2014/15

0

2015/16

0

2016/17

0

2017/18

20

2018/19

20

2024-29

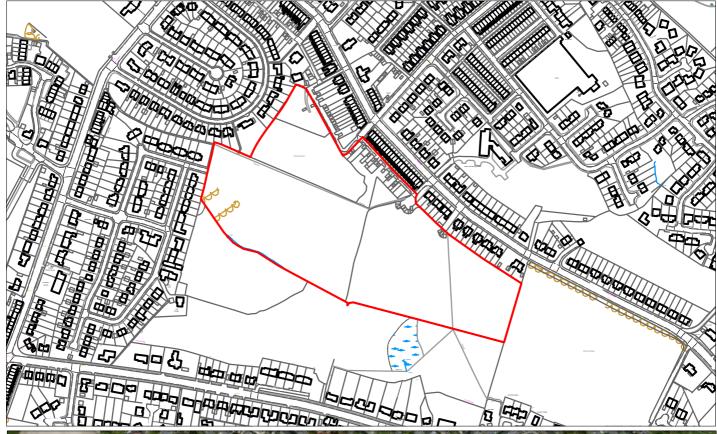
0

2019-24

	tegie mousii	ig Lane	Availability A	1330331110110				
Site Details Site Ref: S213	Site	Name:	Land off Halifax	Road		Settlement:	Brierfield	<u> </u>
Postcode Sect			Brierfield Ward		ning App: N/A	SHLAA Typology		
Site Area (gro		+	ive No. Dwelling			30 dph Co-ordinates		48, 436546
	ocation and in							
	Settlement Bo				(S1) Brownfield / Gr	eenfield?	Greenfie	eld
(S2) Car parkii	ng?		Yes		(S3) Loss of employr	ment land?	No	
(S4) Protected	employment	area?	No		(S5) Open space / se	ttlement character?	? Yes	
(S7) Suitable i	nfrastructure?)	No		(S8) Infrastructure c	apacity?	Partial	
(S7/S8) Infras	ructure comn	nent	capacity to prov	vide the necess	need to be installed. ary infrastructure. Ma networks. New highw	ajor development the	erefore po	tential
Suitability – e	nvironment a	nd herita	age					
(S9) Contamin	ation?	None	e identified		(S10) Topography:	Gentle slope	/ undulati	ng
(S11) Flooding zone:	issues / Flood				Water features run a gation may be require	_	Flood Zoi	ne 1
(S28) Conserv	ation Area:	No		0.21 km	(S29) Listed Building	: No		0.10 km
(S30) Schedul	ed Monument	: No		2.95 km	(S31) Archaeology:	Potential		
(S32) TPO:		Yes		0.00 km	(S37) Poor air qualit	y: No		
(S33) Ecology:		None	e identified		(S34) Nature Conser Designation:	vation No		0.82 kn
(S33/S34) Nat environment		by ar		-	conservation sites on RN - record). In terms			
• •	neighbour us surround are				is surrounded by exist ity issues for the exist	=	-	lew
(S39) Coal Mir		Yes			(S40) Mineral Safego	uarding Area (MSA):	No	
-	istance to serv	vices (km						
(S12) Railway			1.30 (S13) Bus	<u> </u>	-	S13a) Bus stop freq		>15 min
(S14) Primary			0.48 (S15) Sec	<u>-</u>		S16) Sports/leisure		1.70
(S17) Doctors:			1.90 (S18) Hos			S19) Town / Local co	entre:	1.40
(S20) Superma			2.40 (S21) Em			S22) Public house:		1.30
(S23) Corner s	hop:		0.36 (S24) Pos			S25) Open space:		0.42
(S26) PROW:			0.00 (S27) Cyc	le route:	1.14			
Availability								
(A1) Access is			Partial		(A2) Vehicular acces		or Issues	
	splays / highw	rays issu			(A4) In use?	Partial		
(A5) Ownersh	ip?		1 owner - C	Council				
Achievability					6 1			
(V1) Competir	ng land use?	No			(V2) Market Attracti			
(V3) Viable?		Not Vial			(V3) Viability Model			
Comments:	Character. T There are all run across tl The site is o	he ability so poten he site. T wned by onstraint	y to obtain plann tial issues with re he Council's viab the County Coun	ing permission egards to the to ility model sug ocil and they ha	d. The site is currently is therefore restricted oppography of the site, gests that this type of ove identified it as a post site could come forward.	d by the current plan access into the site site is unlikely to be otential developmen	nning policy and footpa viable to out site. If the	y base. aths that develop. e policy
Constraints:			naracter designat	ion. Topograpl	ny. Access into the site	e.		
Timescales (N				- 1- 20 10-				
			Five Year Perio	d		6-10 Years	11-1	15 Years
2014/15	2015	/16	2016/17	2017/	2019/10	2019-24		12/1-20

