

Pendle Local Plan  
Site Assessment Criteria

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
0	BASELINE INFORMATION								
0.1	What is the overall area of the site? (hectares)	Over 0.25ha				Under 0.25ha	PBC: GIS Mapping Landowners / Developers - Site Nomination Forms		Planning practice Guidance: para ID: 3-010-20140306
0.2	What is the indicative capacity of the site? (e.g. number of dwellings, employment floorspace etc.)	No score, contextual information only					PBC: GIS Mapping Landowners / Developers: Site Nomination Forms		
0.3	Describe the location of the site in relation to nearest settlement.	Within or adjoining a Key Service Centre	Within or adjoining a Local Service Centre	Within or adjoining a Rural Service Centre	Within or adjoining a Rural Village	Other (e.g. isolated sites in the open countryside)	PBC: GIS Mapping	Urban edge sites must have at least part of their boundary co-existent with a defined settlement boundary. Sites within existing settlements are considered to be more sustainable than edge of settlements and require evaluation.	NPPF - para 17 (BP5 and BP11) and para 55 Planning Practice Guidance - para ID: 3-016-130729 SHLAA Practice Guidance - para 38 Core Strategy - Policy SDP2
0.4	How much of the site can be regarded as previously developed land? (e.g. Brownfield / Greenfield split)	Brownfield	Predominantly Brownfield	Greenfield / Brownfield	Predominantly Greenfield	Greenfield or Brownfield of high environmental value	PBC: GIS Mapping & Site Visit	Determined in accordance with the NPPF definition for Previously Developed Land (PDL). Encourage the effective use of land by re-using PDL (brownfield land), provided it is not of high environmental value.	NPPF - paras 17 (BP8) & 111 Planning Practice Guidance - para ID: 8-024-20140306 Core Strategy - Policy SDP2
1	AVAILABILITY								
A	OWNERSHIP CONSTRAINTS								
1.1	Is the site currently in an alternative use?	No The site is vacant and available for development			Yes All or part of the site is in use, but the occupier(s) are on a short-term lease, which will not be renewed. The site can be made available within six months.	Yes The site is still in use and it is unclear when it will become available for development.	PBC: Site Visits Landowners / Developers: Site Nomination Forms	Sites that are currently in another use are not considered to be available; except where a landowner or developer has provided evidence that the occupier of the site is on a short-term lease and operations will cease within a six month period.	NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39
1.2	Is the number and identity of freehold or leasehold owners known?	Yes 1 owner			Yes 2 owners	Yes 3 or more owners	PBC: Business Rates / Property Services Landowners / Developers: Site Nomination Forms Estate Agents Local Residents	Sites in multiple ownership are often more difficult to assemble and make available for development.	Planning Practice Guidance - para ID: 3-020-130729 SHLAA Practice Guidance - para 39 ELR Guidance Note - Box 4.4
1.3	Is the site already owned by a developer or agency known to undertake development?	Yes			Don't know		PBC: Property Register Landowners / Developers: Site Nomination Forms Estate Agents		ELR Guidance Note - Box 4.4
1.4	Are the owner(s) of the site likely to sell or bring it forward for future development?	Development agreement already in place	Single owner willing to sell for future development	Single owner Intentions unknown or Multiple owners not identified	Multiple owners Issues identified but appear capable of resolution	Single or multiple owners Unwilling to develop and/or complex issues to be resolved	PBC: Business Rates Landowners / Developers: Site Nomination Form Estate Agents Land Registry		Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5
B	USER CONSTRAINTS								
1.5	Is the site currently designated for a particular use in an adopted Development Plan Document?	Yes For the proposed use	No	Yes But the designated use is no longer relevant			PBC: Local Plan / Area Action Plan Parish Council: Neighbourhood Plan LCC: Minerals & Waste Plan		NPPF - para 22 Planning Practice Guidance - para ID: 3-019-20140306 Core Strategy - para 2.6, Policy ENM1
1.6	Is there a valid permission for the proposed use?	Yes Permission for proposed use	No Permission for proposed use has expired	No Planning application for proposed use not made or not submitted	No Planning permission for proposed use has been refused	No Permission for alternative use	PBC: IDOX Uniform Database		NPPF: para 47 (Footnote 11) Planning Practice Guidance - para ID: 3-019-20140306
1.7	Is the proposed use the only acceptable form of built development on the site?	Yes			Don't know		PBC: GIS Mapping & Site Visit		
1.8	Is the site likely to be reserved for a specific end user, or specialist use?			No	Possibly / Don't know	Yes	PBC: Housing, Health & Economic Development Landowners / Developers: Site Nomination Forms		ELR Guidance Note - Box 4.6
C	TIMESCALES								
1.9	When is the site likely to be available for development?	Immediate or within one year	2-5 years	6-10 years	11-15 years	Over 15 years No longer available	Landowners / Developers: Site Nomination Forms Estate Agents	The Local Plan is required to allocate sites that will be available early in the plan period to address any backlog on delivery.	NPPF: para 47 (Footnotes 11 & 12) Planning Practice Guidance - para ID: 3-020-20140306 ELR Guidance Note - Box 4.5
1.10	PDL- If unoccupied, how long has the site been vacant?	> 5 years			1-5 years		PBC: Property Register & Business Rates		NPPF - para 22
2	ACHIEVABILITY								
A	VIABILITY								

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
2.1	Does the residual valuation calculation show a good (positive) value for the site, without the need for public funding to resolve infrastructure or other on-site constraints?	Viabile		Marginal		Unviable	PBC: EDU & Property Services Regenerate PL Estate Agents Developers	The economic viability of developing a site will often be the main factor in determining whether a site is likely to come forward for development. Sites are compared with the appropriate model benchmark in the Development Viability Study, which allows a broad-brush assessment of viability to be made. Site specific viability information may be provided by the landowner or developer.	NPPF - paras 173-177
2.2	Is there sufficient public funding committed, to overcome any infrastructure or on-site constraints, to make the proposed use viable?	Yes Not Required		Don't know		No	PBC: Housing & Economic Regeneration		
B	MARKET CONDITIONS / PERCEPTION AND DEMAND								
2.3	What is the strength of market demand in the area for the proposed development? (Assess the principal market segment in mixed-use developments)	Very strong	Strong	Moderate	Weak	Very weak	PBC: Internal data sets Estate Agents: House prices and demand data Land Registry: House prices Zoopla: House prices		NPF: para 159 Planning Practice Guidance: paras ID: 2a-019-20140306 and ID: 2a-030-20140306 SHLAA Practice Guidance: appendix 2 ELR Practice Guidance: Box E.1
2.4	What is the level of supply of comparable sites in the local area? (Including neighbouring authorities, where appropriate)	Shortage Strong market	Shortage Weaker market	Sufficient Enough sites to meet current demand		Abundant Little or no demand evident	PBC: Property Register Estate Agents: Listings		NPPF: paras 22 and 23 (BP6) ELR Practice Guidance: paras 4.4, 4.28 and 6.32
2.5	Is there any potential to extend the proposed development onto adjacent land in the future?	Yes Substantial areas of adjacent land have no obvious restrictions for the proposed use		Limited Some adjacent land is potentially suitable, but there may be some restrictions to development for the		No No the adjacent land is protected or there are likely to be severe restrictions to development for the	PBC: GIS Mapping & Site Visits Landowners		
2.6	Is the site being actively marketed for the proposed use?		Yes		No		PBC: Property Register Estate Agents	Identify if the property is being marketed for the proposed use. [N.B. scoring the length of time would adversely impact on property new to the market]	
3	SUITABILITY								
A	INFRASTRUCTURE CONSTRAINTS								
3.1	Is access to the site constrained? (e.g. presence of ransom strips or other known ownership constraints on development)	No		Don't know		Yes	PBC: Property Services Landowners / Developers: Site Nomination Form Estate Agents Lead Developer		Planning Practice Guidance - paras ID: 3-020-20140306 SHLAA Practice Guidance - paras 39 ELR Guidance Note - Box E.1
3.2	Is there an existing vehicular access into the site?	Yes There is an existing vehicular entrance with adequate visibility splays.	Yes There is a potential access point (e.g. farm gate/track) but it will require improvement to ensure that adequate visibility splays can be	No There is currently no vehicular access into the site. A new access point will be required, but adequate visibility splays can be provided.	Yes There is a potential access point (e.g. farm gate/track) but it is unlikely that adequate visibility splays can be provided.	No There is currently no vehicular access into the site. It is unlikely that a new access with adequate visibility splays can be provided.	PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form LCC: Highways	If vehicular access already exists then the site is considered to be ready and available.	Planning Practice Guidance - paras ID: 3-016-20140306 & ID: 3-020-20140306 SHLAA Practice Guidance - paras 38 & 39
3.3	Is the capacity of road network constrained in the immediate vicinity of site, or close by?	No	Yes But only minor congestion at peak times	Moderate Minor improvements in vicinity of site achievable through S106/S278/CIL	Significant Major improvements to highway network required through roadworks etc.	Significant Major improvements to highway network unlikely to occur	PBC: Engineering & Special Projects, Environmental Health LCC: Highways		NPPF - para 30 Planning Practice Guidance - para ID: 54-005-20141010 Core Strategy - Policy ENV4
3.4	Are any infrastructure works required to provide adequate connections to essential utilities? (including water supply, sewage, drainage, electricity, gas and telecoms)	No All connections available within the site	Yes Some connections available within the site. Minor works required to make off-site connections	Yes No connections available within the site. Minor/moderate works required to make off-site connections.	Yes Diversion of power lines, sewers etc. likely to be required.	Yes Major constraints for one or more connections	PBC: Engineering & Special Projects Landowners / Developers: Site Nomination Form Utility Companies EA		Planning Practice Guidance - para ID: 3-016-20140306
3.5	Is any part of the site within the buffer zone of high pressure gas pipeline (150m) or overhead electricity cables (100m)?	No	Yes Electricity cables Buffer Zone (Gas)	Yes Outer Zone (Gas)	Yes Middle Zone (Gas)	Yes Inner Zone (Gas)	PBC: GIS Mapping Utility Companies HSE		Planning Practice Guidance - para ID: 3-016-20140306
3.6	Will the topography of the site lead to a reduction to the net developable area, or require engineering solutions that will constrain the size and shape of the plots / plateau available for development?	None Minimal loss of developable land	Minor Up to 25% of the site may be undevelopable	Moderate 25-50% of the site may be undevelopable	Significant Less than half the site may be developable	Critical The site is undevelopable	PBC: GIS Mapping, Aerial Photography & Site Visits Landowners / Developers: Site Nomination Form		Planning Practice Guidance - para ID: 3-016-20140306
B	NATURAL ENVIRONMENT								
3.7	Would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological or biodiversity value?	No Not in close proximity to a designated site, and/or no adverse impacts identified.	No But the site is within an Ecology Standing Advice Consultation Zone	No Within the buffer zone for a BHS/GHS/LNR	Yes BHS/GHS/LNR adjoins or present on the site	Yes Potential for adverse impact on SAC/SPA/SSSI	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map	Recommended buffer zones: Special Area of Conservation (SAC) = 1000m Ancient Woodland = 500m Site of Special Scientific Interest (SSSI) = 250m Priority Habitat / Priority Species = 250m Local Wildlife Site (BHS, LNI) = 250m Local Nature Reserve (LNR) = 100m Local Geodiversity Site (LGS) = 50m	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-009-20140306 Core Strategy - Policy ENV1

