Zone is the site in? Flood Zone 1													
What is the risk of Surface Water flooding?								Very l					
What is the				-						Cons	traint		
2c. Natural													
Is the propo	sal affect	ed by prio	ority h	abitats or s	pecies?			1	No				
Would the p	proposal l	ikely resu	lt in ad	dverse effe	cts for ar	n ec	cological	1	No				
corridor or r	network?	-					-						
Would the p	proposal l	ikely resu	lt in th	ne loss of a [·]	TPO?			1	No				
Would the p	proposal r	result in a	loss o	f agricultur	al land?			١	Yes, Grade 4				
What is the									Substa				
What is the			d for La	andscape V	isibility?			L	Local	Detrin	nental Im	pact	
2d. Built En													
Is the propo			1						Yes				
Listed Buildi	• • •	Grac		irade II			servation		a [] 0	ther		
Will the pro			coales	scence of se	eparate s	sett	lements?	1	No				
2e. Other Er													
Is the propo									No				
Is the propo		•	ted by	on-site stru	uctures,	uns	stable land	1 t	No				
or culverted watercourses?													
Does the topography of the land constraint development potential?MinorIs the proposal compatible with neighbouring land uses?Yes													
		atible wit	n neig	nbouring la	ind uses :	<u> </u>			Yes				
2f. Accessib	-	100			Comite	. Г .:			× C 0				
Bus Stop Pro	-	100m					equency				nterval		
Primary Sch	001	0m			Town c				2.28	кт			
Shopping Centre													

Secondary School	4.55km	Strategic Employment Site	4km							
Open Space	140m	Convenience Store	2.28km							
Leisure Centre	4.39km	GP	3.1km							
2g. Benefits	2g. Benefits									
Will the proposal sup	Yes									
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain							
Will the proposal provide for any other benefit in additional to housing?										
No information.										
3. Achievability										
Is the site accessible	to the public highway?		New infrastructure							
			required.							
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure							
			Required							
Is the site affected by	y any known easement or a	ransom strip?	Uncertain							
Is the proposal viable	2?		Yes							
Is there any prospect for third party funding to support site delivery? Choose an item.										



P313 Ghyll Brow, Barnoldswick

Summary Assessment

Summary: Developed site in active employment use located within the open countryside. The site is relatively isolated from existing services and so its development for housing is likely to promote car usage (though car trips are already associated with the site and the current active use). The site is likely to become available for redevelopment being surplus to the requirements of the landowner. It is unclear what the timescales are for this. The site used for heavy industrial

processes and features extensive infrastructure. Significant costs and period of time will be required to demolish and remediate the site for an alternative use raising questions of viability. The industrial use and appearance of the site however means that any alternative use is likely to be beneficial to local landscape character, local heritage assets and biodiversity subject to detailed design matters. Housing may not be the most appropriate use for the site, with continued employment use, potentially better suited.

employment use, potent	ially be	tter si	uited.							
Available		Suita	able		Achie	Achievable				
Uncertain			Uncerta	ain	Uncertain					
Timescales (Anticipated										
	0-5 yeai				6-10	years	11-15 years		16 yea	ars +
2024/25 2025/26 0 0	2026/2 0	27	2027/28	2028/29 0)		98		
1. Availability	0		0	0		J		70	0	
•	e and s	แทกดเ	rts the nro	nosals for	the site	2	Yes			
Is the landowner(s) aware and supports the proposals for the site?YesIs the site in single landownership?Yes										
Is there any developer in		•	site?				Unkno	wn		
If so, what is the develop								e an ite	m.	
Is the site affected by an				rights, or	restricte	ed	No			
, covenants?		,	. ,	0 /						
What are the timescales	for the	availa	ability of th	ne site?			Unkno	wn		
2. Suitability			-							
2a. Designations										
Is the site affected by any of the following designations? (tick all that apply)										
Green Belt		SSSI	/SPA/SPAC	2		Μ	linerals	Safegua	arding	\boxtimes
National Landscape		BHS,	/SLNI/LNR	/GHS		🗌 Pr		rotected		
						Er	Employment Land			
Open Countryside	\boxtimes	Ope	n Space					rimary Shopping		
						Fr	Frontage			
2b. Flooding										
What Flood Zone is the s							Flood Zone 1			
What is the risk of Surfac							Mediu			
What is the risk of groun		flood	ing?				Minor	Constra	aint	
2c. Natural Environment							Maria			
Is the proposal affected b						- 1	Yes, within buffer zone Yes, minimal impact			
Would the proposal likely corridor or network?	y result	in ad	verse errec	cts for an e	ecologic	al	res, m	inimai i	impact	
Would the proposal likely	vrocult	in the	a loss of a "				No			
Would the proposal resu	-						No, ur	han		
What is the likely affect of			-				Minor			
What is the likely affect of								rate Im	nact	
2d. Built Environment		J. LU					moue			
Is the proposal likely to a	ffect th	e hist	oric enviro	onment?			Yes			
Listed Building(s)	Grade	-	ultiple		nservat	ion Ar	I] Oth	ner	
Will the proposal promote the coalescence of separate settlements?										
2e. Other Environment	te the c	oales	cence of se	eparate se						
							Yes			
2e. Other Environment	affecte	d by d	contamina	tion?		and	Yes Yes			
2e. Other Environment Is the proposal site likely	affecte affecte	d by d	contamina	tion?		and				
2e. Other Environment Is the proposal site likely Is the proposal site likely	affecte affecte es?	d by o d by o	contamina on-site stru	tion? uctures, ur	nstable l		Yes	Minima	al	

2f. Accessibility				
Bus Stop Proximity	0m	Service Frequency	>60mins interval	
Primary School	1.75km	Town or Local	2.5km	
		Shopping Centre		
Secondary School	Secondary School 3.15km Strategic Employment		1.5km	
		Site		
Open Space	950m	Convenience Store	1.7km	
Leisure Centre	2.7km			
2g. Benefits				
Will the proposal sup	port the delivery of affor	dable housing?	Uncertain	
Will the proposal sup	port the delivery of self-	build/custom build homes?	2 Uncertain	
Will the proposal pro	ovide for any other benefi	t in additional to housing?		
No Information.				
3. Achievability				
Is the site accessible	to the public highway?		Yes	
Is the site served or	serviceable to utility infra	structure?	Yes	
Is the site affected b	y any known easement oi	r a ransom strip?	No	
Is the proposal viable	e?		Marginal	
Is there any prospec	t for third party funding to	o support site delivery?	No	

Site Details 9 Settlement: Capacity: Higham Site Area (ha): 1.19 Ward: Fence and Higham Site Typology: Greenfield Spatial Area: M65 Rural Area Date Added: **Planning History:** Click here to enter text. Click here to enter text. Site Plan ß Shar Γ Northwood Farm Description Land at Barrowford Road, Higham Pendle Planning, Building Control Scale Drawing No. P314 1:2,500 & Regulatory Services Town Hall, Market Street, Drawn By Date Nelson, Lancashire, BB9 7LG 31/05/2023 J.B. Tel: 01282 661059

P314 Land at Barrowford Road, Higham

Summary Assessment

Summary: Greenfield site located near to Higham in the open countryside. The site is isolated from most services, facilities and sources of employment, so its development will promote car usage. The site is small in scale and proportionate in size to the settlement of Higham. The site is detached from the settlement boundary and doesn't reflect the pattern of development of the wider settlement. The site itself is relatively well contained, however the site's visibility will vary

by season. Developing the site will affect landscape character and the setting of the settlement owing to its roadside gateway location. The scale of the proposal serves to reduce the effects caused, something that could be addressed further through conscious design and supplemental planting.