Pendle Strategic Housing Land Availability Assessment Site Name: Land off Halifax Road Location: Brierfield Site Ref: S213 Site Area: 6.57 ha Grid Ref: SD 386 436











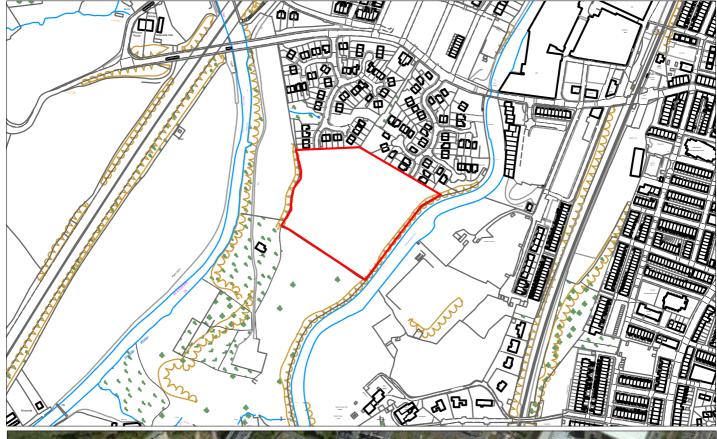
Site Details							
	ame: Large piece of la				Brierfield		
	Vard: Brierfield Ward	Planning Ap	•	SHLAA Typology:			
Site Area (gross): 2.1160ha Ir		: 63 Indicative	Density: 30 d	ph Co-ordinates:	384160, 436266		
Suitability – location and infrastructure							
(S0) Within a Settlement Boun	dary? Yes	(S1) B	rownfield / Green	ifield?	Greenfield		
(S2) Car parking?	Yes	(S3) L	oss of employmer	it land?	No		
(S4) Protected employment ar	ea? No	(S5) C	pen space / settle	ement character?	No		
(S7) Suitable infrastructure?	No	(S8) II	nfrastructure capa	city?	Partial		
(S7/S8) Infrastructure commer	nt New infrastructu networks.	ure required. Further	information requi	red about the capa	city of existing		
Suitability – environment and	heritage						
(S9) Contamination?	None identified	(S10)	Topography:	Gentle slope / ι	undulating		
(S11) Flooding issues / Flood zone:	Site partly in Flood Zo	ne 2.		F	lood Zone 1		
(S28) Conservation Area:	No	1.03 km (S29)	Listed Building:	No	0.30 km		
(S30) Scheduled Monument:	No	4.36 km (S31)	Archaeology:	Potential			
(S32) TPO:	Partial	0.01 km (S37)	Poor air quality:	No			
(S33) Ecology:	Site covered by an are ecological interest (LE	' '	Nature Conservat nation:	ion Yes (part of site	e) 0.00 km		
(S33/S34) Natural environment comment:	Yes - the site is partial an area of ecological in classed as Grade 3 agr	nterest (LERN - recor icultural land - good	d). In terms of agri to moderate quali	cultural classification	on the site is		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring or agricultural land. New areas.		-				
(S39) Coal Mining:	Potential	(\$40)	Mineral Safeguard	ding Area (MSA): Y	es		
Suitability – distance to service	es (km)						
(S12) Railway station:	0.32 (S13) Bus	stop:	0.45 (S1 3	a) Bus stop freque	ncy: >15 mins		
(S14) Primary school:	0.67 (S15) Sec	ondary school:	0.94 (S16	6) Sports/leisure ce	ntre: 2.49		
(S17) Doctors:	0.57 (S18) Hos	pital:	0.94 (S19) Town / Local cent	tre: 0.37		
(S20) Supermarket/store:	3.10 (S21) Em	ployment area:	0.59 (S22	2) Public house:	0.77		
(S23) Corner shop:	0.52 (S24) Pos	t Office:	0.66 (S25	i) Open space:	0.00		
(S26) PROW:	0.30 (S27) Cyc	le route:	0.22				
Availability							
(A1) Access issues?	No	(A2) \	ehicular access:	Poor			
(A3) Visibility splays / highway	s issues? Adequate	(A4) I	(A4) In use? Partial				
(A5) Ownership?	1 owner - Pi	rivate					
Achievability							
(V1) Competing land use? N	0	(V2) N	Лarket Attractiver	ness? Low			
(V3) Viable?	ot Viable	(V3) \	iability Model Re	f: Scheme 13			
Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. However, the site is a large greenfield site on the edge of Brierfield and adjacent housing sites have been developed. The site was previously submitted to the call for sites consultation with the owner indicating an intention to develop it for housing.							
	on of the landowner und	clear.					
Timescales (No. dwellings)							
	Five Year Period			6-10 Years	11-15 Years		
2014/15 2015/1	6 2016/17	2017/18	2018/19	2019-24	2024-29		
	. (1	1.5	. 15	4.4			