Criteria		Traffic Lighting (Stage 1) & Scoring (Stage 2)					Additional Information		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
3.8	Do records show the presence of priority habitats or priority species on, or near, the site?	No		Yes Within buffer zone	Yes Adjoins site	Yes On site	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) <del>Natural England - Magic Map</del>	As above	NPPF - paras 9,109, 114 & 117 Planning Practice Guidance - para ID: 8-017-20140306 Core Strategy - Policy ENV1
3.9	Would development of the site be likely to result in any adverse impacts for an ecological network or a wildlife corridor?	No	Yes Minimal impact, mitigation possible. Not within an Ecology Standing Advice	Yes Moderate impact, mitigation possible. Within an Ecology Standing Advice	Yes Significant impact, mitigation possible. Within an Ecology Standing Advice	Yes Significant impact , mitigation <b>not</b> possible. Within an Ecology Standing Advice	PBC: GIS Mapping LCC: LERN Environment Records & MapZone Lancashire Wildlife Trust (LNP) Natural England - Magic Map		
3.10	Would development of the site be likely to result in the loss of trees, hedgerows or shrubs protected by a TPO?	No There are no TPOs on the site. The site is not within the 15m buffer for a TPO		Partial The site is within the 15m buffer for a TPO tree.		Yes The site contains a TPO .	PBC: GIS Mapping		NPPF - paras 118 (BP5) Planning Practice Guidance - para ID:36-001-20140306 Core Strategy - Policy ENV1
3.11	Would development of the site be likely to result in the loss of agricultural land?	No Urban		Yes Grade 5	Yes Grade 4	Yes Grade 3	LCC: MapZone		NPPF - paras 109, 112 & 143 (BP8) Planning Practice Guidance - para ID8-026-20140306
3.12	Would development of the site be likely to result in the loss of Green Belt land?	No				Yes	PBC: GIS Mapping	Also refer to Site Assessment Criterion 3.17, which considers the potential for the coalescence of settlements.	NPPF- paras 79-91 Core Strategy - Policies ENV1 & ENV2
3.13	Would development of the site be likely to result in the loss of designated open space, common land, village green or local green space?	No loss		Partial loss Off-site replacement feasible		Significant / total loss Off-site replacement not feasible	PBC: GIS Mapping		NPPF - paras 74 & 77 Core Strategy - Policy ENV1
3.14	Would development of the site be likely to result in any adverse impacts on the Forest of Bowland AONB?	No Not within the vicinity of the AONB		Yes Located outside the AONB, but potential for impact on views out of the AONB	Yes Within the AONB, but minor and/or localised impact anticipated	Yes Within or adjacent to the AONB, but is likely to have a significant impact	PBC: GIS Mapping LCC: Forest of Bowland AONB Management Plan	Great weight should be given to conserving landscape and scenic beauty in AONB.	NPPF - paras 14 (Footnote 9) , 115 and 165 Planning Practice Guidance - para ID: 8-004-20140306 and ID: 8-005-20140306 Core Strategy - Policies ENV1 & ENV2
3.15	Identify the principal landscape character type for the area in which the site is located.	No score, contextual information only					Natural England: National Character Areas LCC: Landscape Character Assessment	Where possible, proposed developments should be of a size, type and density that is in sympathy with the prevailing landscape character	
3.16	In the context of the landscape character type in which the site is situated, describe how development of the site for the proposed use would be likely to impact on the wider landscape.	Little or none (e.g. self contained site within a settlement boundary)	Minor (e.g. urban edge site enclosed on 2-3 sides by development)	Moderate (e.g. urban edge site with development along one boundary)	Substantial (e.g. sustainable development on a site within 400m of the settlement boundary of a key, local or rural service	Significant & adverse (e.g. incongruous development on an isolated site within the open countryside)	PBC: GIS Mapping Natural England: National Character Areas LCC: Landscape Character Assessment		NPPF: para 109 (BP1) Planning Practice Guidance: para ID: 8-001-20140306 Core Strategy: Policy ENV1
3.17	How visible is the site in the landscape from public vantage points? (e.g. roads, railway lines, public rights of way, viewpoints etc.)	Not visible	Visible Minor impact, site well screened	Visible Moderate impact (visible in distant views)	Visible Local detrimental impact minimal / no screening	Highly visible Significant adverse impact	PBC: GIS & Lidar Mapping, Aerial Photography, Site Visits		NPPF - para 109 Planning Practice Guidance - para ID: 8-001-20140306 Core Strategy - Policies SDP2, ENV1 and ENV2
C	Historic & Built Environment								
3.18	Would development of the site be likely to result in any harm to the significance of a heritage asset, its setting or the wider historic environment? (e.g. listed buildings, scheduled monuments, conservation areas, townscape features, archaeological remains etc.)	No No adverse impacts identified. No data relating to archaeological remains available for this site.	Yes Conservation Area adjacent to the site; setting may be affected. Potential harm to an asset identified on a Local List.	Yes All or part of the site lies within a Conservation Area. Potential harm to a Grade II Listed Building or its setting No data relating to archaeological remains available for this site. <del>Further investigation may be required.</del>	Yes Potential harm to a Grade II* Listed Building or its setting.	Yes Potential harm to a Grade I Listed Building, a Scheduled Ancient Monument or their setting. Site contains known archaeological remains. Further investigation must be carried out.	PBC: GIS Mapping and Site Visits LCC: Environment Directorate & MapZone Historic England: Advice Note 3	What if any protected species or habitats are likely to be present? Record the presence of natural and heritage assets in the immediate vicinity of the site.	NPPF - paras 126-141 Planning Practice Guidance - para Core Strategy - Policy ENV1
3.19	Would development of the site be likely to contribute towards the coalescence of settlements?	No	Yes Will marginally reduce the size of the gap between two settlements		Yes Will significantly reduce the size of the gap between two settlements	Yes Could potentially close the gap between two settlements	PBC: GIS Mapping		NPPF- paras 80
D	Other Environmental Constraints								
3.20	Have any potential sources of contamination been identified?	No No issues identified.	Yes Possible legacy from former industrial use	Yes Within 250m buffer zone of a landfill site	Yes Potential for on-site contamination (e.g. <del>former landfill site</del> )	Yes Officially designated contaminated site	PBC: GIS Mapping, Environmental Health LCC: Minerals & Waste EA: Landfill Maps		NPPF - paras 109, 120 & 121 Planning Practice Guidance - para ID: 33-001-20140306 Core Strategy - Policy ENV5
3.21	Are there any potential adverse impacts arising from on-site structures, unstable land, culverted watercourse etc.?	No No issues identified.		Yes Minor engineering works required, with little or no loss of developable land.		Yes Significant engineering works required, and some loss of developable land	PBC: GIS Mapping & Site Visit Lancashire County Council: Asset register EA: Asset register		NPPF - para 109, 102 & 121 Planning Practice Guidance: para ID: 45-001-20140306 Core Strategy: Policy ENV5
3.22	Is the site potentially affected by former coal mining activities, or are there any potentially workable mineral deposits on or under the site?	Off Coal Area / Not within a Mineral Safeguarding Area		Standing Advice Area for Coal		Development Referral Area (Coal) or Mineral Safeguarding Area	PBC: GIS Mapping LCC: Minerals & Waste Coal Authority: Planning Team	GIS layers are available for coal referral and standing advice areas and for mineral safeguarding areas.	NPPF - para 143 Planning Practice Guidance - para ID: 27-147-20140306 Core Strategy - Policies ENV1 & ENV6
3.23	What is the likely risk and extent of flooding on the site? (N.B. undeveloped sites only)	Zone 1	<25% in Flood Zone 2 or 3	25-50% in Flood Zone 2 or 3	50-75% in Flood Zone 2 or 3	>75% in Flood Zone 2 or 3	PBC: GIS Mapping EA: GIS mapping - Flood risk from rivers or the sea <u>and</u> flood risk from reservoirs	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to these GIS layers. Mapping to show the extent of Flood Zones 3a and 3b is not readily available, but <del>will be assessed for any sites considered for allocation</del>	NPPF - paras 99-104 Planning Practice Guidance - para ID: 7-001-20140306 and ID: 7-003-20140306 Core Strategy - Policy ENV7