Available			Cuit	able		Achievable					
Available	Yes		Suit	Uncerta		Yes					
T :		Dellar		Uncerta	dIN	163					
Timescales (Timescales (Anticipated Delivery)							11 15	16		
2024/25		0-5 yea		2027/20	2020/20	6-10 years		11-15 years	16 ye	ars +	
2024/25	2025/26	2026/2	27	2027/28	2028/29	0		0	0		
0	0	0		0	0	0		9	0		
1. AvailabilityIs the landowner(s) aware and supports the proposals for the site?Yes											
				orts the pro	posals for t	ne site?		Yes			
Is the site in			•					Yes			
Is there any								Unknown			
If so, what is								Choose an iter	m.		
Is the site af	rected by an	y tenan	cies,	third party	rights, or re	estricted		Uncertain			
covenants?		<u>(, , ,)</u>						0.5			
What are the		for the	avaii	ability of tr	ie site?			0-5 years			
2. Suitabili	-										
2a. Designat			£ . !!					- L -)			
Is the site af	rected by an	y of the				ck all that					
Green Belt				I/SPA/SPAC				inerals Safegua	rding		
National Lan	dscape		BHS				otected				
			_					mployment Land			
Open Count						imary Shopping	B				
							⊦r	ontage			
2b. Flooding											
What Flood Zone is the site in?								Flood Zone 1			
What is the risk of Surface Water flooding?								Low			
What is the	-		1000	ding?				Minor Constra	aint		
2c. Natural E											
Is the propos								No			
Would the p	•	y result	in ac	lverse effec	cts for an ec	cological		No			
corridor or n			• ••								
Would the p	-	-						No			
Would the p								Yes, Grade 4			
What is the								Moderate			
What is the		aused	ror La	andscape V	isibility?			Moderate Imp	bact		
2d. Built Env		<u>((, , , ,)</u>						NL -			
Is the propos	· · · · ·	1	1				•	No			
Listed Buildi	- · ·	Grade		hoose an it		servation			er		
Will the prop	•	te the c	oales	scence of se	eparate sett	lements?		No			
2e. Other En								•			
Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land								No			
			d by	on-site stru	uctures, uns	stable land	d	No			
or culverted					1 .			N. /			
Does the topography of the land constraint development potential? Is the proposal compatible with neighbouring land uses?							None/Minimal				
		ie with	neig	nbouring la	nd uses?			Yes			
	2f. Accessibility										
Bus Stop Proximity Om Service Frequency								>60mins inte	erval		

Primary School	860m	Town or Local	2.7km				
		Shopping Centre					
Secondary School	3.95km	Strategic Employment	3.8km				
		Site					
Open Space	450m	Convenience Store	3km				
Leisure Centre	3.1km	GP	2.85km				
2g. Benefits							
Will the proposal sup	port the delivery of afford	able housing?	No				
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?	No				
Is the proposal viable	2?		Yes				
Is there any prospect for third party funding to support site delivery? Choose an item.							

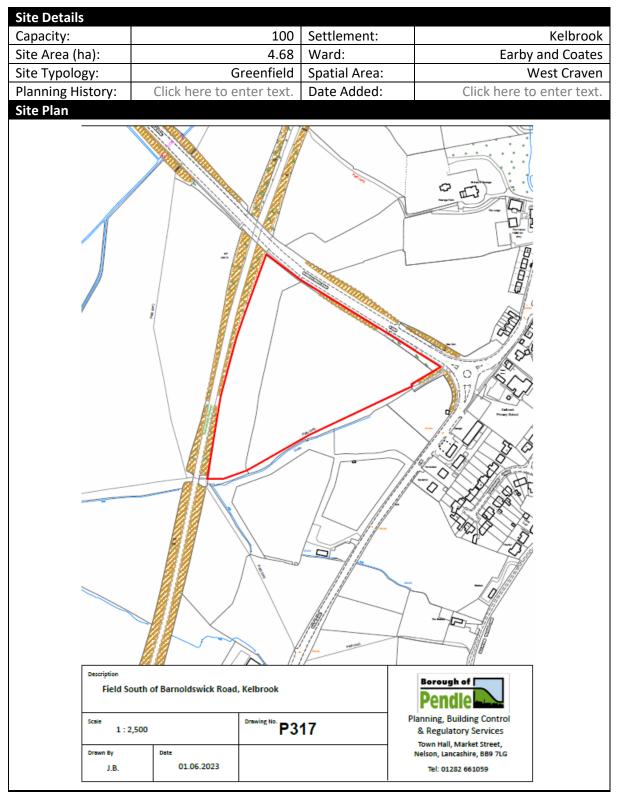
P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook

Summary Assessment

Summary: Isolated greenfield site in the open countryside. The site relates poorly to existing built up areas, and would represent a major development in the open countryside. The proposal is relatively distant from the majority of essential daily services promoting the need to travel by car. The isolated location of the site results in substantial adverse effects for landscape character. The site is not considered suitable for housing and as such is not deliverable within the next 15 years.

Available			Suit	able	Achievable							
	Yes			No					Yes			
Timescales	(Anticipa	ted Delive	ry)									
		0-5 yea	rs			6-10 yea	ars	11-	15 yea	irs	16 yea	ars +
2024/25	2025/26	5 2026/2	27	2027/28	2028/29							
0	0	0		0	0	0			0		20)
1. Availab	ility											
Is the lando	wner(s) a	ware and s	uppc	orts the pro	posals for t	he site?		Yes				
Is the site ir	n single la	ndownersh	ip?					Yes				
Is there any	develope	er interest i	n the	e site?				Unk	nown			
If so, what i	s the dev	eloper invo	lvem	ent?				Cho	ose an	iter	n.	
Is the site a	ffected by	, any tenan	icies,	third party	rights, or r	estricted		No				
covenants?												
What are th		ales for the	avai	ability of th	ne site?			0-5	years			
2. Suitabil	-											
2a. Designa												
Is the site a	ffected by	/ any of the				ck all that						
Green Belt				I/SPA/SPAC			Mi	nera	ls Safe	guai	rding	
National La	ndscape		BHS	S/SLNI/LNR	/GHS		-	otect				
									ment			
Open Count	tryside	\boxtimes	Ope	en Space					y Shop	ping	5	
							Fro	ontag	ge			
2b. Floodin	-	h a aita in 7					<u> </u>	25.5	00/ :	_		2/2
What Flood			fla	a dina a D						FIOC	od Zone	2/3
What is the									y low			
What is the 2c. Natural			1000	aing?				Non	ie			
							<u> </u>	Vaa				
Is the prope									adjoir	is sit	e	
Would the corridor or	•		in ac	averse erred	its for an ed	cological		No				
Would the			in th	o loss of a '				No				
Would the Would the		•						Yes, Grade 3				
What is the								Substantial				
What is the								Moderate Impact				
2d. Built En					isionity:			10100		<u> </u>	uci	
Is the prope			ne his	toric enviro	onment?			No				
Listed Build				hoose an it		nservation) Are	1		Othe	er	
Will the pro	0. /								margi		-	
2e. Other E								,				
Is the propo			ed by	contamina	tion?			No				
Is the propo						stable lan	d	No				
or culverted		•	,		,.			-				
Does the topography of the land constraint development potential?								Minor				
Is the proposal compatible with neighbouring land uses?								Yes				
2f. Accessib	oility											
Bus Stop Proximity 390m Service Frequency								20-40mins interval				
Primary Sch	nool	550m			Town or L	.ocal		2.5	52km			
					Shopping	Centre						
Secondary S	School	2.1km	_	_	Strategic Site	Employment 2.64km						_

Open Space	480m	Convenience Store	540m						
Leisure Centre	2.35km	GP	2.69km						
2g. Benefits									
Will the proposal support the delivery of affordable housing?Yes									
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain						
Will the proposal pro	vide for any other benefit	in additional to housing?							
No Information.									
3. Achievability									
Is the site accessible	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	a ransom strip?	Uncertain						
Is the proposal viable	??		Yes						
Is there any prospect for third party funding to support site delivery? Choose an item.									



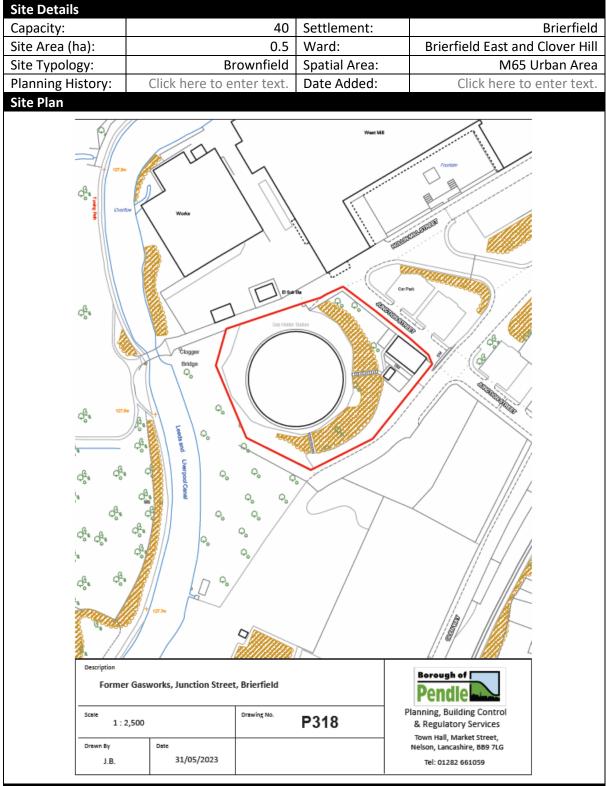
P317 Field south of Barnoldswick Road, Kelbrook

Summary Assessment

Summary: Isolated greenfield site in the open countryside. The site relates poorly to existing built up areas, and would represent a major development in the open countryside. The isolated location of the site results in substantial adverse effects for landscape character. The proposal is accessible to some essential daily services with others requiring the need to travel by car.

