

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S213	Site Name: Land off Halifax Road	Settlement: Brierfield
Postcode Sector: BB9 0	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 6.57ha	Indicative No. Dwellings: 197
Indicative Density: 30 dph	Co-ordinates: 386048, 436546	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Water features run along the southern boundary of the site. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	No	0.21 km	(S29) Listed Building: No 0.10 km
(S30) Scheduled Monument:	No	2.95 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.82 km
(S33/S34) Natural environment comment:	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 neighbour uses and impact on surround area: No bad neighbouring uses - the site is surrounded by existing residential development. New development may have some amenity issues for the existing residential developments.

(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.30	(S13) Bus stop:	0.09	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.48	(S15) Secondary school:	1.01	(S16) Sports/leisure centre:	1.70
(S17) Doctors:	1.90	(S18) Hospital:	1.90	(S19) Town / Local centre:	1.40
(S20) Supermarket/store:	2.40	(S21) Employment area:	1.20	(S22) Public house:	1.30
(S23) Corner shop:	0.36	(S24) Post Office:	0.80	(S25) Open space:	0.42
(S26) PROW:	0.00	(S27) Cycle route:	1.14		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	Partial
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 17

Comments: This site is located within the urban area of Brierfield. The site is currently designated as a Site of Settlement Character. The ability to obtain planning permission is therefore restricted by the current planning policy base. There are also potential issues with regards to the topography of the site, access into the site and footpaths that run across the site. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is owned by the County Council and they have identified it as a potential development site. If the policy and other constraints could be over come part of the site could come forward for development towards the end of the five year period.

Constraints: Site of Settlement Character designation. Topography. Access into the site.

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
0	0	0	20	20	157	0

Pendle Strategic Housing Land Availability Assessment

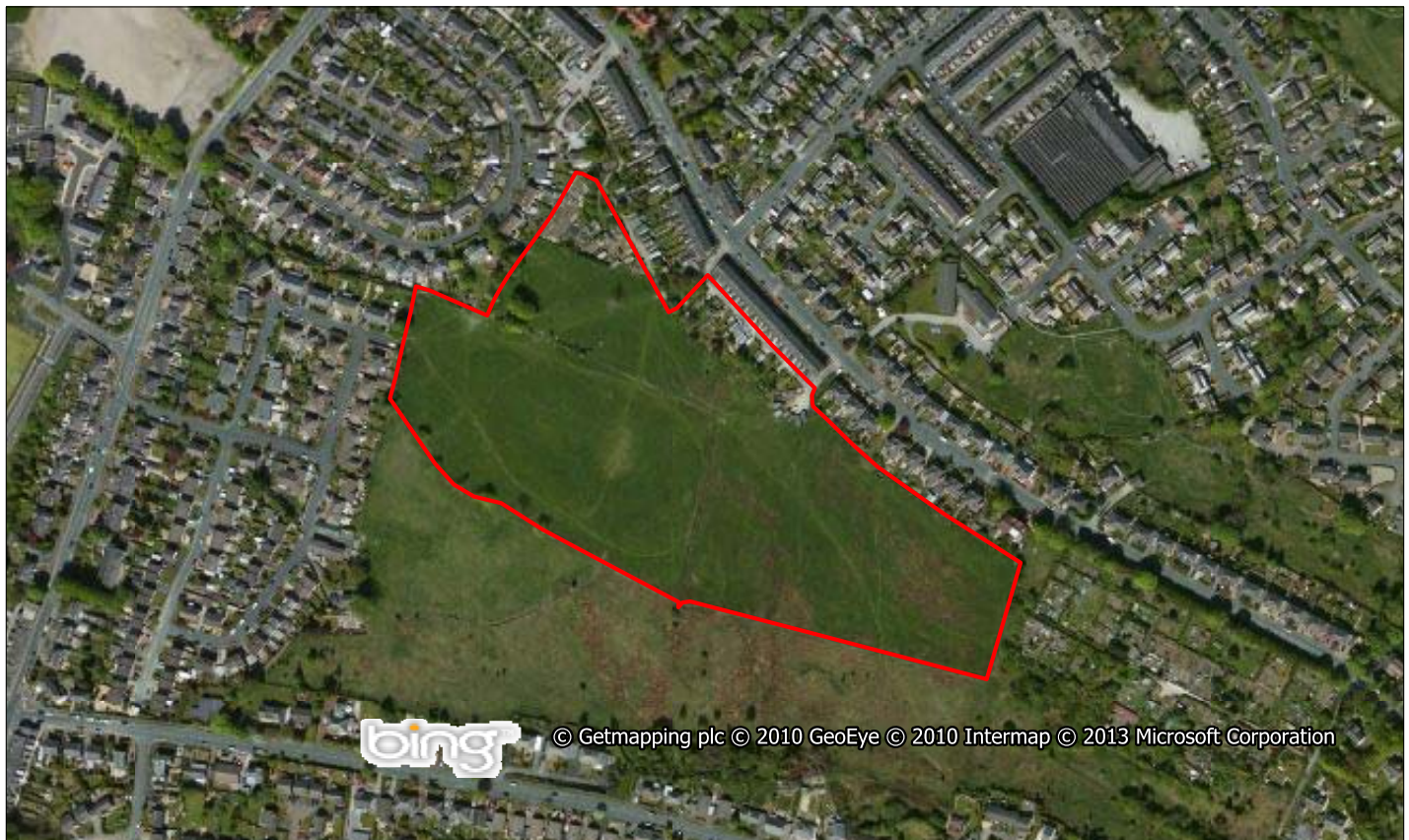
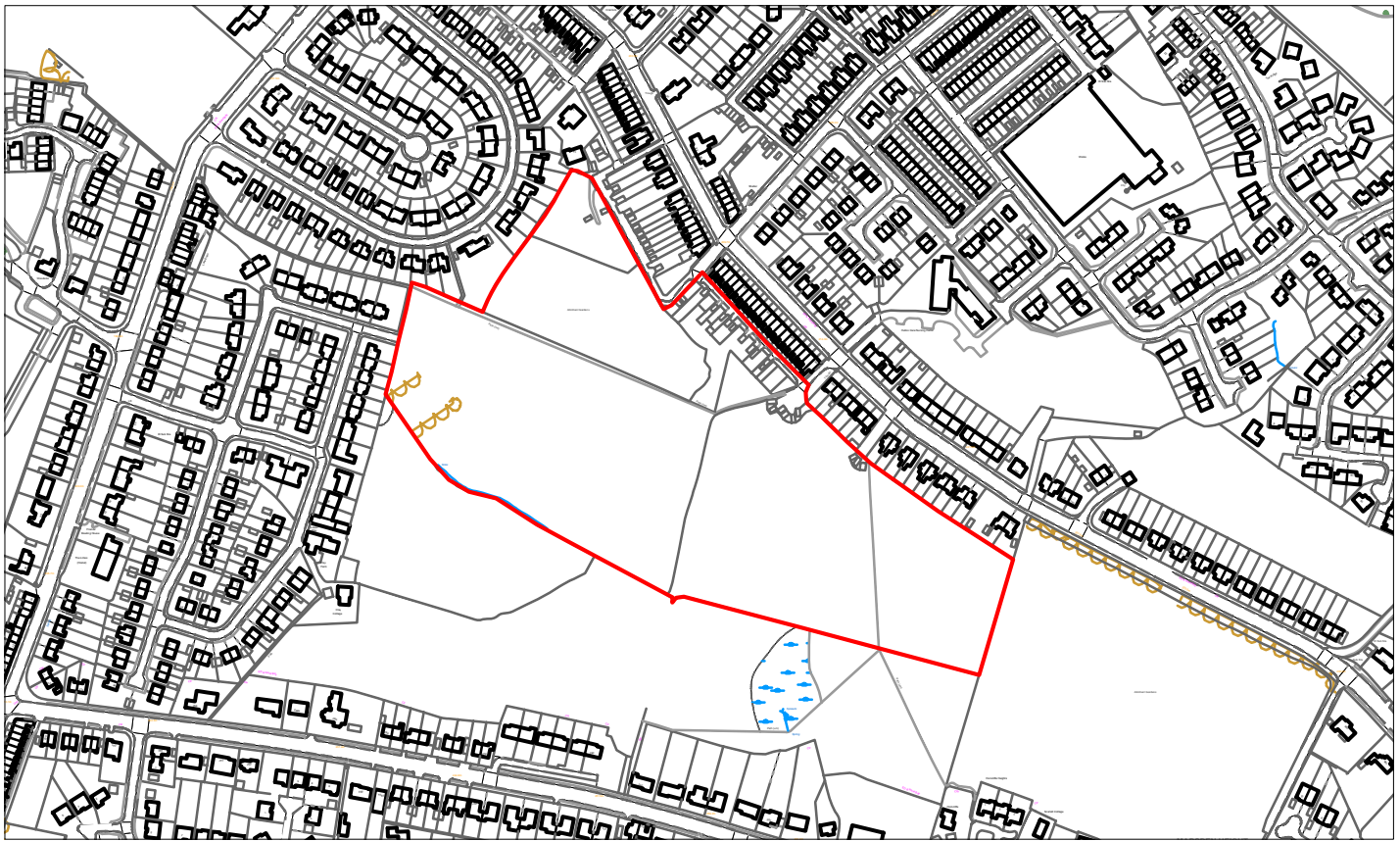
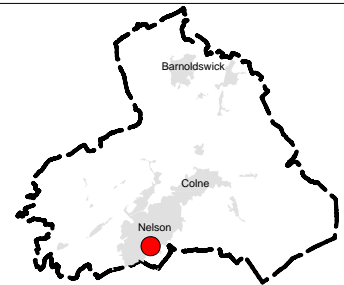
Site Name: Land off Halifax Road