Site Name: Land to rear of Wood Clough Platts

Location: Brierfield Site Ref: 24

Site Area: 2.1160 ha **Grid Ref:** SD 384 436









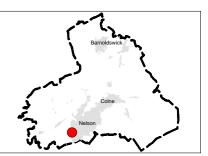


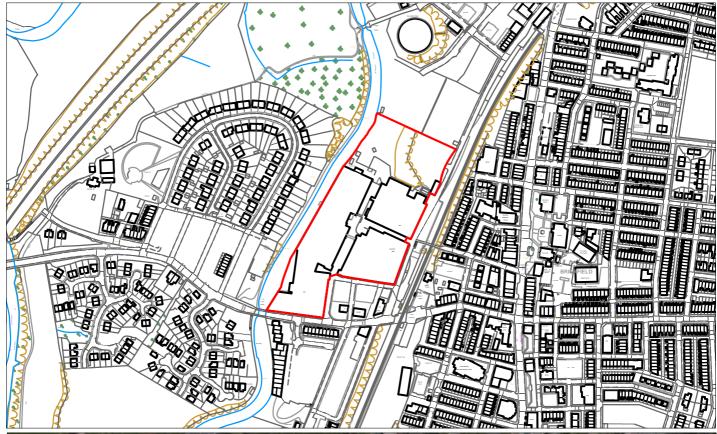
Suitability - location and infrastructure								
Postcode Sector: 889 5 Ward: Brieffield Ward Planning App: N/A SHLAA Typology: RCB		ame: Brierfield Mills.	Glen Wav		Settlement:	Brierfield		
Site Area (gross): 3.04ha Indicative No. Dwellings: 40 Indicative Density: ? dph (Co-ordinates: 384446, 4365 Suitability – location and Infrastructure (SQ) (SQ) Within a Settlement Boundary? Yes (S3) Loss of employment land? Yes (S4) Protected employment area? No (S5) Open space / settlement character? No (S7) Suitabile infrastructure comment This is a large existing building with utilities already available. Possible need to increase capacity. Suitability – environment and horitage (S9) Contamination? Potential (S10) Topography: Flat (S11) Flooding issues / Flood Not within a Flood Zone however the site is directly adjacent to the canal. Zone: (S28) Conservation Area: Yes 0.00 km (S29) Listed Building: Yes 0.00 km (S23) Total Cone: (S28) Conservation Area: Yes 0.00 km (S23) Archaeology: Potential (S30) Scheduled Monument: No 3.91 km (S31) Archaeology: Potential (S33) Ecology: Site covered by an area of ecological interest (LERN record) Designation. (S33) S34) Natural environment comment: Site is directly adjacent to the Leads and Liverpool canal BHS. Part of the site is environment to the Leads and Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Liverpool canal BHS. Part of the site is classed as Classed Canal Canal Canal Canal Can			-					
Suitability – location and infrastructure (50) Within a Settlement Boundary? Yes (52) Car parking? Yes (53) Loss of employment land? Yes (54) Protected employment area? No (55) Open space / settlement character? No (57) Suitable infrastructure? Yes (58) Infrastructure capacity? Yes (57) Suitable infrastructure comment This is a large existing building with utilities already available. Possible need to increase capacity. Suitability – environment and heritage (57) Suitability – environment and heritage (58) Contamination? Potential (511) Flooding issues / Flood Not within a Flood Zone however the site is directly adjacent to the canal. (513) Scheduled Monument: No 3.91 km (531) Archaeology: Potential (528) Conservation Area: Yes 0.00 km (529) Listed Building: Yes 0.00 (533) Scheduled Monument: No 3.91 km (531) Archaeology: Potential (533) Ecology: Site covered by an area of ecological interest (LERN record) (534) Natura Conservation Yes (part of site) 0.00 (533) Ecology: (533) Ecology: Site covered by an area of ecological interest (LERN record) Designation: (534) Natura Conservation Yes (part of site) 0.00 (534) Natura Conservation Yes (part of site) (535) Sab Bad neighbour uses Medium bad neighbouring uses - the site is part of a large industrial complex. It is next to the and impact on surround area: railway line and canal. There is also residential development close by. New development unlikely to have an adverse impact on the surrounding uses. (532) Cond Mining: Yes (540) Mineral Safeguarding Area (MSA): No Suitability – distance to services (km) (532) Ecology: 0.45 (Stal) Hospital: 0.20 (Stal) Bus stop frequency: 4.5m (Stal) Primary school: 0.50 (Stal) Secondary school: 1.07 (Stal) Sports/leisure centre: 0.42 (Stal) Primary school: 0.50 (Stal) Secondary school: 0.40 (Stal) Wishility splays / highways issues? Adequate (Adoption are progressing with the urban area of Brieffield. The Council own the building and with its development particle of everopressing with t						384446, 436552		
