

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 203	Site Name: Further Clough Head			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	EHA, VLNPD
Site Area (gross): 5.3960ha	Indicative No. Dwellings: 157	Indicative Density:	30 dph	Co-ordinates:	387218, 437178

## 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.		

## Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Gentle slope / undulating		
(S11) Flooding issues / Flood zone:	Clough Head Beck runs along the northern boundary of the site.				Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.01 km	(S29) Listed Building:	Potential/adjacent	0.12 km
(S30) Scheduled Monument:	No	1.60 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.07 km	(S37) Poor air quality:	No	
(S33) Ecology:	Part of the site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.37 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. 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 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses – the site is adjacent to allotments, existing residential areas and open countryside. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA): Yes			

## Suitability – distance to services (km)

(S12) Railway station:	1.14	(S13) Bus stop:	0.32	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.53	(S15) Secondary school:	1.43	(S16) Sports/leisure centre:	1.18
(S17) Doctors:	1.21	(S18) Hospital:	1.43	(S19) Town / Local centre:	1.05
(S20) Supermarket/store:	1.25	(S21) Employment area:	0.10	(S22) Public house:	1.60
(S23) Corner shop:	0.42	(S24) Post Office:	1.40	(S25) Open space:	0.00
(S26) PROW:	0.00	(S27) Cycle route:	1.30		

## Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Adequate	(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 does not yet have planning permission. It is a Council owned site and has previously been allocated as HMR reserved housing land. The Council has agreed to look to bring this site forward in the near future. Site specific viability work will be carried out as part of the development scheme for this site.

**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
0	0	15	15	15	112	0

# Pendle Strategic Housing Land Availability Assessment

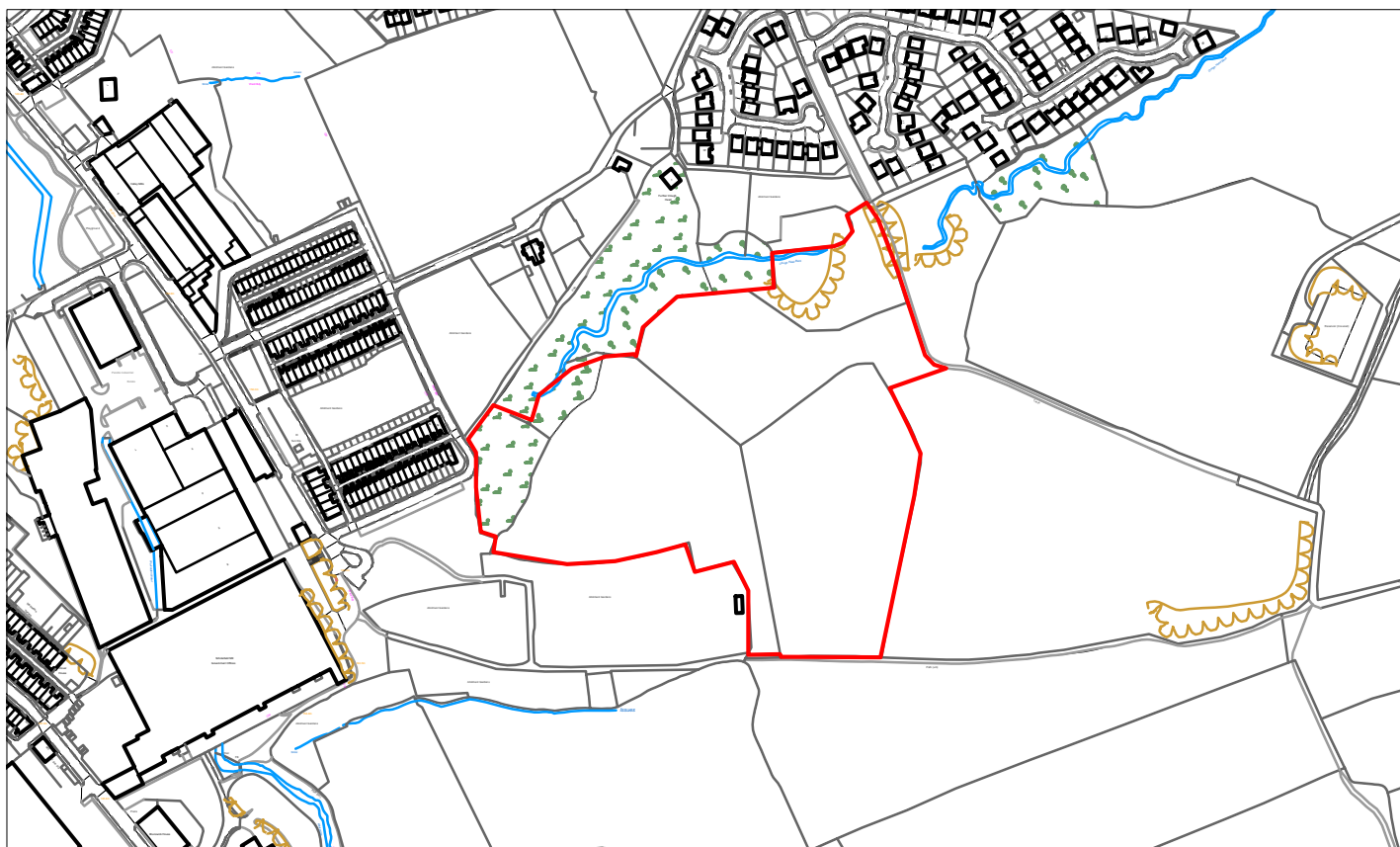
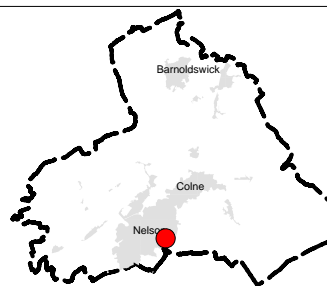
**Site Name:** Further Clough Head