Location: Brierfield

Site Ref: S213

Site Area: 6.57 ha

Grid Ref: SD 386 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 24	Site Name: Large piece of land at Wood Clough Platts	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: EHA	Site Area (gross): 2.1160ha	Indicative No. Dwellings: 63
Indicative Density: 30 dph	Co-ordinates: 384160, 436266	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	New infrastructure required. Further information required about the capacity of existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Site partly in Flood Zone 2.		Flood Zone 1
(S28) Conservation Area:	No	1.03 km	(S29) Listed Building:
No			No
(S30) Scheduled Monument:	No	4.36 km	(S31) Archaeology:
No			Potential
(S32) TPO:	Partial	0.01 km	(S37) Poor air quality:
No			No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	Yes (part of site)
			0.00 km
(S33/S34) Natural environment comment:	Yes - the site is partially covered by a Biological Heritage Site. A large part of the site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 3 agricultural land - good to moderate quality.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is surrounded by existing residential development and agricultural land. New development may have some amenity issues for the existing residential areas.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	0.32	(S13) Bus stop:	0.45	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.67	(S15) Secondary school:	0.94	(S16) Sports/leisure centre:	2.49
(S17) Doctors:	0.57	(S18) Hospital:	0.94	(S19) Town / Local centre:	0.37
(S20) Supermarket/store:	3.10	(S21) Employment area:	0.59	(S22) Public house:	0.77
(S23) Corner shop:	0.52	(S24) Post Office:	0.66	(S25) Open space:	0.00
(S26) PROW:	0.30	(S27) Cycle route:	0.22		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	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.

Constraints: Current position of the landowner unclear.