Available			Suit	table		Achieval	ble						
	Yes			No					Yes				
Timescales	(Anticipa	ted Delive	ry)										
		0-5 yea				6-10 yea	ars	11-	15 ye	ears	16 yea	ars +	
2024/25	2025/26			2027/28	2028/29	,			- /		- /		
0	0	0		0	0	0			0		10	0	
1. Availab	ilitv												
Is the lando	-	ware and s	uppo	orts the pro	posals for t	he site?	`	Yes					
Is the site in							``	Yes					
Is there any	-			site?					nowi	า			
If so, what i										n ite	m.		
Is the site a		•			rights, or r	estricted		No					
covenants?		,	,	/	0, .								
What are th	e timesca	,											
				,					,				
	-	ons											
Is the site a	ffected by	/ any of the	follo	owing desig	nations? (ti	ck all that	appl	ly)					
Green Belt			SSS	I/SPA/SPAC	2		Mir	nera	ls Sat	fegua	rding		
National La	ndscape		BHS	S/SLNI/LNR	/GHS		Pro	tect	ed				
	•						Em	ploy	men	t Lan	d		
Open Count	ryside	\boxtimes	Ope	en Space						pping			
							Fro	rontage					
2b. Flooding	g												
What Flood	Zone is t	he site in?						<25	% in l	Flood	Zone 2	/3	
What is the	risk of Su	rface Wate	er floo	oding?			١	Very	y low				
What is the	What are the timescales for the availability of the site? 2. Suitability Za. Designations s the site affected by any of the following designations? (tick all Green Belt SSSI/SPA/SPAC National Landscape BHS/SLNI/LNR/GHS Open Countryside Open Space Cb. Flooding What Flood Zone is the site in? What is the risk of groundwater flooding? What is the risk of groundwater flooding? Corridor or network? Would the proposal affected by priority habitats or species? Would the proposal likely result in adverse effects for an ecolog corridor or network? Would the proposal result in a loss of a TPO? What is the likely affect caused for Landscape Character? What is the likely affect caused for Landscape Visibility? 2d. Built Environment s the proposal likely to affect the historic environment?							Non	e				
Open Countryside ☑ Open Space □ 2b. Flooding ✓ Open Space □ What Flood Zone is the site in? ✓ ✓ ✓ What is the risk of Surface Water flooding? ✓ ✓ ✓ What is the risk of groundwater flooding? ✓ ✓ ✓ 2c. Natural Environment ✓ ✓ ✓ Is the proposal affected by priority habitats or species? ✓ ✓													
What is the risk of Surface Water flooding?What is the risk of groundwater flooding? 2c. Natural Environment Is the proposal affected by priority habitats or species?									Yes, adjoins site				
What is the risk of groundwater flooding? 2c. Natural Environment Is the proposal affected by priority habitats or species?Would the proposal likely result in adverse effects for an ecological							`	Yes, minimal impact					
What is the risk of groundwater flooding?None 2c. Natural Environment Is the proposal affected by priority habitats or species?Yes, adjWould the proposal likely result in adverse effects for an ecological corridor or network?Yes, min													
What is the risk of groundwater flooding?None 2c. Natural Environment Is the proposal affected by priority habitats or species?Yes, adjoins siteWould the proposal likely result in adverse effects for an ecological corridor or network?Yes, minimal impWould the proposal likely result in the loss of a TPO?No													
Would the p	proposal i	result in a l	oss o	f agricultur	al land?		`	Yes,	Grad	de 3			
What is the	likely affe	ect caused	for La	andscape C	haracter?		0,	Sub	stant	ial			
What is the	likely affe	ect caused	for La	andscape V	isibility?		I	Мо	derat	e Imp	oact		
2d. Built En	vironmer	nt											
Is the prope	sal likely	to affect th	ne his	storic enviro	onment?		1	No				-	
Listed Build	ing(s)	Grade	e: C	hoose an it	em. Cor	nservation	n Area	a		Oth	er		
Will the pro	posal pro	mote the c	oales	scence of se	eparate set	tlements?	`	Yes,	mar	ginal			
2e. Other E	nvironme	ent											
Is the prope	osal site li	kely affecte	ed by	contamina	tion?		I	No					
Is the prope	osal site li	kely affecte	ed by	on-site stru	uctures, un	stable land	d I	No					
or culverted	l waterco	urses?											
Does the to	pography	of the land	d con	straint dev	elopment p	otential?	1	Min	or				
Is the prope	sal comp	atible with	neig	hbouring la	nd uses?			Pote	ential	Issue	es		
2f. Accessib	oility												
Bus Stop Pre	oximity	100m			Service Fr	equency		20	-40m	nins ir	nterval		
Primary Sch	ool	210m			Town or L			2.2	18km	l			
					Shopping								
Secondary S	School	2.44km			Strategic	Employme	ent	2.9	98km	I			
					Site								

Open Space	140m	Convenience Store	200m
Leisure Centre	2.69km	GP	2.35km
2g. Benefits			
Will the proposal sup	Yes		
Will the proposal sup	port the delivery of self-bu	uild/custom build homes?	Uncertain
Will the proposal pro	vide for any other benefit	in additional to housing?	
No Information.			
3. Achievability			
Is the site accessible	to the public highway?		New infrastructure
			required.
Is the site served or s	erviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	/ any known easement or a	a ransom strip?	Uncertain
Is the proposal viable	?		Yes
Is there any prospect	for third party funding to	support site delivery?	Choose an item.



P318 Former Gas Holder, Brierfield

Summary Assessment

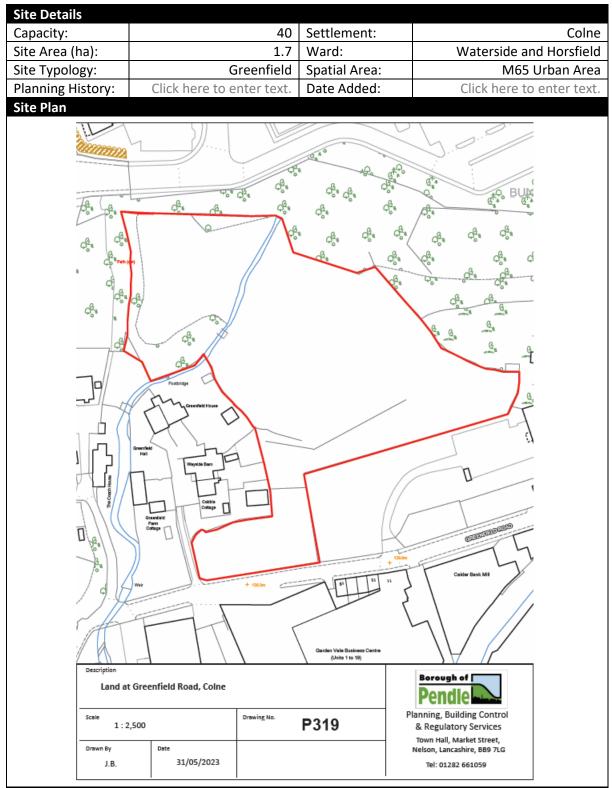
Summary: Brownfield site located within the settlement boundary of Brierfield. The site is currently used for gas infrastructure and features the metal structure of a former gas holder. The site forms a defining and visible locally landmark within the skyline of Brierfield. There has been proposals to list the structure in the past. The site is surplus to the requirements of the landowner. Demolition of the existing structure and remediating the land is likely to be at

significant cost in a low value area. Deliverability is therefore questionable. The site is highly access to existing services and facilities, located a short distance away from Brierfield town centre. There is some biodiversity sensitivity due to the site's proximity to the Leeds and Liverpool Canal, an important green corridor through the M65 urban corridor. Housing would not be fully compatible with surrounding uses with are in retail use. An employment use is likely to form the best use of the site if it is redeveloped.