Sol Within a Settlement Boundary? Yes Sol Brownfield / Greenfield? Brownfield Gez Carp parking? Yes Sol Loss of employment land? Yes				, ,				
S49 Protected employment area? No (\$55 Open space / settlement character? No	-		(S1) B	rownfield / Greenf	field?	Brownfield		
Sprign S	(S2) Car parking?	Yes	(S3) L	oss of employment	land?	Yes		
Suitability – environment and heritage. Solitability – environment and heritage.	(S4) Protected employment ar	ea? No	(S5) O	pen space / settle	ment character?	No		
Capacity Capacity Suitability — environment and heritage	(S7) Suitable infrastructure?	Yes	(S8) Ir	frastructure capac	city?	Yes		
S31 Flooding issues Flood Not within a Flood Zone however the site is directly adjacent to the canal. Flood Zone	(S7/S8) Infrastructure comme	=	xisting building with u	tilities already avail	lable. Possible nee	d to increase		
State Stat	Suitability – environment and	heritage						
Sear Conservation Area: Yes	(S9) Contamination?	Potential	(S10)	Topography:	Flat			
S30 Scheduled Monument: No 3.91 km (S31) Archaeology: Potential	, , <u> </u>	Not within a Flood Zo	ne however the site is	directly adjacent t	to the canal.	lood Zone 1		
S32) TPO: No O.12 km S37) Poor air quality: No	(S28) Conservation Area:	Yes	0.00 km (S29)	Listed Building:	Yes	0.00 km		
Site covered by an area of ecological interest (LERN record) Case	(S30) Scheduled Monument:	No	3.91 km (S31)	Archaeology:	Potential			
Secological interest (LERN record) Designation:	(S32) TPO:	No	0.12 km (S37)	Poor air quality:	No			
covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban. (S35/S36) Bad neighbour uses Medium bad neighbouring uses - the site is part of a large industrial complex. It is next to the and impact on surround area: railway line and canal. There is also residential development close by. New development unlikely to have an adverse impact on the surrounding uses. (S39) Coal Mining: Yes (S40) Mineral Safeguarding Area (MSA): No Suitability—distance to services (km) (S12) Railway station: 0.17 (S13) Bus stop: 0.20 (S13a) Bus stop frequency: <15 m (S14) Primary school: 0.60 (S15) Secondary school: 1.07 (S16) Sports/leisure centre: 2. (S17) Doctors: 0.45 (S18) Hospital: 2.20 (S19) Town / Local centre: 0. (S20) Supermarket/store: 3.40 (S21) Employment area: 0.23 (S22) Public house: 0. (S23) Corner shop: 0.21 (S24) Post Office: 0.30 (S25) Open space: 0. (S26) PROW: 0.50 (S27) Cycle route: 0.14 Availability (A1) Access issues? No (A2) Vehicular access: Good (A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viabil to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2017/18 2018/19 2018/19 2019-24 2024-29	(S33) Ecology:	•			on Yes (part of site	e) 0.00 km		
and impact on surround area: railway line and canal. There is also residential development close by. New development unlikely to have an adverse impact on the surrounding uses. (\$39) Coal Mining: Yes (\$40) Mineral Safeguarding Area (MSA): No Suitability — distance to services (km) (\$12) Railway station: 0.17 (\$13) Bus stop: 0.20 (\$13a) Bus stop frequency: <15 m (\$14) Primary school: 0.60 (\$15) Secondary school: 1.07 (\$16) Sports/leisure centre: 2. (\$17) Doctors: 0.45 (\$18) Hospital: 2.20 (\$19) Town / Local centre: 0.6 (\$20) Supermarket/store: 3.40 (\$21) Employment area: 0.23 (\$22) Public house: 0.6 (\$23) Corner shop: 0.21 (\$24) Post Office: 0.30 (\$25) Open space: 0.6 (\$26) PROW: 0.50 (\$27) Cycle route: 0.14 Availability (A1) Access issues? No (A2) Vehicular access: Good (A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viabil to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2018/19 2019-24 2024-29		covered by an area of	f ecological interest (L	· · · · · · · · · · · · · · · · · · ·				