CRITERIA		TRAFFIC LIGHTING (STAGE 1) & SCORING (STAGE 2)					ADDITIONAL INFORMATION		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
3.24	What is the likely risk and extent of surface water flooding on the site? <small>(undeveloped sites only)</small>	Very Low	Low		Medium	High	PBC: GIS Mapping EA: GIS Mapping and Flood risk from surface water	The extent of surface water flooding is available to view on the EA website and PBC has access to the GIS layers.	NPPF - paras 99-104 Planning Practice Guidance: para ID: 7-013-20140306 <small>Core Strategy - Policy ENV7</small>
3.25	Is there any evidence of groundwater or aquifers on the site, or is the site within a drinking water safeguarded zone?	No		Yes Minor constraints		Yes Significant constraints	PBC: GIS Mapping EA: Aquifer superficial drift and bedrock mapping	The extent of Flood Zones 2&3 are available to view on the EA and LCC (MapZone) websites and PBC has access to the GIS layers.	NPPF - paras 109 (BP4) Planning Practice Guidance: para ID: 34-010-20161116 <small>Core Strategy - Policy ENV7</small>
E	QUALITY OF THE WIDER ENVIRONMENT								
3.26	Is the proposed development likely to have an adverse impact on surrounding uses? If yes, could these be overcome through mitigation measures?	No		Yes Mitigation measures should overcome any issues		Yes Mitigation either not possible or will have limited benefit	PBC: GIS Mapping (consideration and recording of surrounding uses), Environmental Health records and site visits.	Consider both from the site and adjacent uses.	Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38
3.27	What is the potential for adjacent land uses to constrain the type and quality of uses that could potentially occupy the site? (i.e. in terms of noise and light pollution, traffic generation etc.)	Minimal or no impact		Moderate negative impact. Mitigation measures should overcome any issues	Significant negative impact. Major mitigation work required or not possible.	Air Quality Management Area (AQMA) in immediate vicinity. Major mitigation work required or not possible.	PBC: Site Visit & Environmental Health	Assess the compatibility of adjacent occupiers/uses. Consider the extent to which development of the site may be constrained by amenity considerations arising from these occupiers/uses (i.e. in terms of pollution, noise, light or traffic generation)	Planning Practice Guidance - para ID3-016-130729 SHLAA Practice Guidance - para 38 ELR Practice Guidance - Box E.1
F	ACCESSIBILITY								
3.28	Access to the motorway network.	<1km	1-2km	2-3km	3-5km	>5km	PBC: GIS Mapping	Distance travelled to access the nearest motorway junction.	Core Strategy - Policy ENV4
3.29	Access to the nearest main road.	Direct access onto motorway network	Direct access onto A or B road, no issues	Direct access onto A or B road, some issues to resolve	Indirect access onto A or B road <2km journey along distributor road / residential street	Indirect access onto A or B road >2km journey with critical restrictions to HGV access requiring off-site works	PBC: GIS Mapping, Engineering & Special Projects LCC: Highways	Restrictions may include narrow roads, restrictive height and weight restrictions on bridges. Distance travelled to access the nearest junction with an A Road (or the B6383 in West Craven)	NPPF - paras 17 (BP11) , 30 and 35 Core Strategy - Policy ENV4
3.30	Access by public transport, from the nearest key service centre.	Bus stop with <20 min service interval, or railway station within a 5 min walk	Bus stop with <20-40 min service interval, or railway station within a 5-10 min walk	Bus stop with 40-60 min service interval, or railway station within a 5-10 min walk	Bus stop with 1 route and >60 min service interval, or railway station within a 5-10 min walk	No bus stops or railway station within a 5-10 min walk	PBC: GIS Mapping Transdev/Northern Rail: Service timetables	Based on distance from the centre of a site, using a safe and direct route: WALKING 5 minutes upto 400m (flat) 10 minutes upto 800m (flat), or 400m (with a long or steep slope) 15 minutes upto 1200m (flat) or 800m (with a long or steep slope) 20 minutes upto 1600m (flat) or 1200m (with a long or steep slope) DRIVING 5 minutes upto 1km (high density urban) or 2-3km (low density/rural) 10 minutes upto 4km (high density urban) or 4-8km (low density/rural)	NPPF - paras 30, 34 & 35 Core Strategy - Policy ENV4
3.31	Ease of access to nearest source of significant employment. (e.g. business park, town centre, retail park etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping RegeneratePL: Spatial Plan	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.32	Ease of access to nearest Town or Local Shopping Centre <small>(excludes out of town retail)</small>	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.33	Ease of access to nearest supermarket or superstore (e.g. Sainsbury's, Asda, Morrisons, Booths etc.) .	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.34	Ease of access to nearest convenience store (e.g. Spar, Nisa, Premier, Co-op etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan / GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.35	Ease of access to nearest primary school or nursery	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.36	Ease of access to nearest secondary school	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.37	Ease of access to nearest doctors surgery, medical centre or health centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.38	Ease of access to nearest dentist	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.39	Ease of access to nearest hospital	Within a 25 min walk or a 5-10 min drive		Within a 25-50 min walk or a 10-15 min drive		Over 50 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.40	Ease of access to nearest sports or leisure centre	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.41	Ease of access to nearest cultural facility (e.g. theatre, cinema, art gallery, museum etc.)	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Within a 30 min walk or a 10-15 min drive	Over 30 min walk or 15 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.42	Ease of access to nearest amenity open space (including parks, equipped play areas etc.)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4
3.43	Ease of access to nearest public right of way (e.g. footpath, bridleway or cycleway)	Within a 5 min walk	Within a 10 min walk	Within a 15 min walk or a 5 min drive	Within a 20 min walk or a 5-10 min drive	Over 20 min walk or 10 min drive	PBC: Local Plan & GIS Mapping	As above	NPPF - paras 17 (bullet point 11) 30, 34, 35, 37 and 38 Core Strategy - Policy ENV4

Criteria		Traffic Lighting (Stage 1) & Scoring (Stage 2)					Additional Information		
Ref	Issue	5 pts	4 pts	3 pts	2 pts	1pt	How will it be measured?	Additional Comments	Linkages to legislation, guidance and Policy
G	Social and Regeneration Policy								
3.44	Is the site within a designated Neighbourhood Area?	No score, contextual information only							
3.45	Has the site been identified (in an existing or proposed strategy/masterplan) as a key opportunity to deliver economic development, or other spatial policy objectives ?	Yes (Adopted document)	Yes (Draft document)			No	PBC: Local Plan, Housing & Economic Regeneration PLA: Spatial Guide, ED Strategy LEP: Lancashire Growth Plan		ELR Practice Guidance - para 2.11

### Stage 1: High Level Assessment

**Traffic Lighting (RAG)**

Positive
Neutral / Mixed
Negative
Negative - Critical Impact

### Stage 2: Detailed Assessment

**Scoring**

5 pts	Positive
4 pts	↓
3 pts	↓
2 pts	↓
1pt	Negative

**Abbreviations**

PBC = Pendle Borough Council

LCC = Lancashire County Council

LEP = Lancashire Enterprise Partnership

PLA = Pennine Lancashire Authorities

EA = Environment Agency



Pendle Local Plan  
Employment Sites

FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY										ACHIEVABILITY						SUITABILITY								
REF	SITE NAME & ADDRESS	TOWN		HOUSING	EMPLOYMENT	OTHER / BOUNDARY CHANGE	GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS						INFRASTRUCTURE CONSTRAINTS						NATURAL
								0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO		
P013	Land north of West Craven Business Park	Earby		0	Yes	10.87		5		4	1	5	1	1	2	4	3	5	4	5		1	3	4	5	5	2	5	3	5	3	5	4	5		
P014	Land south of Wood Clough Platts	Brierfield	Yes	48	Yes	2.15	Environmental Protection	5		5	1	5	5	5	4	4	5	5	4	5		1	1	3	3	3	2	5	4	5	4	5	5	3		
P025	Land at Riverside Business Park	Barrowford		30	Yes	3.67		5		4	3	5	5	5	4	1	1	1	4	4		1	1	4	4	1	4	5	4	3	4	3	4	5		
P026	Riverside Mill	Nelson	Yes	100	Yes	2.56		5		5	5	5	5	3	4	1	4	1	4	5	5	1	1	3	3	1	4	5	5	3	5	5	4	5		
P034	Land off Juno Street	Nelson	Yes	0	Yes	0.27		5		5	5	5	5	5	5	4	3	3	4	1	1	1	1	2	3	1	2	5	3	5	3	5	5	5		
P046	Land off Carr Road	Nelson		0	Yes	1.05	Community	5		5	5	5	5	5	4	4	3	3	4	4	5	1	1	3	3	1	2	5	5	5	4	5	5	5		
P047	Land off Lomeshaye Way	Nelson		0	Yes	2.98		5		5	3	3	5	5	4	4	3	3	4	4		1	1	3	3	1	2	5	5	5	4	5	4	5		
P048	Former Gas Works	Brierfield	Yes	43	Yes	1.42		5		5	5	5	5	5	4	5	3	3	4	4	5	1	1	3	3	1	2	5	3	3	5	5	3	5		
P049	Land off Greenfield Road	Colne	Yes	34	Yes	1.12		5		1	1	5	5	5	4	5	3	3	4	5	5	1	1	3	3	5	2	5	3	3	3	5	5	2		
P050	Land adjacent to Wanless Water	Colne	Yes	28	Yes	0.94		5		5	1	3	5	5	4	4	3	3	4	3	3	1	1	3	3	1	2	1	4	5	3	2	4	3		
P052	Former Railway Sidings	Brierfield	Yes	60	Yes	1.59		5		5	5	5	5	1	4	4	3	1	4	4	1	1	1	3	1	1	2	5	5	5	4	5	5	5		
P057	Former Fernbank Mill	Barnoldswick	Yes	30	Yes	2.44		5		5	5	5	5	3	3	4	3	3	2	5	5	1	1	3	3	5	2	5	5	4	5	5	5	5		
P067	Land south of Colne Water	Colne		60	Yes	6.37		5		5	3	5	5	1	4	4	3	1	2	5	1	1	3	5	5	2	5	5	5	5	5	5	5	5		
P068	Land at Barnoldswick Road / Colne Road	Kelbrook	Yes	64	Yes	2.13		5		3	1	5	5	3	4	4	3	3	4	5		1	1	4	3	5	2	5	4	4	3	5	5	5		
P069	Land west of Kelbrook Beck	Kelbrook		0	Yes	4.87		5		3	1	5	1	3	3	4	3	3	4	4		1	1	4	3	3	2	5	3	4	3	5	5	2		
P070	Land to south of Greenhead Lane	Brierfield		0	Yes	29.51		5		1	1	5	1	3	2	4	3	3	4	1		1	1	2	3	5	2	5	4	5	2	1	3	2		
P074	Scholefield Farm	Nelson	Yes	0	Yes	3.51	Leisure	5		5	2	3	3	1	3	4	3	1	4	4		1	1	2	3	5	2	5	3	5	4	5	4	5		
P142	Land south of Red Scar Works	Colne	Yes	39	Yes	1.10		5		5	1	5	5	3	4	4	3	1	3	4		1	1	3	1	1	2	5	5	4	4	5	4	5		
P144	Land off Hollin Bank	Brierfield	Yes	19	Yes	0.53		5		4	2	5	5	1	3	1	3	1	4	5		1	1	3	3	1	4	5	3	3	3	5	5	2		
P145	Storage Compound	Colne		0	Yes	0.37		5		5	5	3	5	1	3	4	3	1	2	4	1	1	1	2	1	1	2	5	5	2	5	5	5	5		
P146	Land west of Alder House	Nelson	Yes	50	Yes	0.70		5		5	1	5	5	1	3	4	3	1	3	4		1	1	3	3	1	2	1	4	3	3	5	3	2		
P151	Profile Park	Nelson	Yes	0	Yes	4.05	Protected Employment Area - remove designation	5		5	5	5	1	1	3	5	5	3	3	5	1	1	1	3	3	1	2	5	5	5	4	4	5	5		
P152	Land at Lenches Road / Knotts Lane	Colne	Yes	160	Yes	7.57	Environmental Protection	5		1	2	5	5	5	4	4	3	1	4	5		1	1	2	5	5	2	5	3	4	3	5	4	4		
P155	Land at R B Business Park	Colne		0	Yes	0.33		5		5	3	5	5	1	4	5	5	5	4	5	5	1	1	4	3	1	2	5	5	5	4	5	5	5		
P156	Land off Lomeshaye Place	Nelson		44	Yes	1.47		5		5	2	5	5	1	4	5	3	5	2	5		1	1	3	3	1	2	5	5	5	4	4	5	5		
P157	Land to rear of 31-33 Kenyon Road	Nelson		0	Yes	2.04		5		5	1	5	1	3	3	5	3	5	4	5		1	1	5	5	5	2	1	3	4	4	5	5	5		
P158	Land to rear of 12 Lindred Road	Nelson		77	Yes	2.59		5		5	2	5	1	3	3	5	3	5	4	5		1	1	5	5	1	2	1	3	4	4	5	5	3		
P160	Land off Junction Street	Colne		160	Yes	7.57		5		5	1	5	5	1	4	5	5	1	2	5		1	1	4	5	1	2	5	5	5	5	4	5	5		
P161	Part Rolls Royce Bankfield Site	Barnoldswick		49	Yes	1.62		5		5	5	5	5	1	4	5	3	5	3	5	5	1	1	3	3	1	2	5	5	4	5	5	5	2		
P232	Land to the rear of Fernbank Mill	Barnoldswick	Yes	39	Yes	1.29		5		5	5	1	5	1	3	4	3	1	4	3	1	1	1	3	3	5	2	5	5	4	5	5	5	5		
P236	Land off Barrowford Road (Site B)	Colne		0	Yes	19.66	Green Belt	5		1	1	3	2	1	3	4	3	1	4	4		1	1	3	4	5	2	5	4	4	3	5	5	5		
P237	Former Barnsey Shed	Barnoldswick		67	Yes	5.09		5		5	4	5	5	3	4	1	5	3	4	5	5	1	1	3	3	5	2	5	5	5	4	5	5	2		
P266	Land to North East of Kelbrook Road (Lower Park Farm, Meadow Park)	Barnoldswick	Yes	140	Yes	4.70	Tourism	5		5	1	3	5	1	4	4	3	3	4	5		1	1	4	5	1	2	5	3	4	3	5	5	5		
P273	Land north of Barnoldswick Road	Kelbrook	Yes	35	Yes	1.41		5		1	1	3	5	1	4	4	3	3	4	5		1	1	4	5	3	2	5	2	4	3	5	5	5		
P277	Former waterworks and quarry	Salterforth	Yes	75	Yes	2.51		5		1	2	5	5	5	4	4	2	3	4	5		1	1	2	3	3	2	5	4	5	2	5	5	5		
P293	Riverside Business Park	Barrowford		90	Yes	3.23	Commercial	5		4	1	5	5	5	4	5	5	3	4	5		1	1	4	5	5	4	5	5	3	5	5	4	5		