**Location:** Nelson

**Site Ref:** 203

**Site Area:** 5.175 ha

**Grid Ref:** SD 387 437



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S044	Site Name: Land off Halifax Road			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Brierfield Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 2.07ha	Indicative No. Dwellings: 62	Indicative Density: 30 dph	Co-ordinates:	386330, 436352	

## 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. Large/medium sized development. Capacity of existing network may be sufficient. 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. No other flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	Potential/adjacent	0.09 km	(S29) Listed Building: No 0.19 km
(S30) Scheduled Monument:	No	2.92 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.10 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.67 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 - this site is adjacent to existing residential development and allotment gardens. New development may have some amenity issues for the existing residential developments and allotment gardens.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	1.60	(S13) Bus stop:	0.11	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.80	(S15) Secondary school:	1.30	(S16) Sports/leisure centre:	2.00
(S17) Doctors:	2.20	(S18) Hospital:	2.20	(S19) Town / Local centre:	1.70
(S20) Supermarket/store:	2.40	(S21) Employment area:	1.70	(S22) Public house:	1.60
(S23) Corner shop:	0.80	(S24) Post Office:	1.20	(S25) Open space:	0.20
(S26) PROW:	0.00	(S27) Cycle route:	1.60		

## Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Poor
(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 13

Comments:	This site is located within the urban area of Nelson. 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 site is owned by the Council and could be brought forward. 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.		
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Constraints:	Site of Settlement Character designation. Potential access and topographical issues.		
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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	16	46	0