Suitability - distance to services (km)		railway line and canal	l. There is also residen	tial development c	=			
(S12) Railway station:	(S39) Coal Mining:	Yes	(\$40)	Mineral Safeguard	ing Area (MSA): N	No		
S14 Primary school:	Suitability – distance to servic	es (km)						
(517) Doctors: 0.45 (518) Hospital: 2.20 (519) Town / Local centre: 0.650 (520) Supermarket/store: 3.40 (521) Employment area: 0.23 (522) Public house: 0.650 (523) Corner shop: 0.21 (524) Post Office: 0.30 (525) Open space: 0.650 (526) PROW: 0.50 (527) Cycle route: 0.14	(S12) Railway station:	0.17 (S13) Bu s	s stop:	0.20 (S13	a) Bus stop freque	ency: <15 mins		
S20 Supermarket/store: 3.40 (S21) Employment area: 0.23 (S22) Public house: 0.652 (S23) Corner shop: 0.21 (S24) Post Office: 0.30 (S25) Open space: 0.652 (S26) PROW: 0.50 (S27) Cycle route: 0.14	(S14) Primary school:	0.60 (S15) Sec	condary school:	1.07 (S16)	Sports/leisure ce	entre: 2.30		
Section Sect	(S17) Doctors:	0.45 (S18) Ho :	spital:	2.20 (S19)	Town / Local cen	tre: 0.29		
(S26) PROW: O.50 (S27) Cycle route: O.14 Availability (A1) Access issues? No (A2) Vehicular access: Good (A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(S20) Supermarket/store:	3.40 (S21) Em	nployment area:	0.23 (S22)	Public house:	0.30		
Availability (A1) Access issues? No (A2) Vehicular access: Good (A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(S23) Corner shop:	0.21 (S24) Pos	st Office:	0.30 (S25)	Open space:	0.00		
(A1) Access issues? No (A2) Vehicular access: Good (A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(S26) PROW:	0.50 (S27) Cyc	le route:	0.14				
(A3) Visibility splays / highways issues? Adequate (A4) In use? No (A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	Availability							
(A5) Ownership? 1 owner - Council Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(A1) Access issues?	No	(A2) V	ehicular access:	Good			
Achievability (V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(A3) Visibility splays / highway	s issues? Adequate	(A4) li	n use?	No			
(V1) Competing land use? Yes (V2) Market Attractiveness? Low (V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(A5) Ownership?	1 owner - C	Council					
(V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 13 Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	Achievability							
Comments: This building is within the urban area of Brierfield. The Council own the building and with its development partner are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(V1) Competing land use? Ye	es	(V2) N	larket Attractiven	ess? Low			
are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans are progressing with the specific details of the conversion. Constraints: No constraints identified. Timescales (No. dwellings) Five Year Period 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	(V3) Viable?	ot Viable	(V3) V	iability Model Ref	Scheme 13			
Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	are progressing its regeneration. The Council's viability model suggests that this type of site is unlikely to be viable to develop. There is potential for part of the building to be converted into residential accommodation and plans							
Five Year Period 6-10 Years 11-15 Years 2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	Constraints: No constraints	identified.						
2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	Timescales (No. dwellings)							
						11-15 Years		
	2014/15 2015/1	6 2016/17			2019-24	2024-29		