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
0	0	0	15	15	33	0

Pendle Strategic Housing Land Availability Assessment

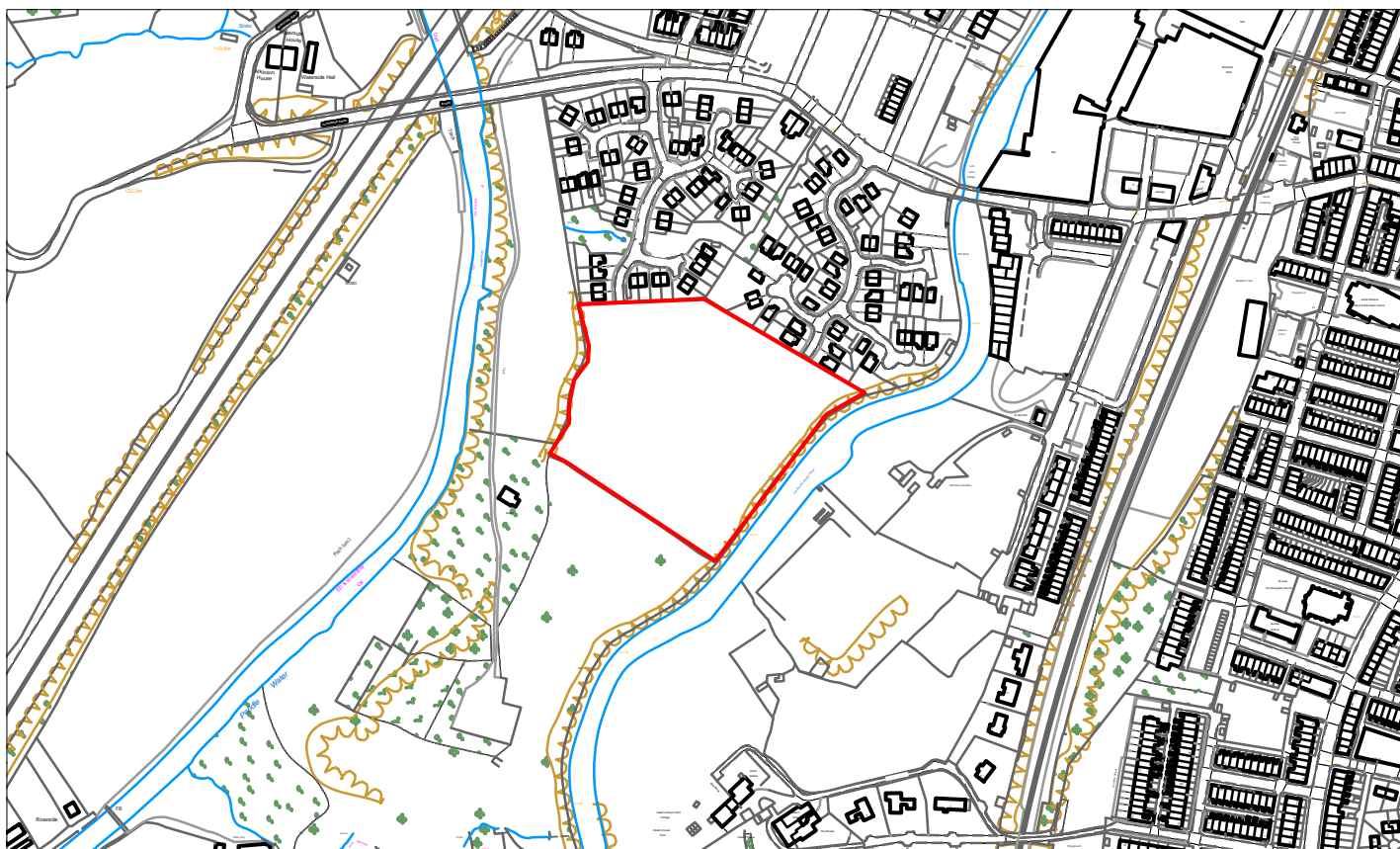
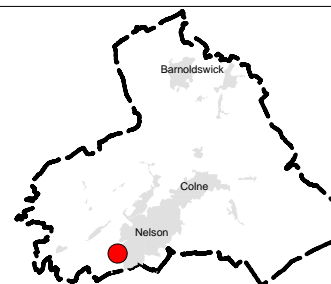
Site Name: Land to rear of Wood Clough Platts

Location: Brierfield

Site Ref: 24

Site Area: 2.1160 ha

Grid Ref: SD 384 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S232	Site Name: Brierfield Mills, Glen Way	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: RCB	Site Area (gross): 3.04ha	Indicative No. Dwellings: 40
Indicative Density: ? dph	Co-ordinates: 384446, 436552	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	This is a large existing building with utilities already available. Possible need to increase capacity.		

Suitability – environment and heritage

(S9) Contamination?	Potential		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone however the site is directly adjacent to the canal.			Flood Zone 1	
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	Yes	0.00 km
(S30) Scheduled Monument:	No	3.91 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.12 km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	Yes (part of site)	0.00 km
(S33/S34) Natural environment comment:	Partial - this site is directly adjacent to the Leeds and Liverpool canal BHS. Part of the site is 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 and impact on surround area:	Medium bad neighbouring uses - the site is part of a large industrial complex. It is next to the 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 mins
(S14) Primary school:	0.60	(S15) Secondary school:	1.07	(S16) Sports/leisure centre:	2.30
(S17) Doctors:	0.45	(S18) Hospital:	2.20	(S19) Town / Local centre:	0.29
(S20) Supermarket/store:	3.40	(S21) Employment area:	0.23	(S22) Public house:	0.30
(S23) Corner shop:	0.21	(S24) Post Office:	0.30	(S25) Open space:	0.00
(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 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.		
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Constraints:	No constraints identified.		
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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
0	0	0	20	20	0	0