# Pendle Strategic Housing Land Availability Assessment

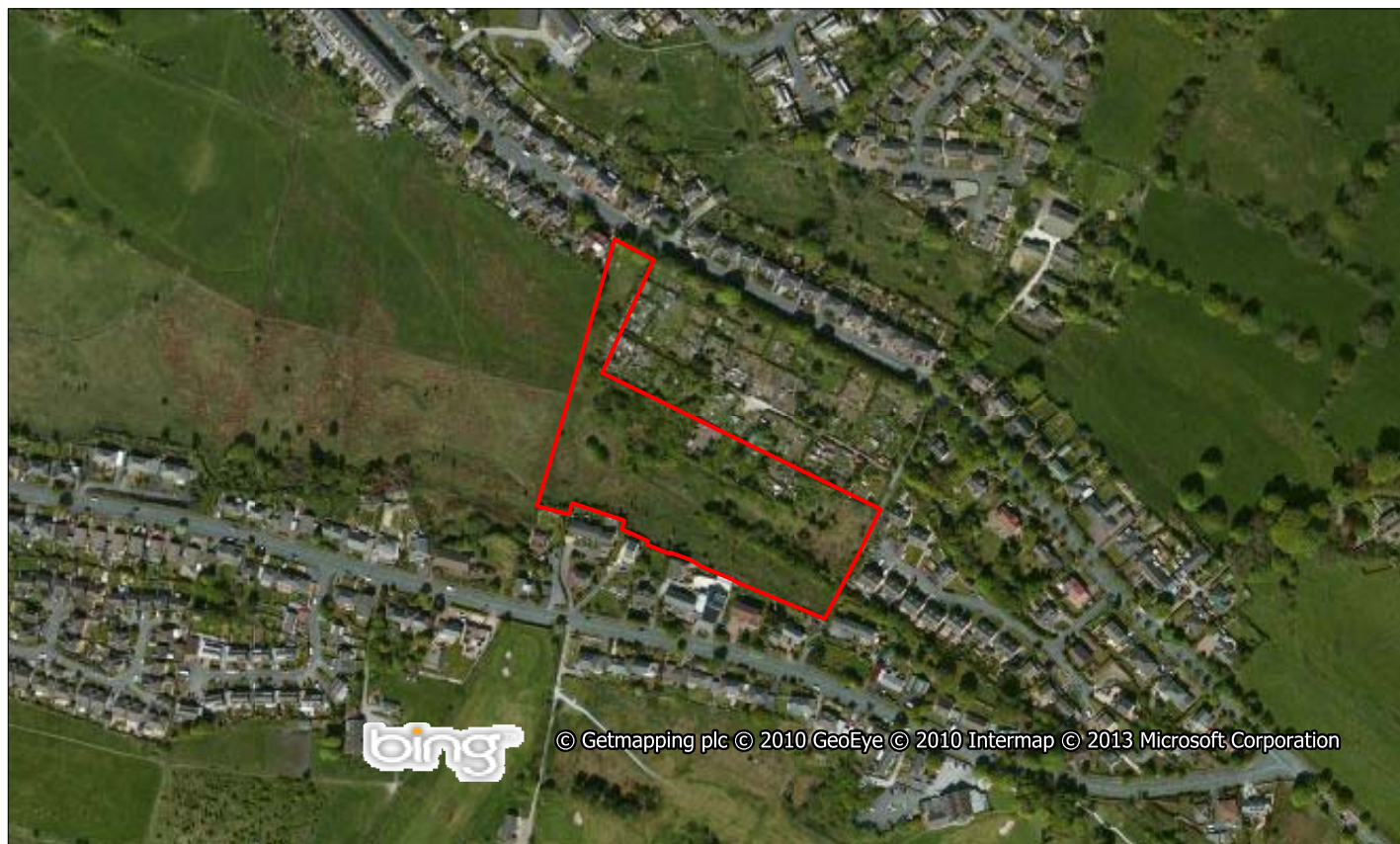
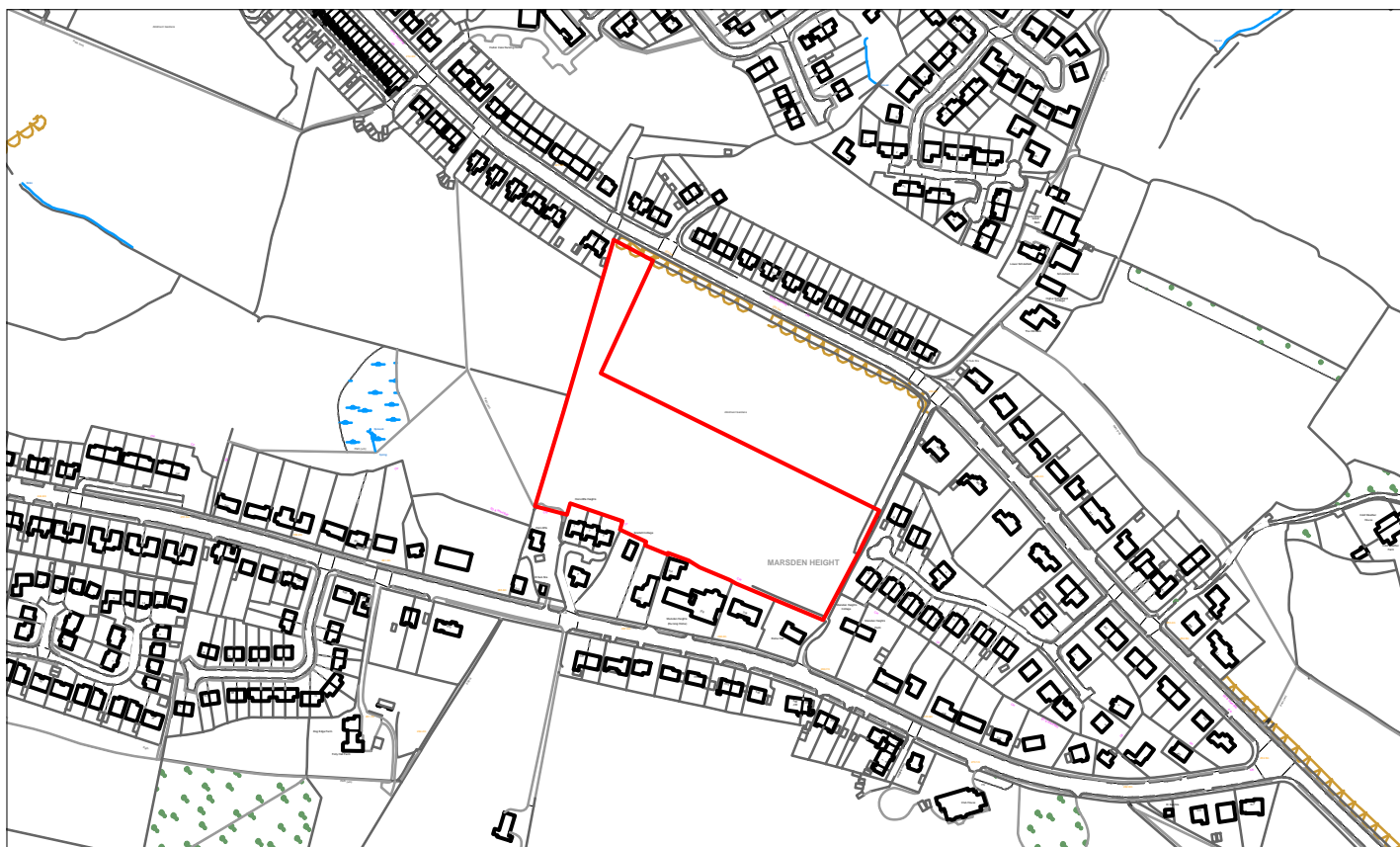
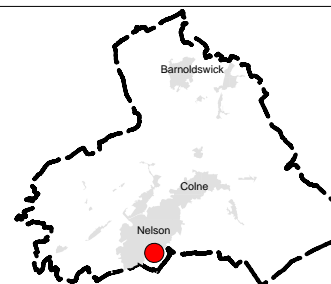
**Site Name:** Land off Halifax Road