Site Name: Brierfield Mills, Glen Way

Location: Briefield **Site Ref:** S232

Site Area: 3.04 ha **Grid Ref:** SD 384 436











Pendie Strategic Housing	tand Availability A	Assessment			
Site Details	land to the same	Edea Food Forms		Cattlemant	Deianfield
	lame: Land to rear of			Settlement:	Brierfield
	Ward: Brierfield Ward			SHLAA Typology:	
10 7	ndicative No. Dwelling	s: 38 Indicative	e Density:	30 dph Co-ordinates:	385881, 436488
Suitability – location and infra					
(S0) Within a Settlement Bour	ndary? Yes		Brownfield / G		Greenfield
(S2) Car parking?	Yes		Loss of employ		No
(S4) Protected employment ar	rea? No	(S5)	Open space / se	ettlement character?	Yes
(S7) Suitable infrastructure?	No	(S8)	Infrastructure of	capacity?	Partial
(S7/S8) Infrastructure comme				Further information r	•
		vide the necessary ir ·k likely to be sufficie		edium sized developm	ient. Capacity of
Suitability – environment and		k likely to be sufficie			
(S9) Contamination?	None identified	(\$10) Topography:	Gentle slope /	undulating
(S11) Flooding issues / Flood	Not within an identif			•	Flood Zone 1
zone:	boundary of the site.			•	
(S28) Conservation Area:	No	0.22 km (S2 9) Listed Building	g: Yes	0.00 km
(S30) Scheduled Monument:	No	3.17 km (S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km (S37	') Poor air qualit	t y: No	
(S33) Ecology:	None identified) Nature Conse		1.10 km
		Desi	gnation:		
(S33/S34) Natural		_		n or near this site. The	
environment comment:		cal interest (LERN - r	ecord). In terms	of agricultural classifi	cation the site is
/cor/coc) p.	classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:				ting residential develo ting residential develo	
(S39) Coal Mining:	Yes			uarding Area (MSA):	
Suitability – distance to service		(340	y willieral Sareg	uarumg Area (1413A).	NO
(S12) Railway station:	1.50 (S13) Bu	s ston:	U 30	(S13a) Bus stop frequ	ency: >15 mins
(S14) Primary school:		condary school:		(S16) Sports/leisure c	
(S17) Doctors:				(S19) Town / Local ce	
,	1.30 (\$18) Ho	-	-		
(S20) Supermarket/store:		nployment area:		(S22) Public house:	1.50
(S23) Corner shop:	0.76 (S24) Po			(S25) Open space:	0.33
(S26) PROW:	0.00 (S27) Cy	cie route:	1.78		
Availability	<u> </u>	(4.2)			
(A1) Access issues?	Yes		Vehicular acces		
(A3) Visibility splays / highway	-		In use?	Partial	
(A5) Ownership?	2 owners -	Private			
Achievability		(0.00)			
, , ,	lo		Market Attract		
,	lot Viable		Viability Mode		
	ated within the urban a			_	
	e ability to obtain plann potential issues with r				
	I suggests that this type				
develop the si	te and has completed t	he site survey form i	indicating that f	inancial viability is not	a constraint to
1	If the policy and other		over come part	of the site could com	e forward for
	towards the end of the			1. 1.	
	nent Character policy d	esignation. Potential	access and top	ographical issues.	
Timescales (No. dwellings)					

6-10 Years

2019-24

13

11-15 Years

2024-29

0

Five Year Period

2016/17

0

2017/18

12

2018/19

13

2014/15

0

2015/16

Pendle Strategic Housing Land Availability Assessment Site Name: Land to rear of Edge End Farm Location: Brierfield Site Ref: SHLAASS28 Site Area: 1.26 ha Grid Ref: SD 385 436