best use of the site if i	t is redeve	-									
Available		Suitable				Achieval	ole				
Yes			ncerta	ain				Uncerta	in		
Timescales (Anticipate	ed Deliver	·y)									
	0-5 yea					6-10 yea	rs	11-15 yea	ars	16 ye	ars +
2024/25 2025/26	2026/2	27 2027	7/28	2028/29)						
0 0	0	C)	0		0		40		0	
1. Availability											
Is the landowner(s) aw			e pro	posals for	r th	ne site?	١	/es			
Is the site in single land								/es			
Is there any developer								Jnknown			
If so, what is the devel	-						(Choose ar	n itei	m.	
Is the site affected by	any tenan	cies, third	party	rights, or	re	stricted	١	/es			
covenants?											
What are the timescal	es for the	availability	y of th	ne site?			l	Jnknown			
2. Suitability											
2a. Designations											
Is the site affected by	any of the				(tic	ck all that					
Green Belt		SSSI/SPA/						erals Safe	egua	rding	
National Landscape		BHS/SLNI	I/LNR,	/GHS				tected			
								oloyment			
Open Countryside		Open Spa	ace					nary Shop	oping	3	
							Froi	ntage			
2b. Flooding											
What Flood Zone is the							F	-lood Zon	le 1		
What is the risk of Sur			?				L	_ow			
What is the risk of gro		flooding?					1	None			
2c. Natural Environme											
Is the proposal affecte		-						res, adjoi			
Would the proposal lik	ely result	in adverse	e effeo	cts for an	ec	ological	١	res, minir	nal i	mpact	
corridor or network?	<u> </u>										
Would the proposal like	-							No			
Would the proposal re		-						No, urban			
What is the likely affect								_ittle or n			
What is the likely affect		tor Landsca	ape V	isibility?			1	Not visible	е		
2d. Built Environment				_							
Is the proposal likely to								/es			
Listed Building(s)	Grade					servation		\mathbf{A}	Oth	er	\boxtimes
Will the proposal pron		oalescence	e of se	eparate se	ettl	lements?	1	No			
2e. Other Environmer											
Is the proposal site likely affected by contamination? Yes											
Is the proposal site likely affected by on-site structures, unstable land Yes											
or culverted watercourses?											
Does the topography of					рс	otential?		None/Mir			
Is the proposal compa	tible with	neighbour	ing la	nd uses?			F	Potential	lssue	es	

2f. Accessibility						
Bus Stop Proximity	330m	Service Frequency	<20mins interval			
Primary School	920m	Town or Local	440m			
		Shopping Centre				
Secondary School	1.19km Strategic Employmen		890m			
		Site				
Open Space	410m	Convenience Store	550m			
Leisure Centre	2km	GP	690m			
2g. Benefits						
Will the proposal sup	oport the delivery of afford	lable housing?	No			
Will the proposal sup	oport the delivery of self-b	uild/custom build homes?	No			
Will the proposal pro	ovide for any other benefit	in additional to housing?				
Site is available for e	mployment use.					
3. Achievability						
Is the site accessible	to the public highway?		New infrastructure			
			required.			
Is the site served or	serviceable to utility infrast	tructure?	Yes			
Is the site affected b	y any known easement or	a ransom strip?	No			
Is the proposal viable	e?		No			
Is there any prospec	t for third party funding to	support site delivery?	No			

P319 Greenfield Road, Colne



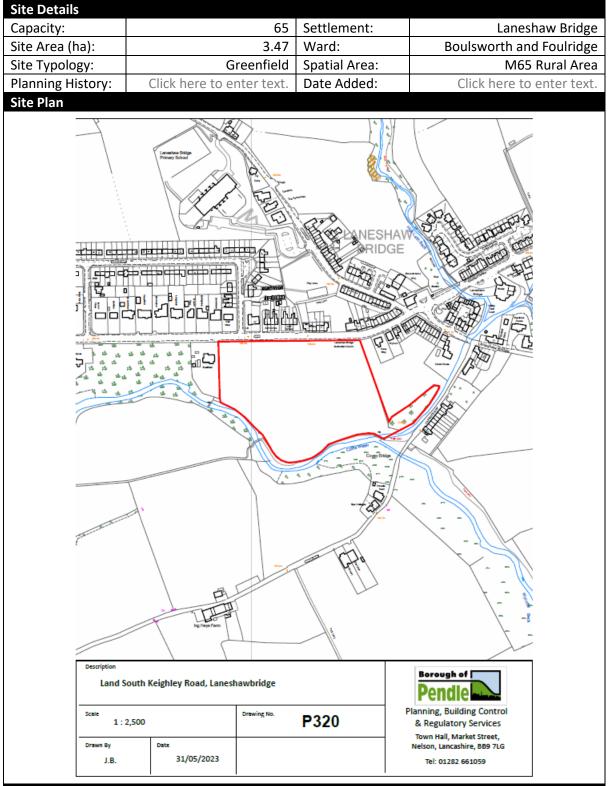
Summary Assessment

Summary: Greenfield site located within the settlement boundary of Colne. The site is adjacent to a proposed allocation within the Colne Neigbourhood Plan (Bunkers Hill). The site is accessible to a wider range of services available locally, including employment. Its development would help promote a modal shift away from car usage. The site is located within a conservation area, and is closely related to a number of listed buildings, likely forming part of their setting. Harm is likely to

arise as a result of the development on the historic environment which may render the site unsuitable for housing. Further assessment is needed of this to understand the role of the site and the degree of harm caused. The site is located close to an existing employment site with active uses. These uses may cause nuisance or harm the health and wellbeing of future residents of the site. Further study of this is required, with potential mitigation measures implemented in the detailed design.

detailed design.		1										
Available		Suit	able			Achievable						
Yes			Uncerta	ain				Uncertain				
Timescales (Anticipate	d Deliver	·y)							1			
r	0-5 yea					6-10 yea	rs	11-15 years	5 16 ye	ars +		
2024/25 2025/26	2026/2	27	2027/28	2028/29	Э							
0 0	0		0	0		0		40	()		
1. Availability												
Is the landowner(s) away			rts the pro	posals for	r tł	ne site?		Yes				
Is the site in single land								Yes				
Is there any developer								Unknown				
If so, what is the developer involvement? Choose an item.												
Is the site affected by a	ny tenan	cies,	third party	rights, or	r re	estricted		Uncertain				
covenants?												
What are the timescales for the availability of the site?0-5 years												
2. Suitability												
2a. Designations												
Is the site affected by a	ny of the	1			(tio	ck all that				1		
Green Belt			I/SPA/SPAC					nerals Safeg	uarding	\square		
National Landscape		BHS	S/SLNI/LNR	/GHS				otected				
								nployment La				
Open Countryside		Ope	en Space					mary Shoppi	ng			
							Fre	ontage				
2b. Flooding												
What Flood Zone is the								<25% in Floo	od Zone	2/3		
What is the risk of Surfa			-					Very low				
What is the risk of grou		flooc	ding?					None				
2c. Natural Environme												
Is the proposal affected								No				
Would the proposal like	ely result	in ad	lverse effec	cts for an	ec	ological		Yes, minima	l impact			
corridor or network?		• ••										
Would the proposal like	-							Yes				
Would the proposal res								Yes, Grade 4				
What is the likely affect			-					Minor				
What is the likely affect	t caused i	for La	indscape V	isibility?				Not visible				
2d. Built Environment												
Is the proposal likely to								Yes				
Listed Building(s)Image: Grade:MultipleConservation AreaImage: Other												
Will the proposal prom		oales	scence of se	eparate se	ett	lements?		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 o				· ·	: po	otential?		None/Minin				
Is the proposal compat	ible with	neigh	nbouring la	nd uses?				Potential Iss	ues			

2f. Accessibility			
Bus Stop Proximity	330m	Service Frequency	<20mins interval
Primary School	410m	Town or Local	620m
		Shopping Centre	
Secondary School	500m	Strategic Employment	0m
		Site	
Open Space	670m	Convenience Store	740m
Leisure Centre	620m	GP	1.7km
2g. Benefits			
Will the proposal sup	oport the delivery o	f affordable housing?	Uncertain
Will the proposal sup	oport the delivery o	f self-build/custom build homes	? Uncertain
Will the proposal pro	ovide for any other l	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 utility	/ infrastructure?	New Infrastructure
			Required
Is the site affected b	y any known easem	ent or a ransom strip?	Uncertain
Is the proposal viable	e?		Marginal
Is there any prospec	t for third party fun	ding to support site delivery?	No