Pendle Local Plan  
Employment Sites

FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY								ACHIEVABILITY					SUITABILITY									
REF	SITE NAME & ADDRESS	TOWN	HOUSING	EMPLOYMENT		OTHER / BOUNDARY CHANGE	GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL
								0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO
P298	Land to the rear of Craven Heiffer	Kelbrook	Yes	51	Yes	1.71		5		3	1	5	5	1	4	4	3	3	4	3		1	1	4	3	5	2	5	2	4	3	5	5	5
P309	Land at Ouzledale Foundry	Barnoldswick	Yes	10	Yes	0.96	Mixed Use	5		5	3	3	5	1	4	4	5	3	4	5	5	1	1	4	3	1	2	5	5	5	5	5	4	5

																																	SCORING																
LOCAL ENVIRONMENT										HISTORIC ENVIRONMENT		OTHER ENVIRONMENTAL CONSTRAINTS								QUALITY OF WILDLIFE		ACCESSIBILITY															POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY		OVERALL				
3.8	3.9	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK	SCORE	AVERAGE	RANK			
5	5	5	1	5	5	5		3	3	5	5	5	5	5	4	1	5	3	3	1	4	1																	3.33	19	3.33	1	3.93	20	164	3.73	18		
3	4	3	1	5	5	3		3	3	5	5	5	5	1	4	1	5	1	5	4	2	2																	4.67	1	2.17	14	3.66	25	161	3.66	20		
5	5	1	2	5	5	5		4	4	5	2	5	3	1	4	1	3	3	5	5	4	2																	3.33	#N/A	2.50	#N/A	3.69	#N/A	152	3.45	#N/A		
5	5	5	5	5	5	5		5	5	5	5	2	1	3	3	1	3	5	5	5	4	4																	3.70	13	2.17	14	4.24	12	173	3.84	11		
5	5	5	5	5	5	5		5	4	5	5	5	5	3	5	5	3	3	5	4	2	5																	3.60	16	1.67	25	4.48	3	176	3.91	6		
5	5	5	5	5	1	5		5	5	5	5	5	5	1	3	4	1	5	5	4	2	2																	4.20	5	1.83	18	4.21	13	175	3.89	7		
1	5	5	2	5	1	5		5	5	3	5	5	5	1	5	5	3	5	5	4	2	2																	3.89	9	1.83	18	4.03	17	163	3.70	19		
2	5	5	5	5	5	5		5	5	3	5	4	5	3	5	4	5	5	5	5	2	5																	4.30	4	1.83	18	4.40	8	186	4.04	4		
1	2	1	2	1	3	5		2	4	5	4	5	5	3	5	5	5	3	5	5	2	3																	4.45	2	2.50	6	3.52	26	166	3.61	23		
3	4	5	2	1	5	5		2	4	3	4	5	5	1	1	4	5	3	3	5	2	3													0		0	3.70	13	0	1.83	18	0	3.23	28	0	145	3.15	27
5	5	1	5	5	5	5		5	5	5	5	4	5	3	3	1	5	5	5	4	4	5																	3.20	22	1.50	26	4.45	4	170	3.78	15		
5	5	5	2	5	5	5		3	4	4	5	2	5	5	5	1	1	5	5	1	2	3																	4.00	6	2.50	6	3.93	19	173	3.76	17		
1	4	5	2	5	5	5		3	3	5	2	5	5	1	4	1	5	5	5	2	4	4																	3.10	25	2.83	3	4.00	18	164	3.64	21		
5	5	5	1	5	5	5		2	3	5	5	5	5	5	5	5	5	5	5	1	4	5																	4.00	6	2.67	4	4.38	9	179	4.07	1		
5	5	3	1	5	5	5		3	3	5	5	5	5	1	5	1	5	3	5	1	4	4																	3.45	18	2.33	10	3.83	23	163	3.54	24		
5	5	5	1	1	5	5		1	1	2	5	5	3	1	4	5	3	5	5	2	2	1																	2.89	26	2.33	10	3.24	27	134	3.05	28		
5	5	5	2	5	5	5		3	4	3	5	3	5	1	4	4	5	5	5	3	2	4																	2.89	26	2.33	10	4.10	15	159	3.61	22		
5	5	5	5	5	5	5		5	5	3	5	4	5	1	4	4	5	5	5	4	2	5																	3.56	17	1.50	26	4.45	4	170	3.86	9		
5	4	5	5	5	5	5		5	5	5	5	5	5	3	5	5	3	3	5	5	5	5																	3.11	24	2.17	14	4.45	4	170	3.86	9		
5	5	5	5	5	5	5		5	5	5	5	5	5	3	5	5	5	5	5	4	2	5																	2.70	28	1.33	28	4.69	1	171	3.80	13		
5	4	5	5	5	5	5		5	5	5	5	5	3	1	5	2	3	3	5	5	2	5																	3.22	21	1.83	18	3.93	20	154	3.50	25		
5	5	5	5	5	5	5		5	5	5	5	4	3	3	5	1	3	5	5	4	2	5																	3.20	#N/A	1.83	#N/A	4.41	#N/A	171	3.80	#N/A		
5	5	3	2	5	5	5		3	3	3	5	5	5	1	5	2	5	5	5	4	2	3																	4.00	6	2.67	4	3.93	20	166	3.77	16		
3	5	5	5	5	5	5		5	5	5	5	5	5	1	4	1	5	5	5	4	2	3																	4.40	#N/A	2.00	#N/A	4.38	#N/A	183	4.07	#N/A		
1	5	5	5	5	5	5		5	5	3	5	5	3	1	5	4	5	5	5	4	2	2																	3.89	#N/A	1.83	#N/A	4.27	#N/A	174	3.87	#N/A		
5	5	5	2	5	5	5		5	4	5	5	5	5	1	5	5	5	5	5	4	2	1																	3.78	#N/A	3.17	#N/A	4.17	#N/A	174	3.95	#N/A		
5	4	5	2	5	5	5		5	5	5	5	5	5	3	4	4	5	5	5	4	2	1																	3.78	#N/A	2.50	#N/A	4.10	#N/A	168	3.82	#N/A		
5	5	5	5	5	5	5		5	5	5	5	5	3	3	5	1	5	5	5	4	2	3																	3.67	#REF!	2.33	#REF!	4.50	#REF!	182	4.04	#REF!		
5	5	5	5	5	5	5		5	4	5	5	4	5	5	5	5	4	5	5	1	4	3																	4.10	#REF!	1.83	#REF!	4.52	#REF!	183	4.07	#REF!		
5	5	5	5	5	5	5		3	4	4	5	4	5	5	5	5	1	5	5	1	2	3																	2.60	#N/A	2.50	6	4.34	#N/A	167	3.71	#N/A		
5	4	5	2	1	5	5		2	1	3	2	5	5	3	5	2	5	1	5	4	4	1																	2.78	#N/A	2.67	4	3.66	25	147	3.			



Environmental and Social Indicators																														SCORING																			
ENVIRONMENTAL										HISTORIC ENVIRONMENT		OTHER ENVIRONMENTAL CONSTRAINTS							QUALITY OF WILDLIFE		ACCESSIBILITY										POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY		OVERALL										
3.8	3.9	3.10	3.11	3.12	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23	3.24	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK	SCORE	AVERAGE	RANK			
5	5	5	1	5	5	5		2	3	5	5	5	5	1	5	5	5	5	5	1	4	3																			3.56	17	2.67	4	4.10	15	167	3.80	#N/A
5	4	5	5	5	5	5		5	4	5	5	1	5	5	5	2	5	5	5	5	1	2	3																	3.90	#REF!	2.00	#REF!	4.34	#REF!	177	3.93	#REF!	