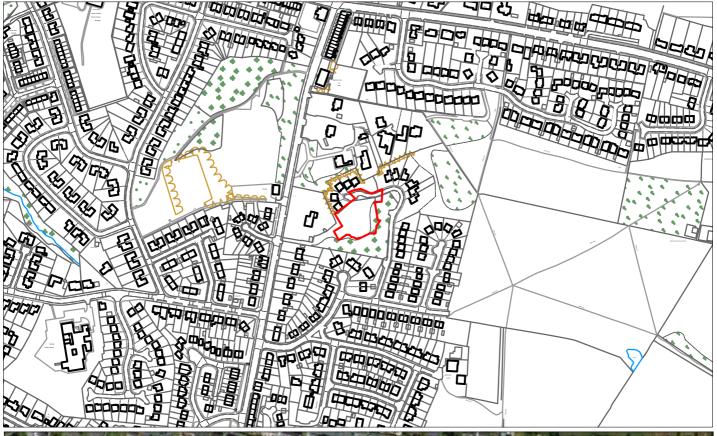
T CHAIC STITLES		Trumanine, The						
Site Details	a:		0.11				D : (:	
Site Ref: BR020 / 983		Rear of Marsden					Brierfield	
Postcode Sector: BB9		Reedley Ward		ing App: N/A		HLAA Typology:		
Site Area (gross): 0.2			5 Indi	cative Density:	19 dpl	h Co-ordinates:	38561	0, 43607
Suitability – location				(C1) Propertials /	Croonfi	ماما	Drownfiel	d
(S0) Within a Settlem	ent Boundary?			(S1) Brownfield /			Brownfiel	a
(S2) Car parking?		Yes		(S3) Loss of emplo			No	
(S4) Protected employ		No		(S5) Open space /				
(S7) Suitable infrastru		Yes	-tit-	(S8) Infrastructure	e capacı	ty?	Yes	
(S7/S8) Infrastructure		Existing infrastru	cture on site.					
Suitability – environn				(C10) Tanasanah		Cantle slave /	منفوا برام مرب	
(S9) Contamination?		in 250m buffer	d Fland 7ama	(S10) Topography		Gentle slope /		
(S11) Flooding issues zone:	/ Flood Not v	vitnin an identifie	a Flood Zone.	No other flooding	issues ic	dentified.	Flood Zone	3 T
(S28) Conservation Ar	ea: No		0.35 km	(S29) Listed Buildi	ing:	No		0.36 kn
(S30) Scheduled Mon	ument: No		3.64 km	(S31) Archaeology	/ :	Potential		-
(S32) TPO:	Yes		0.00 km	(S37) Poor air qua	lity:	No		
(S33) Ecology:		overed by an area		(S34) Nature Cons Designation:	servatio	n No		1.26 kn
(S33/S34) Natural environment comme	nt: an ar	_		conservation sites - record). In terms (-
(S35/S36) Bad neighb and impact on surrou				s surrounded by ex ty issues for the ex				∌W
(S39) Coal Mining:	Poter	ntial		(S40) Mineral Safe	eguardiı	ng Area (MSA): 1	No	
Suitability – distance	to services (km)						
(S12) Railway station:		1.80 (S13) Bus	stop:	0.3	9 (S13a) Bus stop freque	ency:	>15 min
(S14) Primary school:		0.69 (S15) Seco	ondary school	: 1.0	0 (S16)	Sports/leisure ce	ntre:	2.40
(S17) Doctors:		1.87 (S18) Hos į	pital:	2.4	0 (S19)	Town / Local cen	tre:	1.50
(S20) Supermarket/st	ore:	3.00 (S21) Em	oloyment area	a: 1.5	0 (S22)	Public house:		2.0
(S23) Corner shop:		0.97 (S24) Post	Office:	1.7	0 (S25)	Open space:		0.00
(S26) PROW:		0.19 (S27) Cycl	e route:	1.1	8			
Availability								
(A1) Access issues?		No		(A2) Vehicular acc	cess: G	iood		
(A3) Visibility splays /	highways issue	es? Adequate		(A4) In use?	N	lo		
(A5) Ownership?		1 owner - Pr	ivate					
Achievability								
(V1) Competing land	use? No			(V2) Market Attra	ctivene	ss? Low		
(V3) Viable?	Not Viak	ole		(V3) Viability Mod	del Ref:	Scheme 5		
permi Office	ission for this siters indicate that	te has now expire the owner of the	d without wor site is looking	of site is unlikely to k commencing. Dis to submit a new p ithin the five year p	scussion lanning	s with Developm	ent Mana	gement
Constraints: No co	nstraints identi	fied.						
Timescales (No. dwel	lings)							
		Five Year Period				6-10 Years		5 Years
2014/15	2015/16	2016/17	2017/1	8 2018/1	L9	2019-24	202	24-29