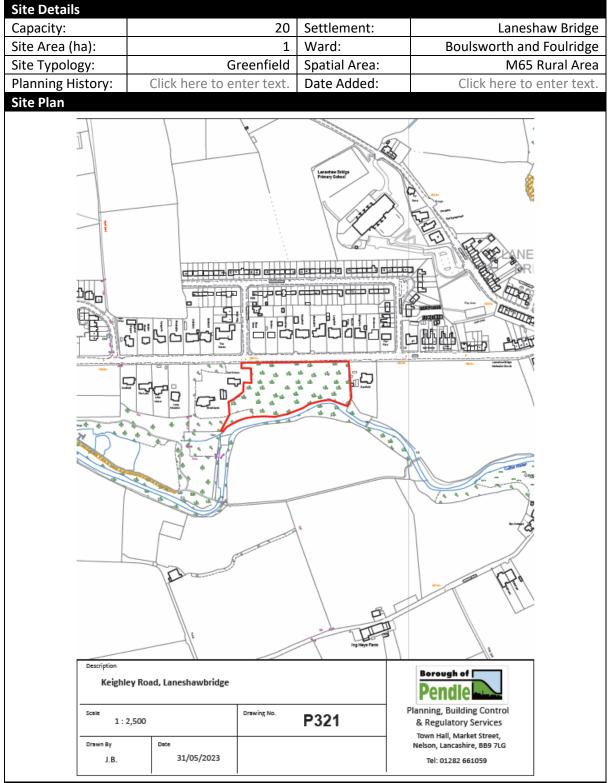
P320 South of Keighley Road, West of Carriers Row, Laneshaw Bridge

Summary Assessment

Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to assess wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its location reflects the pattern of development of the village, however is likely disproportionate in scale. A

small scheme would be more appropriate. The site is however open in character and highly visible from the south and contributes to the character and setting of the settlement. The site also likely forms part of the setting of listed buildings located in the village's historic core. The site is designated green belt and found to have a moderate-major contribution to green belt purposes. Available Suitable Achievable Yes No Yes **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 65 0 1. Availability Is the landowner(s) aware and supports the proposals for the site? Yes Yes Is the site in single landownership? Is there any developer interest in the site? Yes If so, what is the developer involvement? **Option/Promotion** Is the site affected by any tenancies, third party rights, or restricted Yes covenants? What are the timescales for the availability of the site? 0-5 years 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt \boxtimes SSSI/SPA/SPAC \square Minerals Safeguarding \square 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? <25% in Flood Zone 2/3 What is the risk of Surface Water flooding? 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 Yes, minimal impact corridor or network? Would the proposal likely result in the loss of a TPO? Yes Would the proposal result in a loss of agricultural land? Yes, Grade 4 What is the likely affect caused for Landscape Character? Moderate What is the likely affect caused for Landscape Visibility? Local Detrimental Impact 2d. Built Environment Is the proposal likely to affect the historic environment? Yes **Conservation Area** Listed Building(s) Srade: Multiple Other \square Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? No Is the proposal site likely affected by on-site structures, unstable land No or culverted watercourses? Does the topography of the land constraint development potential? None/Minimal Is the proposal compatible with neighbouring land uses? Yes 2f. Accessibility Bus Stop Proximity 0m Service Frequency 20-40mins interval

Primary School	260m	Town or Local	2.96km
		Shopping Centre	
Secondary School	2.72km	Strategic Employment	2.96km
		Site	
Open Space	100m	Convenience Store	2.1km
Leisure Centre	4.1km	GP	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	uild/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?		New infrastructure
			required.
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	y any known easement or a	a ransom strip?	No
Is the proposal viable	2?		Yes
Is there any prospect	for third party funding to	support site delivery?	Choose an item.



P321 Land south of Keighley Road, Laneshaw Bridge

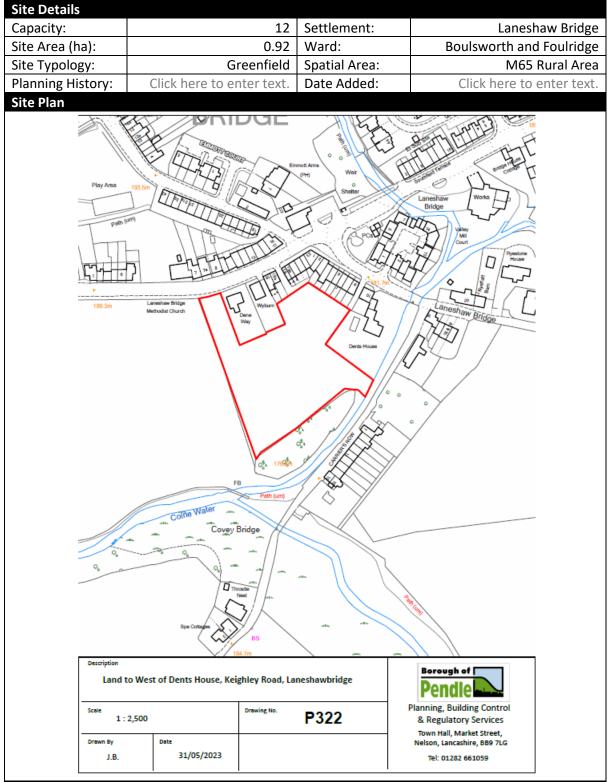
Summary Assessment

Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to assess wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its scale and location is proportionate of the role of the settlement and the pattern of development. The site is

however open in character and highly visible from the south and contributes to the character and setting of the settlement. Steeply rising ground makes developing the site difficult and is likely to magnify its effects on the wider area. A smaller scheme similar to size and layout to adjacent dwellings may be more appropriate. The site is closely related to a local biological site. Its development could adversely affect this site if not carefully mitigated for through the design process. The site is designated green belt and found to have a moderate-major contribution to green belt purposes. A smaller development limited to the road frontage could help reduce the adverse effects observed.

Available Suitable Achievable											
Yes			No			Yes					
Timescales (Anticipated	Delive	·v)									
	0-5 yea					6-10 yea	rs 11	15 ye	ears	16 yea	ars +
2024/25 2025/26	, 2026/2		2027/28	2028/2	29	,		,		,	
0 0	0		0	0		0		0		20)
1. Availability											
Is the landowner(s) awa	re and s	uppc	orts the pro	posals f	or tl	he site?	Yes	5			
Is the site in single lando	wnersh	ip?					Yes	5			
Is there any developer in	nterest i	n the	e site?				Yes	5			
If so, what is the develo	per invo	lvem	ent?				Ор	tion/P	romo	otion	
Is the site affected by any tenancies, third party rights, or restricted Yes											
covenants?											
What are the timescales for the availability of the site?0-5 years											
2. Suitability											
2a. Designations											
Is the site affected by ar	iy of the	1			? (ti	ck all that	apply)				
Green Belt	\boxtimes	SSS	I/SPA/SPAC	2			Miner	als Saf	egua	rding	\boxtimes
National Landscape		BHS	S/SLNI/LNR	/GHS			Protec	cted			
							Emplo	yment	t Lan	d	
Open Countryside	\boxtimes	Ope	en Space				Prima	•	pping	3	
							Fronta	age			
2b. Flooding											
What Flood Zone is the							Flo	od Zoı	ne 1		
What is the risk of Surfa			-				Lov				
What is the risk of grour		floo	ding?				No	ne			
2c. Natural Environmen			_								
Is the proposal affected				-						ffer zor	ıe
Would the proposal like	ly result	in ac	dverse effec	cts for a	n ec	cological	Yes	s, mini	mal i	mpact	
corridor or network?											
Would the proposal like	-						Yes				
Would the proposal resu								s, Grac			
What is the likely affect								oderat		1	
What is the likely affect	caused	tor La	andscape v	ISIDIIITY			IVIC	oderat	e imp	bact	
2d. Built Environment					<u> </u>						
Is the proposal likely to a	1	1		1			No				
	Will the proposal promote the coalescence of separate settlements?										
2e. Other Environment							No				
	Is the proposal site likely affected by contamination? Is the proposal site likely affected by on-site structures, unstable land										
		ea by	on-site stru	lctures,	uns	stable land	l No				
or culverted watercours	esr										

Does the topograph	y of the land const	raint development potential?	None/Minimal
Is the proposal com	patible with neight	oouring land uses?	Yes
2f. Accessibility			
Bus Stop Proximity	230m	Service Frequency	20-40mins interval
Primary School	490m	Town or Local	2.73km
		Shopping Centre	
Secondary School	2.49km	Strategic Employment	2.73km
		Site	
Open Space	330m	Convenience Store	1.87km
Leisure Centre	3.87km	GP	2.77km
2g. Benefits			
Will the proposal su	pport the delivery	of affordable housing?	Yes
Will the proposal su	pport the delivery	of self-build/custom build homes	? No
Will the proposal pro	ovide for any othe	r benefit in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public high	way?	New infrastructure
			required.
Is the site served or	serviceable to utili	ity infrastructure?	New Infrastructure
			Required
Is the site affected b	y any known ease	ment or a ransom strip?	No
Is the proposal viabl	e?		Yes
Is there any prospec	t for third party fu	inding to support site delivery?	Choose an item.