Pendle Strategic Housing Land Availability Assessment

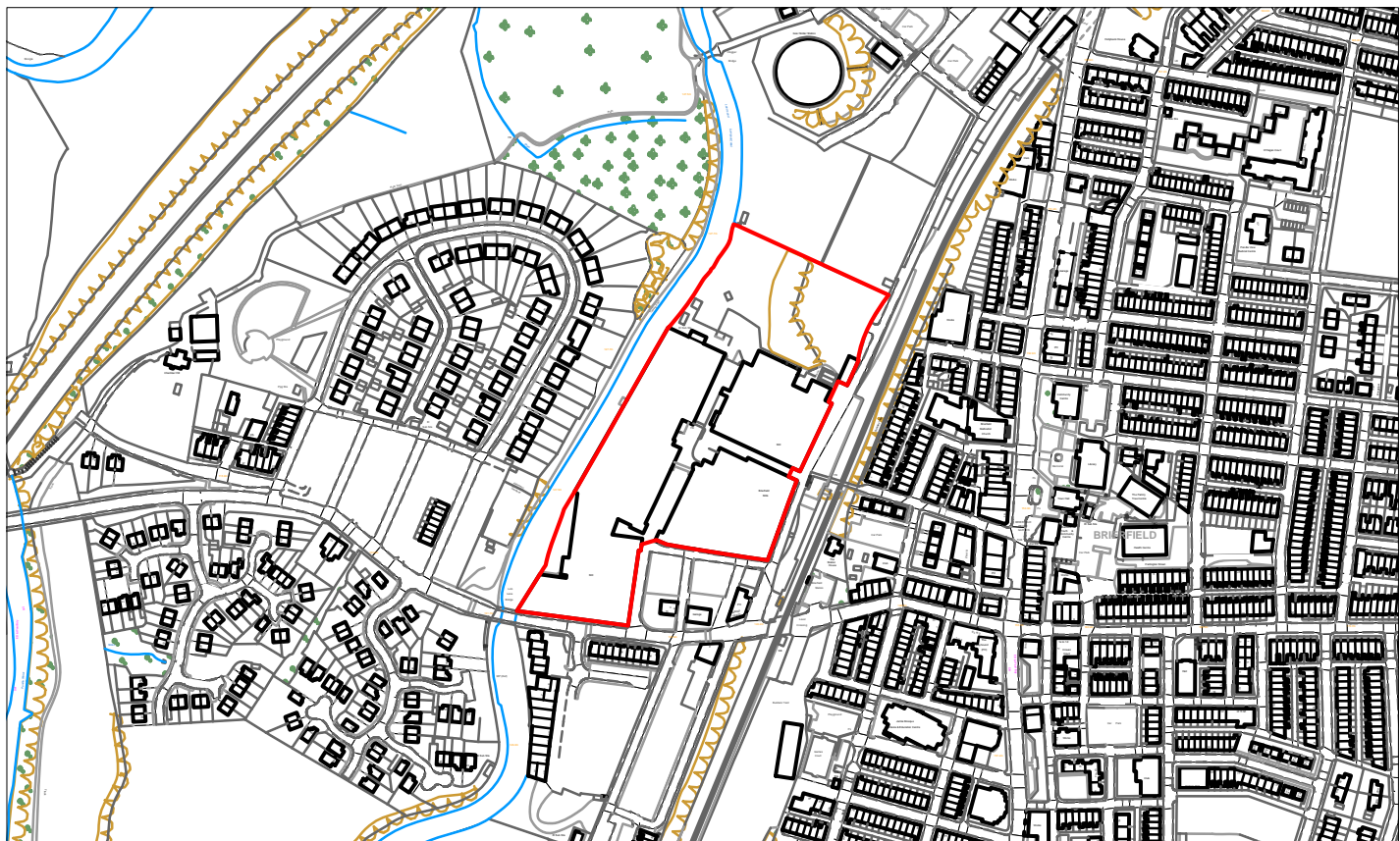
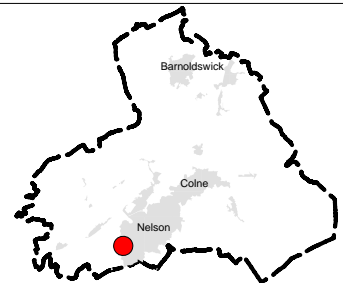
Site Name: Brierfield Mills, Glen Way

Location: Brierfield

Site Ref: S232

Site Area: 3.04 ha

Grid Ref: SD 384 436



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: SHLAASS28	Site Name: Land to rear of Edge End Farm	Settlement: Brierfield
Postcode Sector: BB9 0	Ward: Brierfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.26ha	Indicative No. Dwellings: 38
Indicative Density: 30 dph	Co-ordinates: 385881, 436488	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Water feature runs along the northern boundary of the site. Further investigation may be required.		Flood Zone 1
(S28) Conservation Area:	No	0.22 km	(S29) Listed Building: Yes 0.00 km
(S30) Scheduled Monument:	No	3.17 km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.10 km
(S33/S34) Natural environment comment:	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 neighbour uses and impact on surround area: No bad neighbouring uses - the site is surrounded by existing residential development. New development may have some amenity issues for the existing residential developments.

(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.50	(S13) Bus stop:	0.39	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.77	(S15) Secondary school:	0.54	(S16) Sports/leisure centre:	1.90
(S17) Doctors:	1.30	(S18) Hospital:	2.30	(S19) Town / Local centre:	1.40
(S20) Supermarket/store:	2.70	(S21) Employment area:	1.30	(S22) Public house:	1.50
(S23) Corner shop:	0.76	(S24) Post Office:	1.40	(S25) Open space:	0.33
(S26) PROW:	0.00	(S27) Cycle route:	1.78		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	Partial
(A5) Ownership?	2 owners - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 15

Comments: This site is located within the urban area of Brierfield. The site is currently designated as a Site of Settlement Character. The ability to obtain planning permission is therefore restricted by the current planning policy base. There are also potential issues with regards to the topography of the site and access into the site. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy and other constraints could be over come part of the site could come forward for development towards the end of the five year period.

Constraints: Site of Settlement Character policy designation. Potential access and topographical issues.