Site Name: Rear of Marsden Cottage

Location: Briefield Site Ref: BR020 / 983

Site Area: 0.2795 ha **Grid Ref:** SD 385 436











Site Details									
Site Ref: S218	S	ite Name:	Land adjacent t	o Marsden Hei	ghts College, Mansf	ield	Settlement:	Brierfiel	d
			Crescent						
Postcode Sector:	BB9 5	Ward:	Brierfield Ward	Plann	ing App: N/A	9	HLAA Typology:	VLNPD	
Site Area (gross):	0.08	ha Indicati	ve No. Dwelling	s: 2 Indi	cative Density:	25 dp	h Co-ordinates :	3853	33, 436491
Suitability – locat	ion and	infrastruct	ure						
(S0) Within a Sett	lement I	Boundary?	Yes		(S1) Brownfield / (Greenf	ield?	Greenfi	eld
(S2) Car parking?			Yes	(S3) Loss of emplo	yment	land?	No		
(S4) Protected en	nployme	nt area?	No		(S5) Open space /	nent character?	No		
(S7) Suitable infra	·e?	Partial		(S8) Infrastructure	ity?	Yes			
(S7/S8) Infrastructure comment Small greenfield site. Utilities would need to be installed although site is adjacent road and new connections could be easily made. Small sized development therefore network capacity will be sufficient.						-			
Suitability – envi	ronment	and herita		y will be suffici	Circ.				
(S9) Contamination			in 250m buffer		(S10) Topography:	1	Flat		
(S11) Flooding iss				ed Flood Zone.	No other flooding i			lood Zo	ne 1
(S28) Conservation	n Area:	No		0.12 km	(S29) Listed Buildin	ng:	No		0.26 km
(S30) Scheduled I	Monume	nt: No		3.66 km	(S31) Archaeology	:	Potential		
(S32) TPO:		No			(S37) Poor air qua		No		
(S33) Ecology:		None	eidentified	(S34) Nature Conservation No Designation:					
1.	(S33/S34) Natural No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.								
(S35/S36) Bad ne and impact on su	_		_	_	site is adjacent to unlikely to have ar		-	-	
(S39) Coal Mining	:	Pote	ntial		(S40) Mineral Safe	guardi	ng Area (MSA):	Vo	
Suitability – dista	nce to s	ervices (km	1)						
(S12) Railway sta	tion:		0.90 (S13) Bus	stop:	0.37	7 (S13a) Bus stop freque	ncy:	>15 mins
(S14) Primary sch	ool:		0.11 (S15) Sec	ondary school:	0.05	(S16)	Sports/leisure ce	ntre:	2.20
(S17) Doctors:			0.65 (S18) Ho s	spital:	2.20	(S19)	Town / Local cen	tre:	0.67
(S20) Supermarke	et/store:		2.60 (S21) Em	ployment area): 0.69	(S22)	Public house:		0.90
(S23) Corner shop):		0.08 (S24) Pos	t Office:	0.76	(S25)	Open space:		0.00
(S26) PROW:			0.13 (S27) Cyc	le route:	1.05	5			
Availability									
(A1) Access issues	s?		No		(A2) Vehicular acc	ess: (Good		
(A3) Visibility spla	ays / hig	hways issue	es? Adequate		(A4) In use?		No		
(A5) Ownership?			1 owner - C	Council					
Achievability									
(V1) Competing la	and use?				(V2) Market Attractiveness? Low				
(V3) Viable? Not Viable (V3) Viability Model Ref: Scheme 1									
Comments: This site is owned by Pendle Borough Council and has been identified by Property Services as a potential development site. The site is small and could accommodate approximately two dwellings. The site is currently covered by an Open Space designation. However, the site does not perform an Open Space function and could be considered for de-designation in the Local Plan review. The Council's viability model suggests that this type of site is unlikely to be viable to develop. However, as the site is within the control of the Council it could be brought forward. If the policy constraint could be over come the site could come forward in the five year period.									
Constraints: C	pen Spa	ce designat	ion. Position of s	ite in relation t	o Marsden Heights	Comm	unity College.		
Timescales (No. o	lwelling	s)							
			Five Year Perio				6-10 Years		15 Years
2014/15	20	15/16	2016/17	2017/1	8 2018/1	9	2019-24	2	024-29

0

2

0

0

0

0

Site Name: Land adjacent to Marsden Heights College

Location: Brieffield Site Ref: S218

Site Area: 0.08 ha **Grid Ref:** SD 385 436