P322 Land west of Dents House, Laneshaw Bridge

Summary Assessment

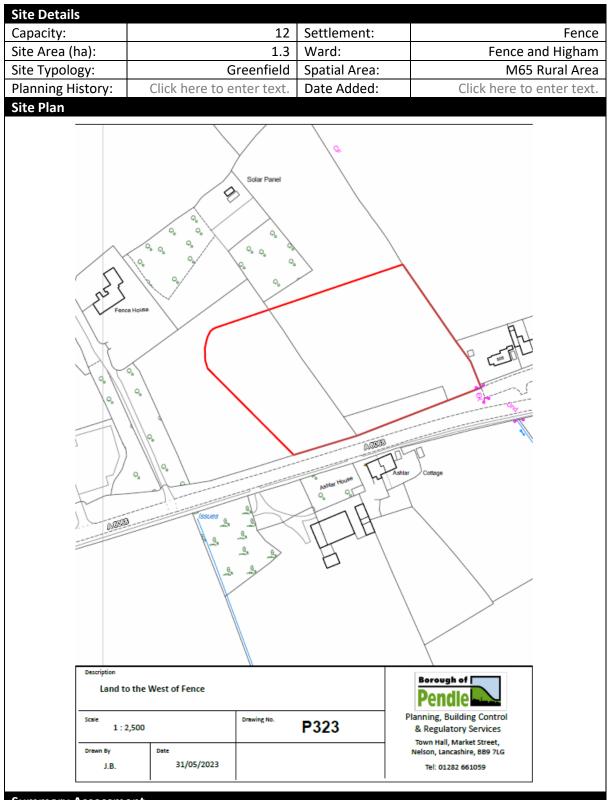
Summary: Greenfield edge of settlement site located within the green belt. The site is accessible to the limited range of services available within Laneshaw Bridge, residents are likely to travel by car to assess wider services available in Colne. The existing bus service may remove a limited number of these trips. The site sits on open land to the south of Laneshaw Bridge, its scale and location is proportionate of the role of the settlement and the pattern of development. The site is

somewhat contained by existing development however positively contributes to the character and setting of the village, and in particular is likely to form the setting of existing listed buildings located in the village. The site is inaccessible to the highway and requires the development of P320 before it can come forward. The site is designated green belt and found to have a moderatemajor contribution to green belt purposes.

Available	vailable Suitable Achievable										
Yes		Juita	No			Achieva	JIE		No		
	Deliver	n .)	NU					I	NU		
Timescales (Anticipated						6.40		44.41	-	16	
	0-5 yea		2027/20	2020/2	0	6-10 yea	irs	11-1:	5 years	16 ye	ars +
2024/25 2025/26	2026/2	27	2027/28	2028/2	9	0			0	1	<u> </u>
	0		0	0		0			0	12	2
1. Availability						h '		1			
Is the landowner(s) awa			rts the pro	posais to	r ti	ne site?		/es			
Is the site in single lando								/es			
Is there any developer in								/es	(0)		
If so, what is the develop								•	n/Prom	otion	
Is the site affected by any tenancies, third party rights, or restricted Yes											
covenants?											
What are the timescales for the availability of the site?0-5 years											
2. Suitability											
2a. Designations	6.1	<u> </u>			/	1 11 .1 .		<u>,</u>			
Is the site affected by an					(ti				<u> </u>		_
Green Belt			/SPA/SPAC						Safegua	arding	
National Landscape		BHS,	/SLNI/LNR	/GHS				tecte			
									nent Lan		
Open Countryside	\boxtimes	Ope	n Space					•	Shoppin	g	
							Fror	ntage			
2b. Flooding											. / -
What Flood Zone is the s									in Flood	Zone 2	2/3
What is the risk of Surfa			-					ow			
What is the risk of grour		flood	ing?				Γ	None			
2c. Natural Environmen											
Is the proposal affected								No			
Would the proposal like	y result	in ad	verse effec	cts for an	ec	cological	Y	res, n	ninimal i	impact	
corridor or network?											
Would the proposal like								/es			
Would the proposal resu			-					,	irade 4		
What is the likely affect					?			Mino			
What is the likely affect	caused	for La	ndscape V	isibility?			Ν	Node	rate Im	pact	
2d. Built Environment											
Is the proposal likely to a								/es			
Listed Building(s)	Grade		ultiple			nservation] Oth	ner	
Will the proposal promo	te the c	oales	cence of se	eparate s	ett	tlements?	Ν	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 compatil	ole with	neigh	bouring la	nd uses?			Y	/es			
2f. Accessibility											

Bus Stop Proximity	130m	Service Frequency	20-40mins interval
Primary School	390m	Town or Local	3.09km
		Shopping Centre	
Secondary School	2.85km	Strategic Employment	3.09km
		Site	
Open Space	230m	Convenience Store	2.23km
Leisure Centre	4.23km	GP	3.13km
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	in additional to housing?	
No information.			
3. Achievability			
Is the site accessible	to the public highway?		No
Is the site served or s	serviceable to utility infrast	ructure?	New Infrastructure
			Required
Is the site affected by	y any known easement or a	ransom strip?	No
Is the proposal viable	2?		Yes
Is there any prospect	for third party funding to a	support site delivery?	Choose an item.

P323 Land west of Fence



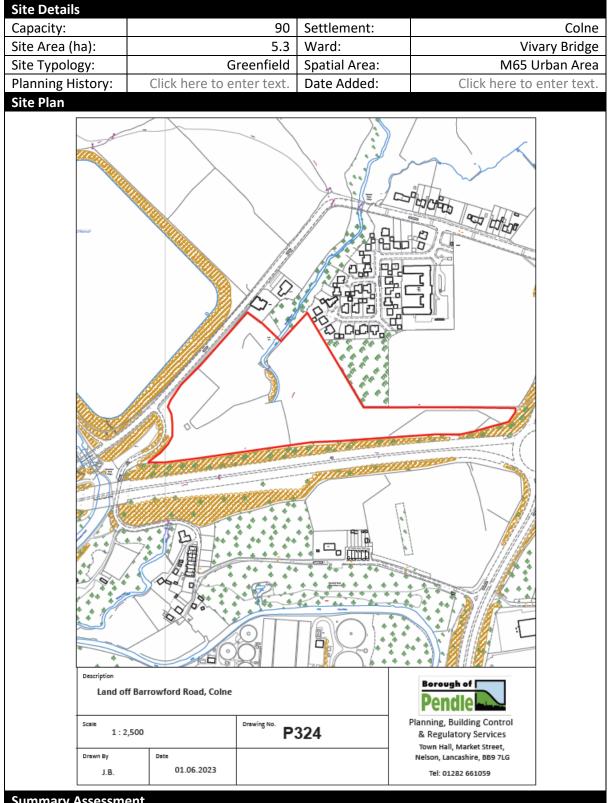
Summary Assessment

Summary: Greenfield site near to Fence designated Green Belt. The site is distant from most essential daily services including those located in Fence. Pedestrian routes are not suitable or safe for all users at all times of the day. The site is isolated from the wider settlement and does not relate well to the settlement pattern. The location of the site significantly increases the adverse

effects caused to the landscape character and quality. The site is also close to a listed building potentially forming part of its setting. The role and effect of the development on this heritage assessment will need to be assessed as part of confirming the suitability of the site for housing. The site forms part of the green belt and is assessed by the Green Belt assessment to have a critical role for green belt purposes.

Available	ble Suitable Achievable										
		Suitable	Na			Achieva	Jie	Va			
Yes			No					Yes	S		
Timescales (Anticipat		-				6.4.0				1.6	
	0-5 yea		120	2020/2		6-10 yea	rs	11-15 y	/ears	16 yea	ars +
2024/25 2025/26	2026/2			2028/2	9						
0 0	0	0		0		0		0		12	2
1. Availability								_			
Is the landowner(s) av			e pro	posals fo	or t	he site?		′es			
Is the site in single lan								′es			
Is there any develope								Jnknov			
If so, what is the deve	-							Choose		m.	
Is the site affected by	any tenan	cies, third p	barty	rights, o	or re	estricted	ι	Jncerta	ain		
covenants?											
What are the timescales for the availability of the site?0-5 years											
2. Suitability											
2a. Designations											
Is the site affected by	any of the				(ti	ck all that	apply	y)			
Green Belt	\boxtimes	SSSI/SPA/	SPAC	2			Min	erals S	afegua	arding	\square
National Landscape		BHS/SLNI,	/LNR	/GHS			Prot	ected			
							Emp	oloyme	nt Lan	d	
Open Countryside	\boxtimes	Open Spa	Open Space 🗌 Pri					nary Sh	oppin	g	
							Fror	ntage			
2b. Flooding											
What Flood Zone is th	e site in?							lood Z			
What is the risk of Sur	face Wate	er flooding?					٧	/ery lov	N		
What is the risk of gro		flooding?					Ν	Minor (Constra	aint	
2c. Natural Environme											
Is the proposal affected							Ν	١o			
Would the proposal li	kely result	in adverse	effe	cts for an	n ec	cological	Ν	١o			
corridor or network?											
Would the proposal li							Ν	١o			
Would the proposal re							Y	'es, Gra	ade 4		
What is the likely affe	ct caused	for Landsca	pe C	haracter	?		S	Substar	ntial		
What is the likely affe	ct caused	for Landsca	ipe V	isibility?			L	ocal De	etrime	ntal Im	pact
2d. Built Environment	t										
Is the proposal likely t	o affect th			onment?			Y	′es			
Listed Building(s)	🛛 Grade	e: Grade I	*	(Cor	nservation	Area		Oth	ner	
Will the proposal pror	note the c	oalescence	of se	eparate s	sett	lements?	Y	′es, ma	rginal		
2e. Other Environmer	nt										
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 compa	tible with	neighbouri	ing la	nd uses?	>		Y	′es			
2f. Accessibility											