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
0	0	0	12	13	13	0

Pendle Strategic Housing Land Availability Assessment

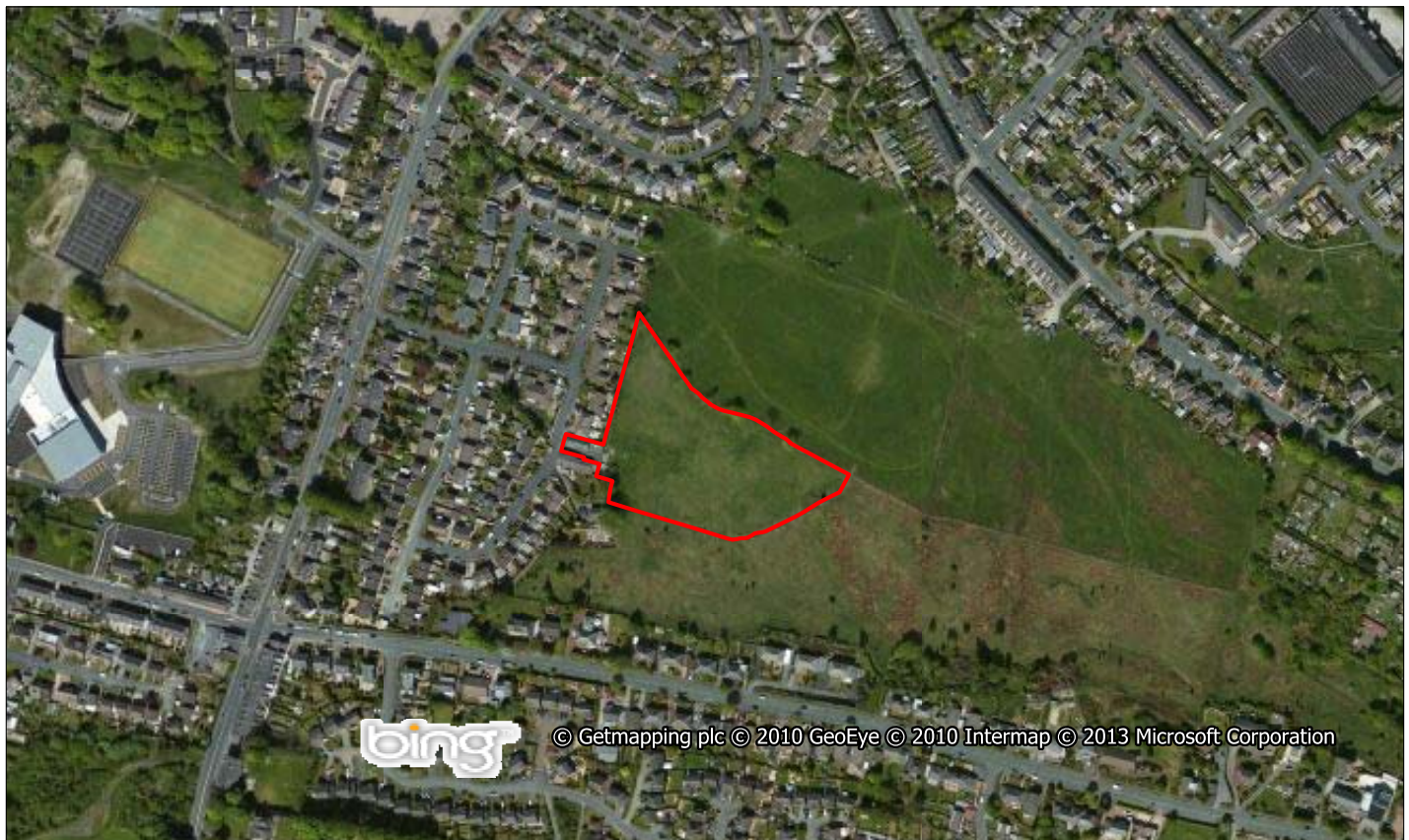
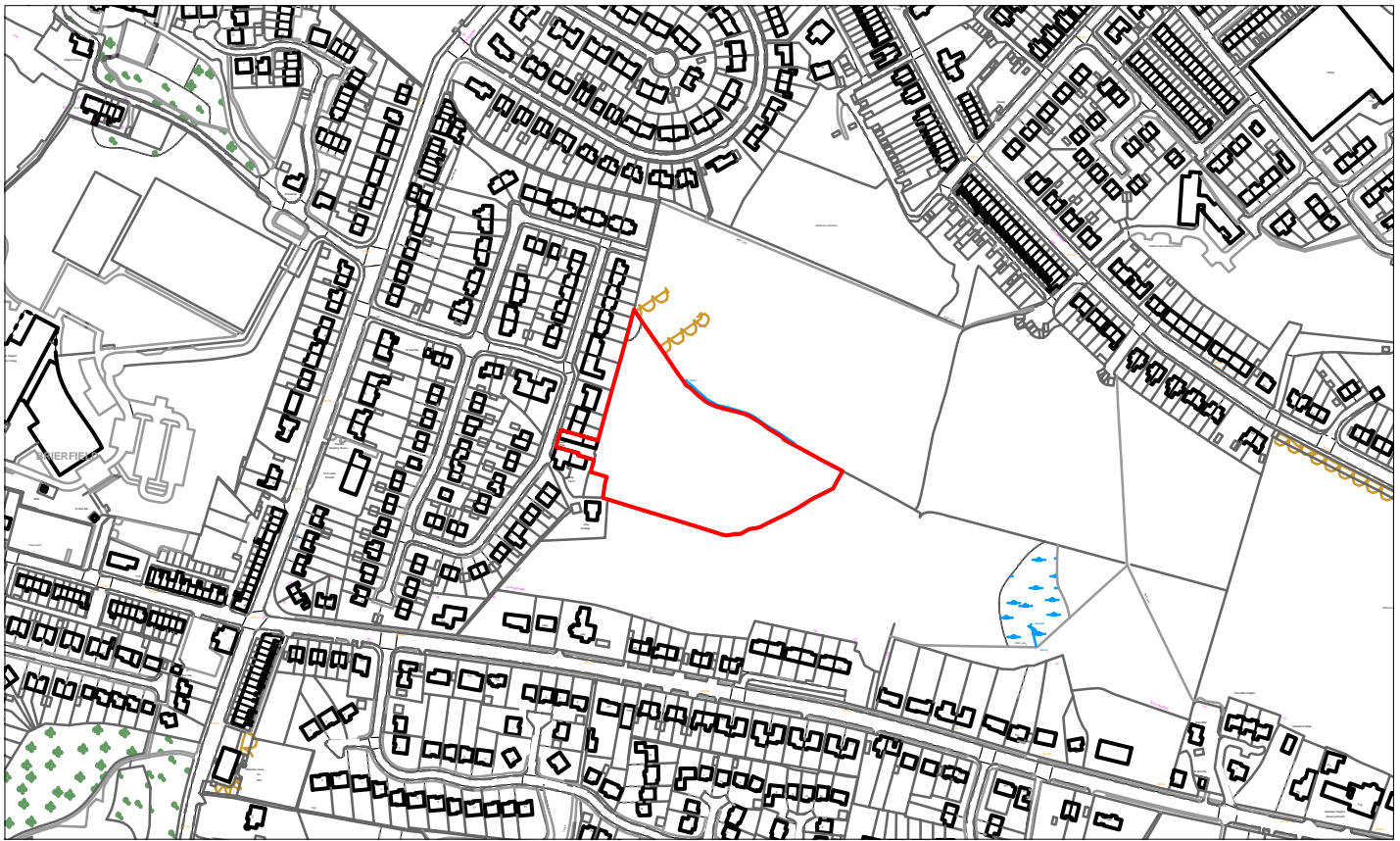
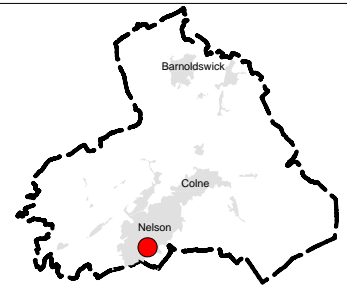
Site Name: Land to rear of Edge End Farm