Pendle Local Plan  
Housing Sites

FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY												
REF	SITE NAME & ADDRESS	TOWN	HOUSING	EMPLOYMENT	OTHER / BOUNDARY CHANGE	GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS					INFRASTRUCTURE CONSTRAINTS						NATURAL				
							0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO					
P001	Land off South Valley Drive	Colne	Yes	60		2.90					5		5	1	5	5	5	4	4	4	5	4	5		3	1	3	4	5	2	5	4	5	3	5	5	5	5
P002	Lidgett Triangle	Colne	Yes	100		4.96	Environmental Protection				5		5	1	4	3	5	1	4	3	3	5	4	5		5	5	5	5	1	2	5	3	3	3	5	5	5
P003	Barnfield	Roughlee	Yes	23		1.16					5		5	1	4	4	5	1	4	4	4	1	4	5		5	5	5	5	1	2	5	4	5	3	5	5	5
P004	Land south of Quernmore Drive	Kelbrook	Yes	59		1.97					5		3	1	4	3	1	1	4	4	4	3	4	5		5	5	5	5	5	2	5	4	4	3	5	5	5
P005	Land between Skipton Old Road and Castle Road	Colne	Yes	200		9.41	Environmental Protection				5		5	1	3	3	5	1	3	4	4	3	4	5		5	5	4	5	3	2	5	3	4	3	5	5	5
P010	Land at Wapping	Barnoldswick	Yes	38		1.06					5		3	1	3	3	3	1	3	4	3	1	4	5		5	5	4	5	3	2	3	4	4	3	5	5	5
P011	Former Richard Street Nurseries	Brierfield	Yes	35		0.98					5		5	5	3	3	5	3	3	4	3	1	4	5	5	1	1	2	1	3	2	5	5	3	5	5	5	5
P014	Land south of Wood Clough Platts	Brierfield	Yes	48	Yes	2.15	Environmental Protection				5		5	1	4	5	5	5	4	4	5	5	4	5		1	1	3	4	5	2	5	4	5	3	5	5	2
P015	Former Brierfield Wastewater Treatment Works	Brierfield	Yes	105		6.65					5		5	2	4	5	5	1	4	4	3	5	4	5		1	1	3	4	5	2	5	2	5	4	5	5	2
P016	Roughs Barn	Salterforth	Yes	9		0.56					5		2	1	4	5	5	1	4	4	3	5	4	5		5	5	4	3	3	2	5	2	5	3	5	5	3
P017	Land off Kelbrook Road	Salterforth	Yes	30		3.67					5		2	1	4	5	5	1	4	4	3	3	4	5		5	5	4	3	5	2	5	4	4	3	5	5	3
P019	Land west of Sheridan Road	Laneshaw Bridge	Yes	30		1.73					5		2	1	4	5	5	1	4	4	3	5	4	5		5	5	4	3	5	2	5	4	5	3	5	5	5
P020	Land south west of Spen Head Farm	Salterforth	Yes	16		0.52					5		2	1	4	5	5	1	4	4	3	3	4	5		5	5	4	3	5	2	5	3	5	3	5	5	3
P021	Bridge Street Stoneyard	Colne	Yes	37		1.22					5		5	5	4	5	5	1	4	4	3	1	4	5	1	1	2	1	1	1	2	5	5	4	5	5	5	5
P022	Walk Mill	Colne	Yes	101		2.29					5		5	5	4	5	5	1	4	4	3	1	4	5	5	1	1	2	1	1	2	5	5	5	5	5	5	5
P026	Riverside Mill	Nelson	Yes	100	Yes	2.56					5		5	5	4	5	5	3	4	5	4	1	4	5	5	1	1	2	3	1	4	5	5	3	5	5	4	5
P029	Land off Trent Road	Nelson	Yes	6		0.41					5		5	1	4	5	5	5	4	4	3	1	4	5		1	1	3	3	5	2	5	4	5	2	5	4	5
P034	Land off Juno Street	Nelson	Yes	0	Yes	0.27					5		5	5	5	5	5	5	5	4	4	3	3	4	3	1	1	1	2	1	1	2	5	3	5	4	5	5
P042	Land off Greenberfield Lane	Barnoldswick	Yes	36		1.21					5		5	2	4	5	5	5	4	4	3	3	4	5		5	5	3	3	3	2	3	5	4	4	5	5	5
P052	Former Railway Sidings	Brierfield	Yes	60	Yes	1.59					5		5	5	4	5	5	1	4	4	3	1	4	4	1	1	1	3	1	1	2	5	5	5	4	5	5	5
P053	Green Works	Colne	Yes	26		0.29					5		5	5	4	5	5	1	4	4	4	1	4	4	5	1	1	2	1	1	2	5	5	5	5	5	5	4
P055	Land off Foster Road	Barnoldswick	Yes	57		3.11					5		5	1	3	5	5	1	3	4	3	5	4	5		5	5	4	5	5	2	5	5	4	3	5	5	5
P056	Field Nos 6777, 7878 & 9379	Blacko	Yes	10		0.33					5		2	1	4	5	5	3	4	4	2	5	4	5		5	5	5	5	5	2	5	4	5	3	5	5	5
P057	Former Fernbank Mill	Barnoldswick	Yes	90	Yes	2.44					5		5	5	3	5	5	1	3	4	3	3	2	5	5	3	1	3	3	5	2	5	5	4	5	5	5	5
P060	Former Mansfield High School	Brierfield	Yes	60		1.54					5		5	5	4	5	5	5	4	4	3	5	4	4	5	1	1	2	1	1	2	5	4	3	5	5	5	5
P062	Land adjacent to Silentnight Beds	Barnoldswick	Yes	90		3.02					5		5	1	4	5	5	5	4	4	3	1	4	5		5	5	3	3	5	2	3	3	5	3	5	5	3
P064	Brook Shed	Earby	Yes	65		1.32					5		4	5	4	5	5	1	4	4	2	1	4	5	5	3	1	3	3	1	2	5	4	5	5	5	5	5
P065	Land at Higher Parrock Farm	Barrowford	Yes	38		1.88					5		4	1	4	5	5	1	4	4	5	5	4	5		1	1	4	4	5	2	1	3	3	3	5	5	5
P067	Land south of Colne Water	Colne	Yes	50	Yes	0.07					1		5	3	4	5	5	1	4	4	3	1	2	5	1	1	1	3	5	5	2	5	5	5	5	5	5	5
P068	Land at Barnoldswick Road / Colne Road	Kelbrook	Yes	64	Yes	2.13					5		3	1	4	5	5	1	3	4	3	3	4	5		5	5	5	3	5	2	5	2	4	3	5	5	5
P071	Land adjacent to 340 Wheatley Lane Road	Fence	Yes	30		1.00					5		3	1	4	5	3	1	3	4	3	5	4	5		5	5	5	5	5	2	5	3	5	3	5	5	5
P074	Scholefield Farm	Nelson	Yes	0	Yes	3.51	Leisure				5		5	2	4	3	3	1	4	4	3	1	4	4		1	1	2	3	5	2	5	3	5	4	5	4	5
P075	Land between Moorlands and The Homelands	Barnoldswick		10		0.90					5		5	2	4	3	5	1	4	4	3	5	4	4		5	5	4	5	1	2	3	4	4	4	5	4	5
P078	Land at Higher Park Hill Farm	Barrowford	Yes	165		8.02					5		4	1	4	5	5	1	4	4	3	1	4	5		5	5	4	5	3	2	5	4	4	3	5	4	5
P080	Hayfield Meadow	Salterforth	Yes	75		2.74					5		2	1	4	5	5	1	4	4	3	3	4	5		5	5	4	1	1	2	5	4	5	3	5	5	3
P081	New Road Garage Site	Earby	Yes	35		0.63					5		4	5	4	5	5	1	4	4	3	1	4	5	1	5	5	3	3	1	2	5	5	4	4	5	5	5

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FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY										ACHIEVABILITY						SUITABILITY						
REF	SITE NAME & ADDRESS	TOWN	HOUSING	EMPLOYMENT	OTHER / BOUNDARY CHANGE		GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL
								0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO
P082	Land at Glen Farm	Earby	Yes	25		0.83		5		4	2	5	5	1	4	4	3	3	4	5		5	5	5	5	5	2	3	5	5	3	5	5	5
P083	Land south of Grenfell Gardens	Colne	Yes	17		0.58	Open Space	5		5	1	5	5	1	4	4	3	1	4	5		5	5	4	4	3	2	5	5	4	3	5	5	5
P086	Land off Bridge Street	Colne	Yes	16		0.53		5		5	5	3	3	1	3	4	3	1	4	4	1	1	1	2	1	3	2	5	5	4	5	5	5	5
P087	Duckworth Mill	Colne	Yes	14		0.48		5		5	5	3	5	1	4	4	3	3	4	4	1	1	1	2	3	1	2	5	5	2	5	5	5	5
P091	Land off Emmott Lane	Laneshaw Bridge	Yes	50		2.64		5		2	1	3	5	3	4	4	3	1	4	5		5	5	5	5	5	2	5	4	5	3	5	4	5
P093	Land off Hartleys Terrace	Colne	Yes	9		0.27		5		5	1	3	5	3	4	4	4	1	4	5		1	1	2	1	5	2	5	3	5	3	5	5	5
P100	Land north of Red Lion Street Car Park	Earby	Yes	15		0.50		5		4	1	5	5	5	1	4	3	5	4	3		5	5	5	5	3	2	5	3	4	3	5	5	5
P103	Land to rear of Osbourne Terrace	Spen Brook	Yes	29		3.74		5		2	1	3	5	1	4	4	3	1	4	5		5	5	5	3	3	2	5	3	5	3	5	5	5
P104	Land at Oaklands	Barrowford	Yes	60		3.20		5		4	1	3	5	5	5	4	3	1	4	4		5	5	5	5	5	2	5	3	4	3	5	4	5
P108	Land south of Brookfield Way	Earby	Yes	103		3.67		5		4	1	3	5	3	4	4	3	1	4	5		5	5	4	5	3	2	5	3	4	3	5	5	5
P109	Part Grains Barn Farm	Fence	Yes	46		1.54	Green Belt	5		3	1	3	2	1	2	4	3	5	4	5		5	5	5	5	1	2	5	4	5	5	2	5	5
P110	Land at Hollin Hall Farm	Blacko	Yes	12		0.51		5		2	2	3	5	1	4	4	3	3	4	4		5	5	5	5	5	2	1	3	5	3	5	5	4
P111	Sports field adjacent to former Nelson and Colne College	Colne	Yes	80		2.68	Open Space	5		5	1	5	5	1	4	4	3	1	4	5		5	5	4	5	3	2	5	5	4	3	5	5	5
P112	Land adjacent to 12 Wheatley Lane Road	Barrowford	Yes	4		0.31	Green Belt / Open Space	5		4	1	5	5	3	4	4	3	1	4	5		5	5	5	5	3	2	5	3	5	3	5	4	5
P114	Land north of Sheridan Road	Laneshaw Bridge	Yes	74		3.70		5		2	1	3	5	1	4	4	3	5	4	5		5	5	5	5	3	2	5	3	5	3	5	5	5
P115	Land off Carr Hall Road	Barrowford	Yes	68		2.27	Green Belt	5		4	1	3	5	1	4	4	3	1	4	5		5	5	5	4	3	2	5	3	3	3	5	5	5
P116	Land at Church Clough Farm	Colne	Yes	59		1.97		5		1	2	5	5	1	4	4	3	3	4	5		1	1	3	4	5	2	5	4	5	3	5	5	5
P117	Land at Chapel Farm	Fence	Yes	46		1.56	Green Belt	5		3	2	3	5	1	4	4	3	3	4	5		5	5	4	4	3	2	5	5	5	3	3	5	3
P120	Land at former Chapel House Farm	Fence	Yes	300		10.04	Green Belt	5		1	1	3	5	1	4	4	3	1	4	5		5	5	5	4	3	2	5	4	3	3	3	5	5
P121	Land east of Rye Croft	Trawden	Yes	10		0.33		5		3	2	5	5	1	4	4	4	5	4	5		5	5	4	5	5	2	1	3	3	4	5	3	5
P122	Land at Holme End	Brierfield	Yes	27		0.90	Green Belt	5		1	1	5	5	3	4	4	3	1	4	5		5	5	4	3	1	2	5	3	5	3	5	3	5
P123	Land north of East Stone Edge	Barrowford	Yes	119		3.98	Green Belt	5		4	1	3	2	3	3	4	3	1	4	4		5	5	5	5	5	2	5	3	4	3	5	5	5
P124	Land adjacent to Lakeside	Colne	Yes	2		0.27		5		1	1	5	3	1	3	4	3	5	4	5		5	5	5	5	3	2	5	2	4	3	5	5	5
P125	Land adjacent to 373 King's Causeway	Nelson	Yes	20		0.69		5		5	1	5	5	1	4	4	3	5	4	3		1	1	4	3	1	2	5	3	5	3	5	5	5
P126	Former Lakeside Garden Centre	Foulridge	Yes	23		0.77	Green Belt	5		1	3	5	5	5	4	4	3	1	4	4	5	5	5	5	5	1	2	5	5	4	3	5	5	2
P128	Throstle Nest Mill	Nelson	Yes	8		0.27	Protected Employment Area - remove designation	5		5	5	1	5	3	3	1	3	1	4	4	1	1	1	2	1	1	2	5	5	5	4	5	5	5
P130	Land to rear of St. Thomas's Primary School	Barrowford	Yes	140		6.56		5		4	1	3	5	3	4	4	3	3	4	4		5	5	5	5	5	2	5	5	4	3	5	5	5
P136	Land at Ralph Laithe	Barrowford	Yes	66		2.20	Green Belt	5		4	1	5	5	1	4	4	3	5	4	5		5	5	5	5	5	2	5	3	4	3	5	5	5
P139	Railway Street Garage Site	Nelson	Yes	9		0.25		5		5	5	3	5	1	4	4	3	1	4	5	1	1	1	2	3	3	2	5	4	5	4	5	5	5
P144	Land off Hollin Bank	Brierfield	Yes	19	Yes	0.53		5		4	2	5	5	1	3	1	3	1	4	5		1	1	2	1	1	2	5	3	3	3	5	5	5
P146	Land west of Alder House	Nelson	Yes	50	Yes	0.70		5		5	1	5	5	1	3	4	3	1	3	4		1	1	2	3	1	2	1	4	3	3	5	3	4
P148	Manor Mill	Nelson	Yes	44		1.47	Protected Employment Area - remove designation	5		5	5	3	5	1	4	4	3	3	4	5	1	1	1	2	1	3	2	5	5	5	5	5	5	5
P150	IAC Ltd	Nelson	Yes	77		2.59	Protected Employment Area - remove designation	5		5	4	3	5	1	4	5	3	1	4	5	1	1	1	2	3	1	2	5	5	5	5	5	5	5
P151	Profile Park	Nelson	Yes	120	Yes	4.05	Protected Employment Area - remove designation	5		5	5	5	1	1	3	5	5	3	3	5	1	1	1	2	3	1	2	5	5	5	4	4	5	5
P152	Land at Lenches Road / Knotts Lane	Colne	Yes	160	Yes	7.57	Environmental Protection	5		1	2	5	5	5	4	4	3	1	4	5		1	1	3	4	5	2	5	3	4	3	5	4	5
P153	Dale Mill	Nelson	Yes	3	Yes	0.12		1		5	5	1	5	3	3	1	3	1	4	4	1	1	1	2	1	3	2	5	5	5	5	5	4	5