Bus Stop Proximity	140m	Service Frequency	>60mins interval		
Primary School	1.1km	Town or Local	3.12km		
		Shopping Centre			
Secondary School	3.89km	Strategic Employment	3.3km		
		Site			
Open Space	1.16km	Convenience Store	1.41km		
Leisure Centre	3.77km	GP	3.37km		
2g. Benefits					
Will the proposal sup	port the delivery of afford	able housing?	Yes		
Will the proposal sup	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	No				
Is the proposal viable	Yes				
Is there any prospect	t for third party funding to a	support site delivery?	Choose an item.		



P324 Land south of Grenfell Gardens and east of Barrowford Road, Colne

Summary Assessment

Summary: Edge of settlement greenfield site designated green belt. Due to its edge of settlement location the site is some distances from local services and facilities promoting travel by car. The site does not relate well to the existing settlement pattern, increasing the like magnitude of the proposal on the landscape, and adversely affecting the setting of Colne. The site is subject to flood risk from surface water which may affect overall site capacity. The site is designated green belt and assessed to fulfil a moderate to major contribution to the Green Belt helping to maintain the separation of Colne and Barrowford

separation of Col	ne and	Barrow								
Available			Suit	able	Achievable					
Uncert	ain			No				Yes		
Timescales (Anti	cipated	Deliver	·y)							
	(0-5 yea	rs			6-10 yea	irs	11-15 years	16 ye	ars +
2024/25 202	5/26	2026/2	27	2027/28	2028/29					
0	0	0		0	0	0		0	9	0
1. Availability										
Is the landowner				rts the pro	posals for t	he site?		Uncertain		
Is the site in sing								No		
Is there any deve								Unknown		
If so, what is the								Choose an ite	m.	
Is the site affecte	d by an	y tenan	cies,	third party	rights, or r	estricted		Uncertain		
covenants?										
What are the tim	escales	for the	avail	ability of th	ne site?			Unknown		
2. Suitability										
2a. Designations		C . 1	<i>.</i>			1 12 - 1				
Is the site affecte	d by an	·		<u> </u>	•	ck all that	· · ·			
Green Belt				I/SPA/SPAC			-	1inerals Safeguarding		
National Landsca	ре		BHS	S/SLNI/LNR	/GHS			rotected		
On on Countraid							Employment Land			
Open Countrysid	e					rimary Shopping				
2b. Flooding							FI	Untage		
What Flood Zone is the site in?							<25% in Flood Zone 2/3			
What is the risk of			or floo	nding?				High		
What is the risk of								Minor Constraint		
2c. Natural Envir			11000							
Is the proposal at			itv ha	abitats or s	pecies?			Yes, within bu	ffer zo	ne
Would the propo						cological		Yes, minimal impact		
corridor or netwo						0		,	•	
Would the propo	sal likel	y result	in th	e loss of a	TPO?			Yes		
Would the propo	sal resu	lt in a lo	oss of	fagricultur	al land?			Yes, Grade 4		
What is the likely	affect o	caused t	for La	andscape C	haracter?			Moderate		
What is the likely	affect o	caused f	for La	andscape V	isibility?			Local Detrimental Impact		
2d. Built Environment										
Is the proposal likely to affect the historic environment? No										
Listed Building(s) Grade: Choose an item. Conservation Area Other Other										
Will the proposal	promo	te the c	oales	scence of se	eparate set	tlements?		Yes, marginal		
2e. Other Enviro	nment									
Is the proposal site likely affected by contamination?							No			
Is the proposal si	•		ed by	on-site stru	uctures, uns	stable land	b	No		
or culverted wate										
Does the topogra						otential?		None/Minimal		
Is the proposal co	ompatib	le with	neigł	nbouring la	nd uses?			Potential Issues		
2f. Accessibility										
Bus Stop Proximi	ty 40	0m			Service Fr	equency		40-60mins ir	nterval	

Primary School	1.56km	1.56km Town or Local					
		Shopping Centre					
Secondary School	1.48km	Strategic Employment	1.71km				
		Site					
Open Space	1.1km	Convenience Store	1.43km				
Leisure Centre	1.46km	GP	2.1km				
2g. Benefits							
Will the proposal sup	able housing?	Yes					
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	Uncertain						
Is the proposal viable		Yes					
Is there any prospect	for third party funding to s	support site delivery?	Choose an item.				

Site Details 26 Settlement: Brierfield Capacity: Site Area (ha): 0.84 Ward: Brierfield East and Clover Hill Site Typology: Greenfield Spatial Area: M65 Urban Area Date Added: **Planning History:** Click here to enter text. Click here to enter text. Site Plan Borough of Land adjoining Little Toms Farm, Brierfield Pendle Planning, Building Control Scale Drawing No 1:2,500 P325 & Regulatory Services Town Hall, Market Street, Drawn By Date Nelson, Lancashire, BB9 7LG 01.06.2023 J.B. Tel: 01282 661059

P325 Little Tom's Farm South, Brierfield

Summary Assessment

Summary: Edge of settlement greenfield site. The site forms a smaller version of P225. The site is accessible to a good range of services and public transport provision available largely cross boundary within the Borough of Burnley. The site is of limited scale and relates well to existing and committed development. Parts of the site are used informally for recreation by the local

community but the areas of true value sit further north from the site. The sits on sloping land and as such is visible from wider areas. The close relationship of the site with existing (and approved) development and its limited scale, together with retention of the larger undeveloped land to the north ensures that these effects are limited. The site is currently accessed via a narrow lane. It is possible that this lane is not sufficient in its width or standard to accommodate 26 homes and will need improvements. This will require works within Burnley Borough.

	improvements. This will require works within Burnley Borough.												
Available						Achievat							
	Yes Yes						Uncertain						
Timescales (A										_			
		0-5 yea					6-10 yea	rs	11-1	L5 ye	ars	16 ye	ars +
	025/26	2026/2	27	2027/28	2028/29	9							
0	0	0		0	0		26			0		0	
1. Availabilit	-												
Is the landow				orts the pro	posals foi	r th	ne site?		Yes				
Is the site in si	-								Yes				
Is there any de	•								Unkr	-			
If so, what is t									Choo			m.	
Is the site affe covenants?	cted by an	y tenan	cies,	third party	rights, or	re	estricted		Unce	ertair	1		
What are the	timescales	for the	avail	ability of th	e site?				0-5 y	ears			
2. Suitability			2.011						2 3 Y	2410			
2a. Designatio													
Is the site affe		v of the	follo	wing desig	nations?	(tio	ck all that	apr	lv)				
Green Belt				I/SPA/SPAC		(s Saf	egua	rding	\boxtimes
National Land	scane			5/SLNI/LNR					otecte		cguu	Tamb	
	Scupe		DITS								Lan	h	
Open Country	side	\boxtimes	One	en Space					mployment Land rimary Shopping				
open country	Side		Opt	en opuee					ontage				
2b. Flooding		1								-			
What Flood Zo	one is the s	ite in?							Flood Zone 1				
What is the ris	sk of Surfac	e Wate	r floo	oding?					Medium				
What is the ris	sk of groun	dwater	flood	ding?					Minor Constraint				
2c. Natural En	vironment	t											
Is the proposa	l affected	by prior	ity h	abitats or s	pecies?				No				
Would the pro	oposal likel	y result	in ac	dverse effec	cts for an	ec	ological		No				
corridor or ne	twork?												
Would the pro	oposal likel	y result	in th	ie loss of a ⁻	TPO?				No				
Would the pro	oposal resu	ılt in a lo	oss o	f agricultura	al land?				Yes, Grade 4				
What is the lik	ely affect o	caused f	for La	andscape C	haracter?)			Moderate				
What is the lik	ely affect o	caused f	for La	andscape V	isibility?				Moderate Impact				
2d. Built Envir	ronment												
Is the proposal likely to affect the historic environment?								No					
Listed Building(s) 🗌 Grade: Choose an item. Conservation Ar						Are	a		Oth	er			
Will the propo	sal promo	te the c	oales	scence of se	eparate se	ett	lements?		Yes,	marg	inal		
2e. Other Env	ironment												
Is the proposa	l site likely	affecte	ed by	contamina	tion?				No				
Is the proposa	l site likely	affecte	ed by	on-site stru	uctures, u	ns	table land	k	No				
or culverted w													
Does the topo					-	: po	otential?		None/Minimal				
Is the proposa	I compatik	le with	neig	hbouring la	nd uses?				Yes				