Location: Brierfield

Site Ref: SHLAASS28

Site Area: 1.26 ha

Grid Ref: SD 385 436



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: BR020 / 983	Site Name: Rear of Marsden Cottage	Settlement: Brierfield
Postcode Sector: BB9 5	Ward: Reedley Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.2795ha	Indicative No. Dwellings: 5
Indicative Density: 19 dph	Co-ordinates: 385610, 436078	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Existing infrastructure on site.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flooding issues identified.				Flood Zone 1
(S28) Conservation Area:	No	0.35 km	(S29) Listed Building:	No	0.36 km
(S30) Scheduled Monument:	No	3.64 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	1.26 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is 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 and impact on surround area:	No bad neighbouring uses - the site is surrounded by existing residential development. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	1.80	(S13) Bus stop:	0.39	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.69	(S15) Secondary school:	1.00	(S16) Sports/leisure centre:	2.40
(S17) Doctors:	1.87	(S18) Hospital:	2.40	(S19) Town / Local centre:	1.50
(S20) Supermarket/store:	3.00	(S21) Employment area:	1.50	(S22) Public house:	2.02
(S23) Corner shop:	0.97	(S24) Post Office:	1.70	(S25) Open space:	0.00
(S26) PROW:	0.19	(S27) Cycle route:	1.18		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The planning permission for this site has now expired without work commencing. Discussions with Development Management Officers indicate that the owner of the site is looking to submit a new planning application in the near future. On this basis it is likely that the site will be developed within the five year period.		
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Constraints:	No constraints identified.		
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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
0	0	0	0	5	0	0

Pendle Strategic Housing Land Availability Assessment

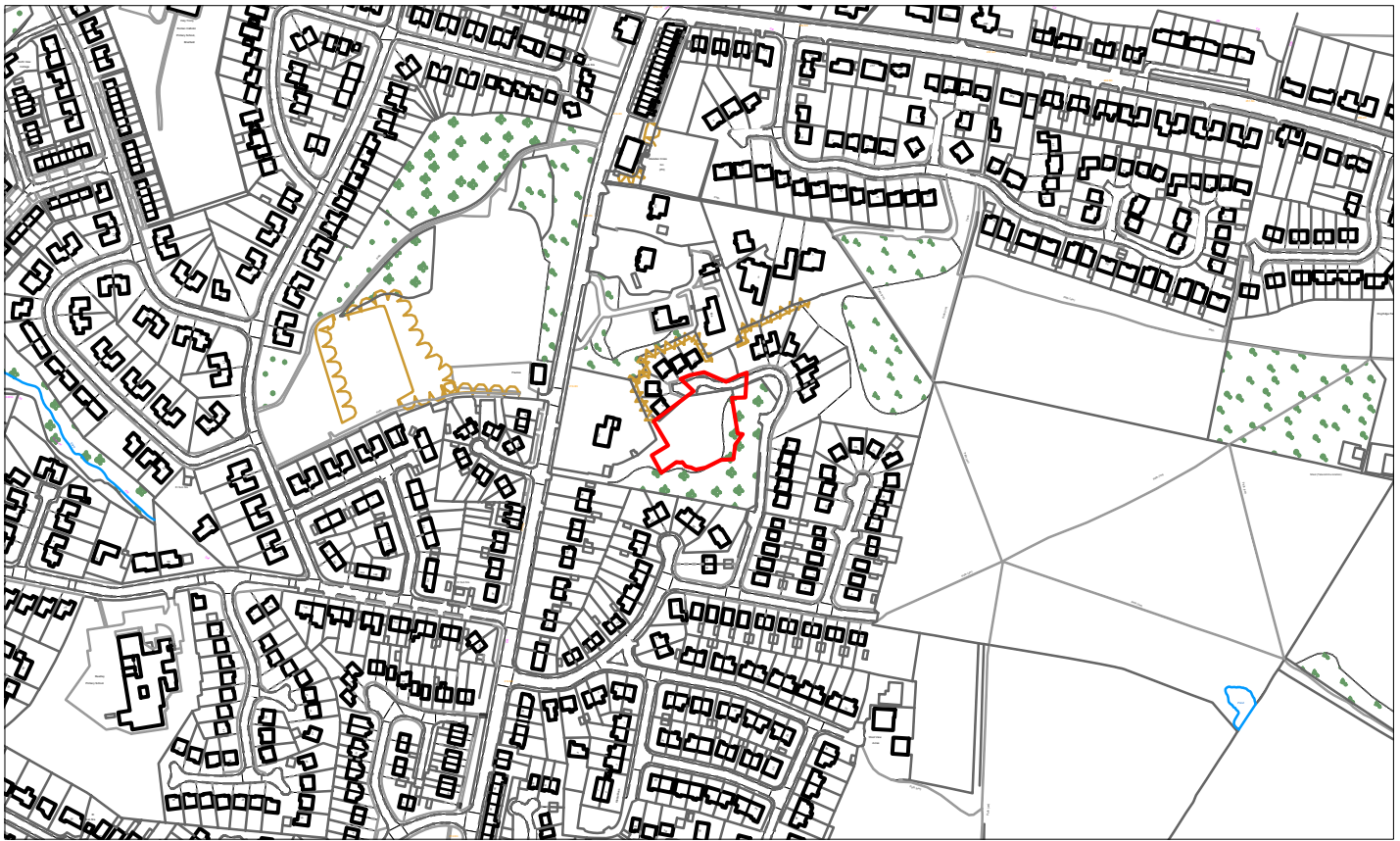
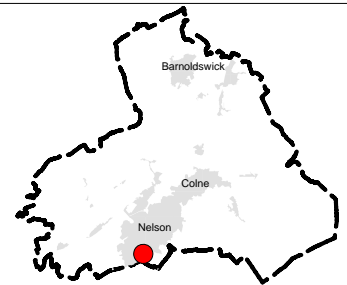
Site Name: Rear of Marsden Cottage