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FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY								
REF	SITE NAME & ADDRESS	TOWN	HOUSING	EMPLOYMENT	OTHER / BOUNDARY CHANGE	GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS					INFRASTRUCTURE CONSTRAINTS						NATURAL
							0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO	
P165	Land at Clay Farm (Site A)	Brierfield	Yes	38		1.26															1	1	3	3	3	2	1	2	4	3	5	5	5	
P170	Land off Clifford Street	Barnoldswick	Yes	12		0.41															5	5	3	3	3	2	1	1	5	3	5	5	5	
P176	Land at the end of Southfield Street	Nelson	Yes	38		1.24															1	1	3	3	5	2	1	1	5	3	5	4	5	
P184	Former Parkfield Works	Nelson	Yes	49		1.34															1	1	2	3	1	4	1	1	2	3	1	5	5	
P188	Land off Mint Avenue	Barrowford	Yes	50		1.65															5	5	4	4	1	2	5	5	3	4	5	4	5	
P191	Former School and Presbytery	Brierfield	Yes	17		0.42															1	1	2	3	1	2	5	4	4	5	5	5	5	
P205	Land off School Fields	Earby	Yes	18		0.39																												
P209	Former Joinery Works	Nelson	Yes	47		0.88															5	5	2	3	1	2	5	5	5	5	5	3	4	
P210	Land adjacent to Glanravan	Nelson	Yes	17		0.56															1	1	2	3	1	2	5	5	3	5	5	3	4	
P211	Land off Fry Street	Nelson	Yes	30		0.42															1	1	2	3	3	2	5	5	5	3	5	5	5	
P224	Russell Brothers Ltd	Nelson	Yes	8		0.27															1	1	2	3	3	2	5	5	5	5	5	5	5	
P225	Little Tom's Farm (Land off Bowland Close)	Brierfield	Yes	436		14.52															1	1	4	4	5	2	5	5	5	3	5	5	5	
P228	Land off Old Lane	Earby	Yes	69		2.74															3	1	3	4	5	2	5	5	5	3	5	5	5	
P229	Land to south of Green Meadow	Trawden	Yes	2		0.08															1		3	1			5	3	4	4	5	3	5	
P230	Land at Clay Farm (Site B)	Brierfield	Yes	80		3.77															1	1	3	4	3	2	1	1	4	2	5	3	5	
P232	Land to the rear of Fernbank Mill	Barnoldswick	Yes	39	Yes	1.29															3	1	3	3	5	2	5	5	4	5	5	5	5	
P235	Land off Barrowford Road (Site C)	Colne	Yes	93		4.64	Green Belt														5	5	4	4	5	2	5	3	4	3	5	5	3	
P237	Former Barnsey Shed	Barnoldswick	Yes	80	Yes	2.68															5	5	3	3	5	2	5	5	5	4	5	5	2	
P240	Land at Brogden Lane	Barnoldswick	Yes	24		1.23															5	5	4	5	5	2	5	3	4	3	5	5	5	
P241	Land north of Keighley Road	Colne	Yes	40		2.08	Green Belt														5	5	5	5	3	2	5	4	5	3	5	5	5	
P242	Chapel Gate Meadows	Trawden	Yes	68		2.27															3	3	3	3	1	2	3	3	5	4	5	2	5	
P257	Land at Giles Street	Nelson	Yes	1		0.03															1	5	1	3	1	2	5	5	5	5	5	5	5	
P259	Land at Cragg Farm	Foulridge	Yes	30		1.75															5	5	5	5	3	2	5	4	4	3	5	5	5	
P260	Land formerly part of Little Stone Edge Farm (Site A)	Blacko	Yes	30		1.19															5	5	5	5	5	2	5	4	5	3	5	5	5	
P262	Land adjacent to Winewall Lane	Trawden	Yes	24		0.81															3	3	3	3	1	2	1	3	4	4	5	3	5	
P263	Land off Stoney Bank Road (Phase 1)	Earby	Yes	150		5.30															5	5	5	3	5	2	5	4	5	3	5	5	5	
P264	Land off Stoney Bank Road (Phase 2)	Earby	Yes	45		1.62															5	5	5	3	5	2	5	5	5	3	5	5	5	
P265	Land off Stoney Bank Road (Phase 3)	Earby	Yes	45		1.53															5	5	5	3	5	2	5	3	5	3	5	5	5	
P266	Land to North East of Kelbrook Road (Lower Park Farm, Meadow Park)	Barnoldswick	Yes	140	Yes	4.70	Tourism														5	5	4	5	1	2	5	3	4	3	5	4	5	
P267	Land at Former LCC Depot	Brierfield	Yes	9		0.25															1	1	2	3	1	2	5	5	3	4	5	5	5	
P268	Shelfield Farm	Nelson	Yes	300		10.54															1	1	5	3	5	2	5	4	5	2	4	5	2	
P269	Joe Meadow and Little Wood	Trawden	Yes	0		0.25															5	5	4	5	3	2	1	2	5	2	5	2	5	
P273	Land north of Barnoldswick Road	Kelbrook	Yes	35	Yes	1.41															5	5	5	5	3	2	5	2	4	3	5	5	2	
P274	Land to South East of Long Ing Lane	Barnoldswick	Yes	75		2.71															5	5	3	5	3	2	5	3	5	3	5	5	5	
P275	Land to North West of Salterforth Road	Earby	Yes	65		2.42															5	5	4	4	5	2	5	3	5	3	5	5	5	
P277	Former waterworks and quarry	Salterforth	Yes	75	Yes	2.51															5	5	5	3	3	2	5	4	5	2	5	5	5	