**Location:** Nelson

**Site Ref:** S044

**Site Area:** 2.07 ha

**Grid Ref:** SD 386 436



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 1045	Site Name: Fort Vale Engineering Ltd, Parkfield Works			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Clover Hill Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 1.3360ha	Indicative No. Dwellings: 49	Indicative Density: 37 dph	Co-ordinates:	386507, 437127	

## 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	Medium brownfield site. Existing infrastructure likely to 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 flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	0.40 km	(S29) Listed Building: No 0.34 km
(S30) Scheduled Monument:	No	2.30 km	(S31) Archaeology: None identified
(S32) TPO:	No	0.25 km	(S37) Poor air quality: No
(S33) Ecology:	Part of the site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 0.69 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. 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:	No bad neighbouring uses - site surrounded by existing residential development. Development of the site is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	0.77	(S13) Bus stop:	0.10	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.66	(S15) Secondary school:	1.55	(S16) Sports/leisure centre:	1.07
(S17) Doctors:	1.39	(S18) Hospital:	1.36	(S19) Town / Local centre:	0.72
(S20) Supermarket/store:	1.50	(S21) Employment area:	0.74	(S22) Public house:	0.80
(S23) Corner shop:	0.30	(S24) Post Office:	0.24	(S25) Open space:	0.03
(S26) PROW:	0.38	(S27) Cycle route:	1.10		

## 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 13

**Comments:** The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site does not yet have planning permission. Pre-application discussions between the owner and Development Management Officers indicate that a planning application is likely to be submitted within the next year. The site could come forward within the five year period.