2f. Accessibility					
Bus Stop Proximity	310m	Service Frequency	20-40mins interval		
Primary School	1.2km	2.28km			
		Shopping Centre			
Secondary School	1.68km	Strategic Employment	1.44km		
		Site			
Open Space	400m	Convenience Store	340m		
Leisure Centre	1km				
2g. Benefits					
Will the proposal su	Uncertain				
Will the proposal su	? Yes				
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	Uncertain				
Is the proposal viable	Marginal				
Is there any prospec	t for third party fund	ling to support site delivery?	No		

Site Details 12 Settlement: Capacity: Nelson Site Area (ha): 0.32 Ward: Marsden and Southfield Site Typology: Brownfield Spatial Area: M65 Urban Area 13/14/0499P (Lapsed) Date Added: **Planning History:** Click here to enter text. Site Plan d, ¢. MOREETINGONAGENDESCUR Land at Barkerhouse Road, Nelson Pen Planning, Building Control Scal Drawing No. P326 1:2,500 & Licensing Town Hall, Market Street, Drawn By Date Nelson, Lancashire, BB9 7LG 21.04.23 J.B. Tel: 01282 661059

P326 Barkerhouse Road, Nelson

Summary Assessment

Summary: Previously developed site within the settlement boundary of Nelson, close to a good range of services and amenities locally and served by a regular bus. The site has few physical constraints, with direct frontage onto Barkerhouse Road. The site has been promoted previously for housing and the principal of developing the site for housing is already established. The

previous permission on site has however long since lapsed. Poor viability raises questions of deliverability at an otherwise suitable and unconstrained site. Achievable Available Suitable Uncertain Yes Uncertain Timescales (Anticipated Delivery) 6-10 years 0-5 years 11-15 years 16 years + 2024/25 2025/26 2026/27 2027/28 2028/29 0 0 0 0 0 0 6 6 1. Availability Is the landowner(s) aware and supports the proposals for the site? Uncertain Is the site in single landownership? Yes Is there any developer interest in the site? Unknown If so, what is the developer involvement? Choose an item. Is the site affected by any tenancies, third party rights, or restricted Uncertain covenants? What are the timescales for the availability of the site? Unknown 2. Suitability 2a. Designations Is the site affected by any of the following designations? (tick all that apply) Green Belt SSSI/SPA/SPAC Minerals Safeguarding \square National Landscape BHS/SLNI/LNR/GHS Protected \square \square \square **Employment Land Primary Shopping Open Countryside Open Space** 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? No, urban What is the likely affect caused for Landscape Character? Little or none What is the likely affect caused for Landscape Visibility? Not visible 2d. Built Environment Is the proposal likely to affect the historic environment? No Listed Building(s) Grade: Choose an item. **Conservation Area** Other Will the proposal promote the coalescence of separate settlements? No **2e. Other Environment** Is the proposal site likely affected by contamination? 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** 0m Service Frequency 20-40mins interval 520m **Primary School** Town or Local 1.11km Shopping Centre

Secondary School	1.27km	Strategic Employment Site	850m					
Open Space	170m	Convenience Store	0m					
Leisure Centre	1.12km	GP	1km					
2g. Benefits								
Will the proposal sup	port the delivery of afforda	able housing?	No					
Will the proposal sup	port the delivery of self-bu	ild/custom build homes?	Uncertain					
Will the proposal pro	Will the proposal provide for any other benefit in additional to housing?							
No Information.								
3. Achievability								
Is the site accessible	Is the site accessible to the public highway?							
Is the site served or s	Yes							
Is the site affected by	No							
Is the proposal viable	No							
Is there any prospect	for third party funding to s	support site delivery?	No					

Site Details								
Capacity:			Up to 50	Settlemen	it:		Barrowford	
Site Area (h	a):		2.7	Ward:	E	Barrowford and	Pendleside	
Site Typolog		G	reenfield	Spatial Are	ea:	M65	Urban Area	
Planning His		Click here to e	nter text.	Date Adde		Click here to	o enter text.	
Planning His Site Plan	story:	Lick here to e	nter text.	Date Adda	ed:	Click here to	o enter text.	
is currently limited by the forms part of development irreversible	Greenfield sit via a farm tr he site's clos of and within nt may fail to harm. Some	ack and would e relationship the setting o conserve the limited, large	d need imp to the Tro f the Carr I e noted cha and high (provement. bugh Laithe Hall Road Co aracteristics quality hous	Landscape es strategic dev onservation / of this conse sing may be s	n Area. Access ffects are likely elopment site. Area. A moderr ervation area le suitable close to de II Listed buil	to be The site housing ading to the north	
Available		Suita			Achievable	de li Listed buli	ung.	
wanable	Yes	5010	Uncerta	ain	Achievable	Uncertain		
Timescales	(Anticipated	Delivery)						
linescures	panticipatica	0-5 years			6-10 years	11-15 years	16 years +	
2024/25	2025/26	2026/27	2027/28	2028/29	5 10 years			
0	0	0	0	0	0	50	0	
1. Availab	-		0	0	U			
	-	re and suppor	ts the pro	nosals for t	ne site?	Yes		
	single lando	Yes						
	developer in		Unknown					
							m	
		per involveme ny tenancies, t		rights, or re	estricted	Choose an item.		
What are th	e timescales	Immediately						

P327 Land off Wheatley Lane Road, Barrowford

2. Suitability								
2a. Designations								
Is the site affected by	any of the	following design	nations? (tie	ck all that	t app	lv)		
Green Belt		SSSI/SPA/SPAC				nerals Safeguarding		
National Landscape		BHS/SLNI/LNR/			-	otected		
			GHS			ployment Land		
Open Countryside	\boxtimes	Open Space				mary Shopping		
		open opace		intage				
2b. Flooding		I						
What Flood Zone is th	ne site in?					Flood Zone 1		
What is the risk of Su		Low						
What is the risk of gro		-				Major Constraint		
2c. Natural Environm		0			I	,		
Is the proposal affect	ed by prior	ity habitats or s	pecies?			No		
Would the proposal li				ological		No		
corridor or network?	,			0				
Would the proposal li	kely result	in the loss of a T	PO?			Yes		
Would the proposal r						Yes, Grade 4		
What is the likely affe	ct caused	for Landscape Ch	naracter?			Moderate		
What is the likely affe	ct caused	for Landscape Vi	sibility?			Moderate Impact		
2d. Built Environmen		•						
Is the proposal likely	to affect th	e historic enviro	nment?			Yes		
	🛛 Grade			servatior	n Are	a 🖂 Other		
Will the proposal pro	mote the c	oalescence of se	parate sett	lements?)	No		
2e. Other Environme	nt		•					
Is the proposal site lik	ely affecte	d by contaminat	tion?			No		
Is the proposal site lik	ely affecte	d by on-site stru	ictures, uns	table lan	d	No		
or culverted waterco	urses?							
Does the topography	of the land	d constraint deve	elopment p	otential?		None/Minimal		
Is the proposal compa	atible with	neighbouring la	nd uses?			Yes		
2f. Accessibility								
Bus Stop Proximity	530m		Service Fre	equency		>60mins interval		
Primary School	1.19km		Town or L	ocal		1.75km		
			Shopping	Centre				
Secondary School	4km		Strategic E	mploym	ent	1.86km		
			Site					
Open Space	1.57km		Convenier	ice Store		1.92km		
Leisure Centre	2km		GP			1.55km		
2g. Benefits						1		
Will the proposal sup						Yes		
Will the proposal sup						Yes		
Will the proposal prov		•			-			
The proposal includes		-	ment accor	nmodati	on (n	o details provided) a	nd	
leisure provision (no	details pro	vided)						
3. Achievability								
Is the site accessible to the public highway?						New infrastructure		
						required.		
Is the site served or s	erviceable	to utility infrastr	ucture?			New Infrastructure		
		-				Required		
Is the site affected by	any know	n easement or a	ransom str	ip?		Uncertain		

Is the proposal viable?	Yes
Is there any prospect for third party funding to support site delivery?	No