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REF	SITE NAME & ADDRESS	TOWN	HOUSING		EMPLOYMENT		OTHER / BOUNDARY CHANGE		GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS					INFRASTRUCTURE CONSTRAINTS						NATURAL
										0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TYP	3.7 BIO	
P278	Land off Rylstone Drive and Pen-y-gent Way	Barnoldswick	Yes	170		5.07			5		5	1	5	5	1	4	4	3	3	4	5		5	5	4	4	5	2	5	4	4	3	5	5	5		
P281	Land to rear of Main Street / Waterloo Road	Kelbrook	Yes	60		2.00			5			3	1	5	5	1	4	4	3	3	4	5		5	5	5	5	2	5	3	4	3	5	5	5		
P283	Ralph Laithe Farm (Site B)	Barrowford	Yes	48		1.60			5			4	1	5	5	1	4	4	3	5	4	5		5	5	5	5	3	2	5	3	4	3	5	5	5	
P284	Ralph Laithe Farm (Site C)	Barrowford	Yes	195		6.53			5			4	1	5	5	1	4	4	3	5	4	5		5	5	5	4	3	2	1	4	4	3	5	5	5	
P285	Land at Brownley Park Farm	Blacko	Yes	90		3.23			5			2	1	5	5	1	4	4	2	5	4	5		5	5	5	5	3	2	1	4	5	3	5	4	5	
P286	Land off Cuckstool Lane	Brierfield	Yes	10		1.52			5			1	1	5	5	1	4	4	3	1	4	5		5	5	4	4	3	2	5	4	5	3	5	2	5	
P287	Whiteholme Mill	Trawden	Yes	25		0.48			5			5	5	1	5	1	4	4	3	1	4	4		3	3	4	5	1	2	5	4	5	4	5	5	5	
P288	Land at Applegarth	Barnoldswick	Yes	3		0.62			5			5	1	5	5	1	4	4	5	5	4	5		5	5	4	5	1	2	5	4	5	3	5	5	2	
P289	Land South of Keighley Road (Site 1)	Laneshaw Bridge	Yes	20		1.05			5			5	1	5	5	5	4	4	3	5	4	5		5	5	5	3	3	2	5	3	5	3	5	4	5	
P291	Land east of Hayfields	Salterforth	Yes	35		1.72			5			5	1	5	5	5	3	4	2	5	4	5		5	5	5	4	5	2	5	4	5	3	5	5	5	
P294	Land to north of Riverside Way	Barrowford	Yes	120		3.62			5			4	1	5	5	5	4	1	3	3	4	5		5	5	4	4	1	2	5	5	3	3	4	4	5	
P296	Land at Barden Lane Stables	Brierfield	Yes	300		11.32			5			1	2	3	5	1	4	4	3	1	4	3		5	5	4	4	3	2	5	4	5	3	5	2	2	
P297	The Stables	Kelbrook	Yes	40		1.31			5			1	1	3	5	1	4	4	3	1	4	5		5	5	5	5	5	2	5	3	4	4	5	5	5	
P298	Land to the rear of Craven Heiffer	Kelbrook	Yes	51	Yes	1.71			5			3	1	5	5	1	4	4	3	1	4	3		5	5	5	3	5	2	5	2	4	3	5	5	3	
P301	Land off Station Road	Foulridge	Yes	10		0.96			5			1	1	3	5	1	4	4	3	1	4	5		5	5	4	4	3	2	3	4	5	2	5	5	5	
P303	Land South of Nelson Golf Course	Brierfield	Yes	650		22.53			5			5	1	3	3	1	3	5	3	1	4	4		1	1	4	4	5	2	3	3	5	3	5	5	5	
P304	Land West of Colne Road	Brierfield	Yes	210		7.36			5			4	1	3	2	1	3	4	3	5	4	5		1	1	4	4	5	2	3	3	5	3	5	5	2	
P305	Land at Harpers Lane	Fence	Yes	150		5.02			5			3	1	3	5	3	4	4	3	1	4	5		5	5	5	5	3	2	5	3	5	2	4	5	5	
P306	Land off Robinson Lane	Reedley	Yes	125		4.20			5			4	2	3	3	1	3	4	3	5	4	4		1	1	4	3	1	2	5	3	5	3	5	5	2	
P307	Land off Keighley Road	Colne	Yes	100		3.34			5			5	2	3	3	1	3	4	3	3	4	5		1	1	3	5	5	2	5	5	5	3	5	4	5	
P308	Land at Carry Lane	Colne	Yes	30		1.08			5			5	2	3	3	1	3	4	3	3	4	5		1	1	3	5	5	2	5	5	4	3	5	4	5	
P309	Land at Ouzledale Foundry	Barnoldswick	Yes	87	Yes	7.68	Mixed Use		5			5	3	3	5	1	4	4	3	3	4	4	5	1	1	3	3	1	2	5	5	5	4	5	4	2	
P310	Spring Mill	Earby	Yes	45	No				5			5	5	5	5	5	3	4	4	3	3	4	5	3	3	3	4	5	1	2	5	5	5	5	5	5	
P312	Land off Gisburn Road	Blacko	Yes	115	No				5			2	1	5	5	1	4	4	3	3	4	5		5	5	4	5	3	2	3	4	5	4	5	5	5	
P313	Ghyll Brow	Barnoldswick	No		Yes	4.15			5			1	5	1	5	1	4	4	3	3	3	3		3	3	3	3	3	2	5	5	5	5	5	5	3	
P314	Barrowford Road	Higham	Yes	35	No				5			1	1	5	5	1	4	4	3	3	4	5		5	5	5	5	5	2	3	4	5	4	5	5	5	
P315	Land at Croft Mill	Foulridge	Yes	17	No				5			3	5	5	5	5	5	4	3	3	4	5	3	5	5	4	5	3	4	5	5	5	5	5	5	5	
P316	Fields west of disused railway line, Barnoldswick Road	Kelbrook	Yes	20	Yes	1.45			5			1	1	5	5	1	4	4	3	3	4	5		5	5	4	5	3	2	3	3	5	4	5	4	2	
P317	Field South of Barnoldswick Road	Kelbrook	Yes	100	Yes	4.68			5			1	1	5	5	1	4	4	3	3	4	5		5	5	4	5	3	2	3	3	5	4	5	5	2	
P318	Former Gas Holder	Brierfield	Yes	40	Yes	1.70			5			5	5	3	5	1	4	4	3	3	3	4		1	1	4	3	1	2	3	4	4	4	4	4	2	
P319	Greenfield Road	Colne	Yes	40	No				5			5	1	5	3	1	2	4	3	3	4	5		3	3	2	3	3	2	3	3	4	4	5	5	5	
P320	South of Keighley Road, West of Carriers Row	Laneshaw Bridge	Yes	65	No				5			2	1	5	5	5	5	4	3	5	4	4		5	5	4	5	1	2	3	3	5	4	5	4	5	
P321	South of Keighley Road	Laneshaw Bridge	Yes	20	No				5			2	1	5	5	5	5	4	3	5	4	4		5	5	4	5	1	2	3	3	5	4	5	4	3	
P322	West of Dents House	Laneshaw Bridge	Yes	12	No				5			2	1	5	5	5	5	4	3	5	4	4		5	5	4	5	1	2	1	1	5	4	5	4	5	
P323	West of Fence	Fence	Yes	12	No				5			3	1	5	5	1	4	4	3	3	4	5		5	5	5	5	1	2	5	3	5	4	5	5	5	



Pendle Local Plan  
Housing Sites

FORMATION			PROPOSED USE(S)					BASELINE				AVAILABILITY								ACHIEVABILITY						SUITABILITY									
REF	SITE NAME & ADDRESS	TOWN	HOUSING	EMPLOYMENT		OTHER / BOUNDARY CHANGE		GRID REFERENCE	BASELINE INFORMATION				OWNERSHIP				OWNERSHIP CONSTRAINTS				TIMESCALES		VIABILITY		MARKET CONDITIONS				INFRASTRUCTURE CONSTRAINTS						NATURAL
									0.1 AREA	0.2	0.3	0.4	1.1	1.2	1.3	1.4 OWN	1.5	1.6	1.7	1.8	1.9 TIME	1.10	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3 ROAD	3.4	3.5	3.6 TPY	3.7 BIO
P324	Land south of Grenfell Gardens and east of Barrowford Road	Colne	Yes	90	No				5		5	1	1	1	1	3	4	3	3	4	2		5	5	4	5	3	2	3	3	5	4	5	3	4
P325	Little Tom's Lane	Brierfield	Yes	21	No				5		5	1	5	1	1	3	4	3	3	4	5		3	3	4	4	3	2	3	4	5	4	5	5	5
P326	Former Nursery, Barkerhouse Road	Nelson	Yes	12	No	0.32			5		5	5	5	5	3	3	4	4	5	4	3	5	1	1	2	4	1	2	5	5	5	5	5	5	5
P327	Land off Wheatley Lane Road	Barrowford	Yes	50	No				5		4	1	5	5	1	4	4	3	3	4	5		5	5	4	5	3	2	3	4	5	4	5	4	5

LOCAL ENVIRONMENT																																													SCORING											
LOCAL ENVIRONMENT										HISTORIC ENVIRONMENT		OTHER ENVIRONMENTAL CONSTRAINTS						QUALITY OF WIDE AREA		ACCESSIBILITY															POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY		OVERALL													
3.8	3.9	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK	SCORE	AVERAGE	RANK										
5	5	5	2	5	5	5		3	4	5	5	2	5	1	5	4	5	5	5	5	4	2	2	4	4		4	3	3	2			4		5			1	4.56	3	3.00	83	3.97	47	210	3.96	18									
5	4	3	2	5	5	5		4	2	3	5	5	5	3	5	5	5	5	5	5	2	2	5	3	3		4	4	4	3			2		5			1	3.67	70	3.83	53	3.89	60	204	3.85	48									
5	5	5	2	5	5	1		2	2	5	1	5	5	5	3	5	5	5	5	5	2	1	3	1	2		1	5	1	1			1		5			1	3.67	70	3.83	53	3.47	123	188	3.55	118									
5	5	5	2	5	5	5		3	3	5	5	5	5	5	5	2	5	5	5	5	1	4	5	1	2		5	4	1	1			1		5			1	3.22	112	4.50	1	3.87	66	203	3.83	55									
5	5	3	2	5	5	5		3	3	4	5	5	5	1	5	5	5	5	5	5	2	2	4	2	2		4	4	4	3			2		5			5	3.56	80	4.00	37	3.95	49	206	3.89	33									
5	5	3	5	5	5	5		5	5	3	5	5	5	5	5	1	3	5	5	5	1	2	2	5	5		4	4	4	5			5		5			1	3.00	128	4.00	37	4.13	32	208	3.92	24									
5	5	5	5	5	5	5		5	5	5	5	4	5	3	4	1	5	5	5	5	4	2	5	2	5		5	5	4	5			1		5			1	3.80	39	1.67	125	4.32	16	212	3.93	23									
3	4	3	1	5	5	5		3	3	5	5	5	3	1	4	1	5	5	5	5	4	2	2	5	5		4	4	4	5			1		5			5	4.67	1	2.67	100	3.74	83	200	3.77	67									
1	4	5	3	5	5	5		3	3	5	4	5	3	1	4	1	5	5	5	5	4	4	2	1	5		4	1	3	4			1		5			1	4.00	19	2.67	100	3.55	118	187	3.53	121									
5	5	5	2	5	5	5		5	5	5	5	5	5	1	5	5	5	5	5	5	1	3	5	2	2		2	5	3	2			3		5			1	4.00	19	3.67	68	3.95	49	208	3.92	24									
5	4	5	2	5	5	5		3	3	5	5	5	5	1	5	1	5	5	5	5	1	3	4	2	2		2	5	2	2			3		5			1	3.78	41	4.00	37	3.68	97	198	3.74	83									
5	4	5	2	5	5	5		3	4	5	5	5	5	3	5	5	3	5	5	5	2	2	4	1	1		1	3	2	1			1		4			1	4.00	19	4.00	37	3.66	103	199	3.75	75									
5	5	3	2	5	5	5		3	3	5	5	5	5	5	5	1	5	5	5	5	1	2	3	2	2		1	4	2	2			2		5			1	3.78	41	4.00	37	3.70	96	206	3.75	79									
5	5	5	5	5	5	5		5	5	5	5	4	5	3	5	5	5	5	5	3	4	2	5	5		5	4	4	4			5		5			1	3.30	110	1.33	137	4.55	2	214	3.96	15										
5	5	5	5	5	5	5		5	5	5	5	4	5	3	1	2	3	5	3	3	2	2	5	5		4	4	3	4			5		5			1	3.70	69	1.33	137	4.21	26	209	3.80	63										
5	5	5	5	5	5	5		5	5	5	5	4	3	3	3	1	3	5	3	3	4	4	5	5		5	5	3	5			5		4			5	4.10	18	2.00	114	4.39	12	220	4.07	6										
5	5	5	2	5	5	5		4	4	4	5	5	1	1	5	5	5	5	5	5	3	2	4	5	3		4	5	4	3			3		5			1	4.00	19	2.50	105	4.03	40	204	3.85	48									
5	5	5	5	5	5	5		5	5	5	5	5	5	3	5	5	3	5	5	5	4	2	5	4	4		5	4	5	4			3		5			1	3.80	39	1.33	137	4.45	9	215	3.98	13									
5	5	1	2	5	5	5		4	5	3	5	5	5	5	5	2	1	5	3	1	2	3	4	4		4	4	2	3			3		5			1	4.22	11	3.50	75	3.76	77	202	3.81	59										
5	5	1	5	5	5	5		5	5	5	5	4	5	3	3	1	5	5	3	4	4	5	2	5		5	5	4	5			2		5			1	3.20	119	1.50	136	4.24	22	202	3.74	81										
5	5	5	5	5	5	5		5	5	5	5	1	5	3	5	5	5	5	5	5	4	2	3	5	5		5	4	4	3			5		5			1	3.73	68	1.33	137	4.46	8	223	3.98	12									
5	5	1	5	5	5	5		4	4	5	5	5	5	5	5	5	1	5	5	5	1	2	3	4	4		4	3	2	3			2		5			1	3.89	34	4.33	15	3.97	47	212	4.00	10									
5	5	5	2	5	5	5		3	3	5	5	5	5	5	5	5	5	5	5	5	1	2	2	4	4		4	3	2	3			2		5			1	4.11	17	4.50	1	4.03	40	217	4.09	4									
5	5	5	2	5	5	5		3	4	4	5	4	5	5	5	1	1	5	3	1	2	3	4	4		4	3	2	3			2		3			1	3.60	77	2.83	89	3.76	77	196	3.63	105										
5	5	5	5	5	5	5		5	5	5	5	5	5	3	2	4	5	5	5	5	1	2	3	4	4		4	3	2	3			2		3			1	4.40	8	1.33	137	4.05	39	210	3.82	57									
5	5	1	5	5	5	5		4	5	3	5	5	5	3	5	4	3	5	3	5	4	3	5	5		5	3	1	5			1		5			1	4.00	19	3.83	53	3.87	66	206	3.89	33										
5	5	5	5	5	5	5		5	5	3	5	4	5	5	1	1	5	5	5	5	1	2	5	4	5		5	3	1	5			1		5			1	3.60	77	2.17	111	4.11	34	205	3.80	6									