Location: Brierfield

Site Ref: BR020 / 983

Site Area: 0.2795 ha

Grid Ref: SD 385 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S218		Site Name: Land adjacent to Marsden Heights College, Mansfield Crescent		Settlement: Brierfield	
Postcode Sector: BB9 5		Ward: Brierfield Ward		Planning App: N/A	
SHLAA Typology: VLNPD					
Site Area (gross): 0.08ha		Indicative No. Dwellings: 2		Indicative Density: 25 dph	
Co-ordinates: 385333, 436491					

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small greenfield site. Utilities would need to be installed although site is adjacent to the main road and new connections could be easily made. Small sized development therefore existing network capacity will be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flooding issues identified.				Flood Zone 1
(S28) Conservation Area:	No	0.12 km	(S29) Listed Building:	No	0.26 km
(S30) Scheduled Monument:	No	3.66 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.07 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.84 km
(S33/S34) Natural environment comment:	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 neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is adjacent to existing residential development and a secondary school. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.90	(S13) Bus stop:	0.37	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.11	(S15) Secondary school:	0.05	(S16) Sports/leisure centre:	2.20
(S17) Doctors:	0.65	(S18) Hospital:	2.20	(S19) Town / Local centre:	0.67
(S20) Supermarket/store:	2.60	(S21) Employment area:	0.69	(S22) Public house:	0.90
(S23) Corner shop:	0.08	(S24) Post Office:	0.76	(S25) Open space:	0.00
(S26) PROW:	0.13	(S27) Cycle route:	1.05		

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?	No	(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.		
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Constraints:	Open Space designation. Position of site in relation to Marsden Heights Community College.		
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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
0	0	0	0	2	0	0