																																													SCORING								
LOCAL ENVIRONMENT										HISTORIC ENVIRONMENT		OTHER ENVIRONMENTAL CONSTRAINTS								QUALITY OF WILDLIFE		ACCESSIBILITY														POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY		OVERALL									
3.8	3.9	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK	SCORE	AVERAGE	RANK							
5	5	3	5	5	5	5		3	3	3	5	5	5	1	5	5	1	5	5	1	2	1	5	5		5	4	3	4			3		5			1	3.78	41	4.17	19	3.92	57	208	3.92	24							
5	5	5	2	5	5	5		4	4	5	5	5	5	5	5	5	5	5	5	1	2	4	1	2		5	5	1	2			1		5			1	3.78	41	4.50	1	3.95	49	211	3.98	14							
5	5	5	2	1	5	5		3	3	5	5	5	5	5	5	4	5	5	5	3	2	4	1	3		2	1	1	2			1		4			1	4.00	19	4.17	19	3.63	106	199	3.75	75							
5	5	5	2	1	5	5		2	3	5	5	5	5	5	5	4	5	3	5	3	2	4	1	3		2	1	1	2			1		4			1	4.00	19	4.00	37	3.47	123	192	3.62	106							
5	5	3	2	5	5	3		2	4	5	5	5	5	1	5	4	5	5	5	2	4	3	1	1		1	4	1	1			1		4			1	3.89	34	4.17	19	3.42	129	190	3.58	113							
5	5	5	2	1	5	5		1	1	5	5	5	5	1	5	5	5	5	5	3	4	2	1	4		3	2	2	4			5		1			1	3.56	80	3.83	53	3.61	112	192	3.62	106							
5	5	1	5	5	5	5		5	5	5	5	4	3	1	1	2	5	5	5	2	4	4	3	3		4	4	3	5			3		4			1	3.00	128	3.00	83	3.95	49	195	3.68	93							
1	4	5	5	5	1	5		4	5	5	5	5	3	5	5	5	5	5	5	1	2	4	4	4		5	4	2	4			2		5			1	4.22	11	3.67	68	3.95	49	210	3.96	18							
1	5	1	2	1	5	5		3	3	3	5	5	5	3	5	5	5	5	5	2	4	4	1	1		1	4	2	1			1		3			1	4.44	4	3.83	53	3.34	132	190	3.58	113							
5	5	1	2	5	5	5		3	3	5	5	5	5	5	5	1	5	5	5	1	2	4	2	2		2	4	3	2			2		5			1	4.22	11	4.33	15	3.74	83	206	3.89	33							
5	4	1	2	5	5	5		3	3	5	2	5	3	1	5	4	1	5	5	4	2	3	5	2		2	2	1	2			2		3			5	3.89	34	3.50	75	3.45	127	187	3.53	121							
1	4	1	1	1	3	5		2	3	5	5	5	5	1	4	1	5	5	5	3	2	3	1	1		2	3	2	2			1		4			1	3.11	123	3.83	53	2.97	142	164	3.09	143							
5	5	5	2	5	5	5		1	3	5	5	5	5	5	5	5	5	5	5	2	2	5	1	1		5	5	1	1			1		5			1	3.33	97	4.50	1	3.87	66	204	3.85	48							
5	5	5	1	5	5	5		2	3	5	5	5	5	1	5	5	5	5	5	1	4	3	1	2		5	5	1	1			1		5			1	3.33	97	4.17	19	3.66	103	194	3.66	96							
5	5	5	1	5	5	5		2	3	5	5	5	5	5	5	4	5	5	5	2	4	4	2	3		1	3	1	1			1		5			1	3.33	97	3.83	53	3.80	73	205	3.73	86							
5	5	1	2	5	5	5		1	1	5	2	5	5	1	5	1	5	5	5	2	1	3	2	2		4	2	2	2			1		5			1	3.00	128	2.83	89	3.29	135	169	3.19	142							
2	5	3	1	5	5	5		3	3	5	1	5	5	1	5	1	5	5	5	1	4	3	3	5		4	2	1	5			1		5			1	3.33	97	2.83	89	3.45	127	178	3.36	136							
5	5	1	2	1	5	3		3	1	5	5	5	3	1	5	4	5	5	5	2	2	3	1	1		4	5	1	1			1		4			1	3.56	80	4.17	19	3.26	137	181	3.42	134							
5	4	3	1	5	5	5		4	4	5	5	5	5	1	5	5	5	5	5	4	2	5	1	3		3	3	2	3			1		5			1	3.33	97	2.00	114	3.76	77	185	3.49	126							
1	5	5	5	5	5	5		3	4	5	5	5	5	1	5	5	5	5	5	2	2	5	5	5		4	5	4	4			2		5			1	3.22	112	2.83	89	4.21	24	206	3.89	33							
5	5	5	2	5	5	5		4	4	5	5	5	5	1	5	5	5	5	5	3	2	5	5	5		4	5	4	4			2		5			1	3.22	112	2.83	89	4.26	20	208	3.92	24							
5	4	5	5	5	5	5		5	5	5	5	3	3	5	5	2	5	5	3	1	2	3	5	5		5	4	3	3			3		5			1	3.60	77	1.83	123	4.08	36	202	3.74	81							
5	5	5	5	5	5	5		5	5	5	5	4	3	5	5	5	5	5	5	1	2	4	3	5		4	5	1	4			1		5			1	3.90	32	3.00	83	4.29	19	220	4.07	6							
5	5	5	2	5	5	3		3	2	3	5	5	5	5	5	5	5	5	5	2	3	2	2	3		3	5	2	3			2		5			1	3.78	41	4.00	37	3.87	66	205	3.87	41							
5	4	5	5	5	5	5		4	3	3	5	2	1	1	5	2	5	5	5	1	4	4	4	3		3	3	3	3			3		4			1	3.00	128	2.83	89	3.79	74	188	3.55	118							
5	5	5	2	5	5	5		3	3	5	4	5	5	1	5	5	5	5	5	2	4	2	3	4		2	3	3	3			3		4			1	3.78	41	4.50	1	3.89	60	209	3.94	21							
5	5	3	5	5	5	5		5	5	5	5	4	3	5	5	5	5	5	5	2	2	4	3	3		2	4	3	3			3		5			1	4.20	15	4.33	15	4.21	24	228	4.22	3							
5	5	5	1	5	5	5		1	2	5	4	5	5	5	3	5	5	5	5	1	4	4	4	4		4	4	4	4			4		4			1	3.78	41	4.00	37	3.92	57	207	3.91	29							
5	3	5	1	5	5	5		1	1	5	4	5	5	5	4	5	5	5	5	1	4	4	4	4		5																											



																																		SCORING													
LOCAL ENVIRONMENT										HISTORIC ENVIRONMENT		OTHER ENVIRONMENTAL CONSTRAINTS						QUALITY OF WILDLIFE		ACCESSIBILITY													POLICY		AVAILABILITY		ACHIEVABILITY		SUITABILITY		OVERALL						
3.8	3.9	3.10	3.11	3.12 GRB	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23 FLZ	3.24 SFW	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	SCORE	RANK	SCORE	RANK	SCORE	RANK	SCORE	AVERAGE	RANK	
5	3	1	2	1	5	5		3	2	5	4	5	5	1	4	1	5	5	3	4	4	4	3	3		3	3	3	3			3		3				1	2.44	141	4.00	37	3.39	131	175	3.30	141
5	5	5	2	5	5	5		3	3	5	4	5	5	1	5	4	5	5	5	2	2	4	3	3		5	3	3	5			3		5				1	3.22	112	3.17	80	4.00	45	200	3.77	67
5	5	5	5	5	5	5		5	5	5	5	5	5	3	5	4	1	5	5	4	2	4	5	4		5	4	4	4			4		5				1	4.10	14	1.83	123	4.45	9	221	4.09	5
5	5	1	2	5	5	5		3	2	3	5	5	5	3	5	4	1	5	5	4	2	3	3	3		2	2	2	3			3		3				1	3.78	36	4.00	37	3.55	118	193	3.64	101