Pendle Strategic Housing Land Availability Assessment

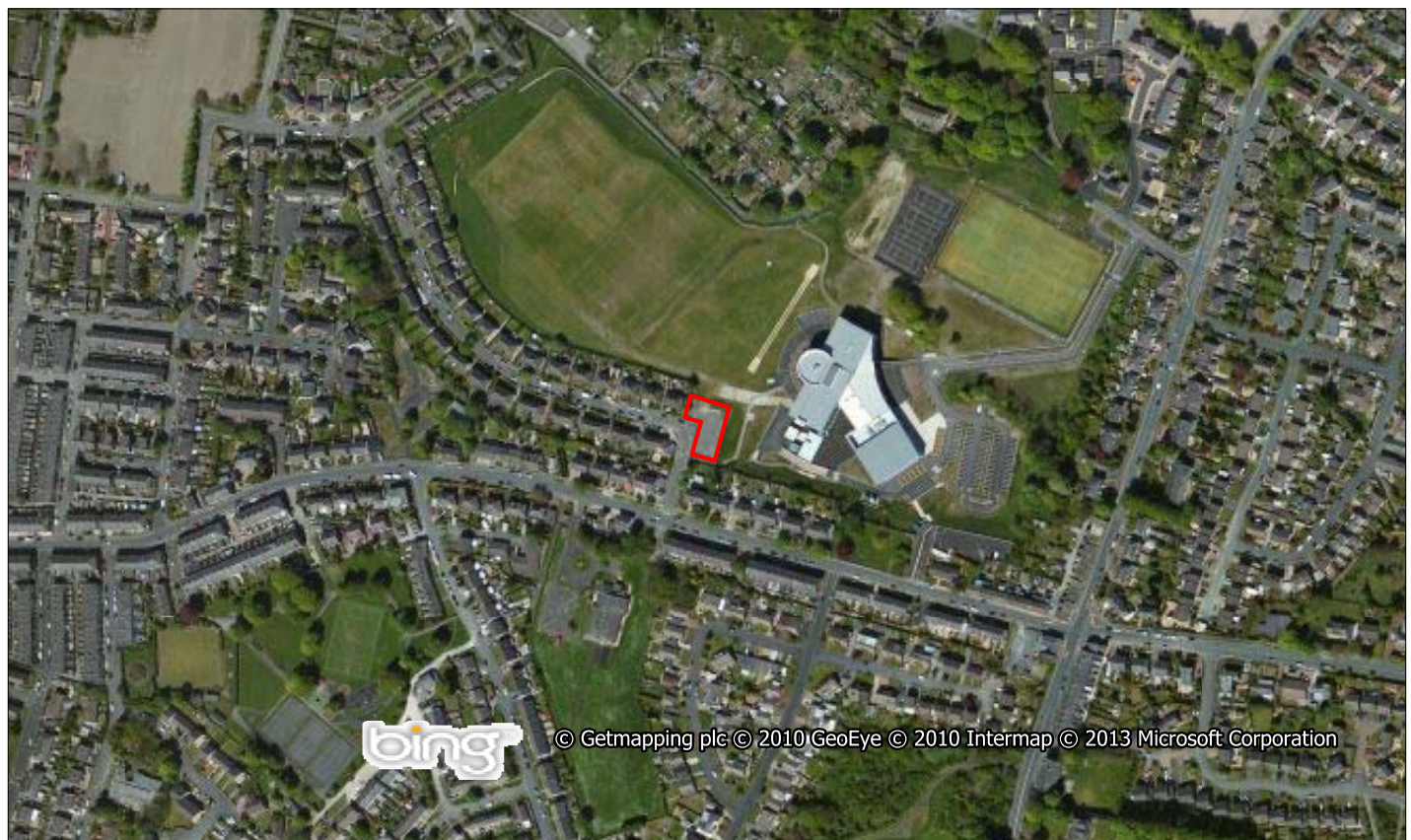
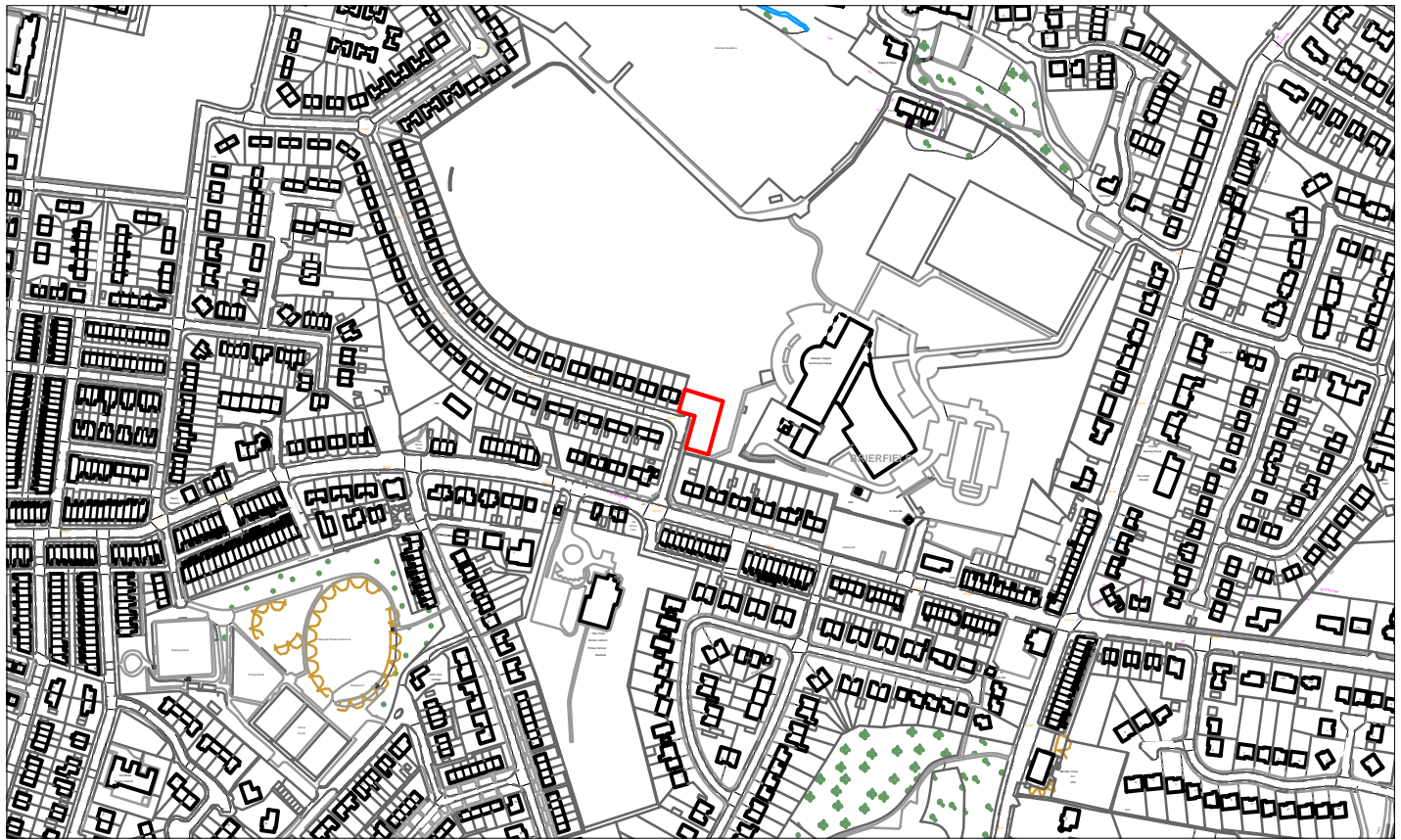
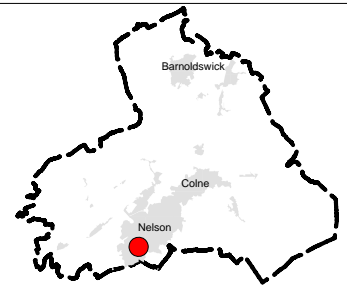
Site Name: Land adjacent to Marsden Heights College

Location: Brierfield

Site Ref: S218

Site Area: 0.08 ha

Grid Ref: SD 385 436



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Scale: 1 : 5,000

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