**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
0	0	0	15	15	14	0



# Pendle Strategic Housing Land Availability Assessment

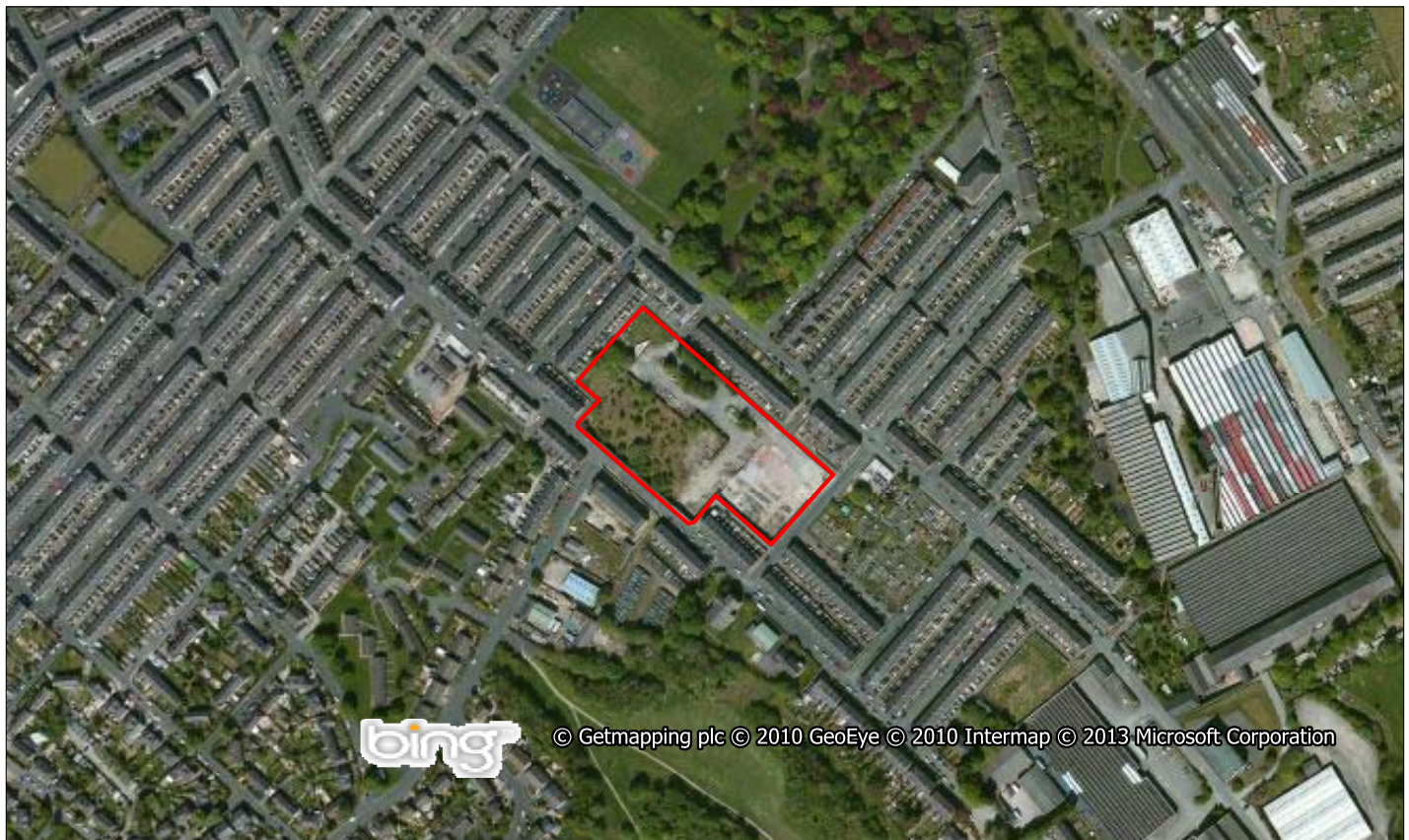
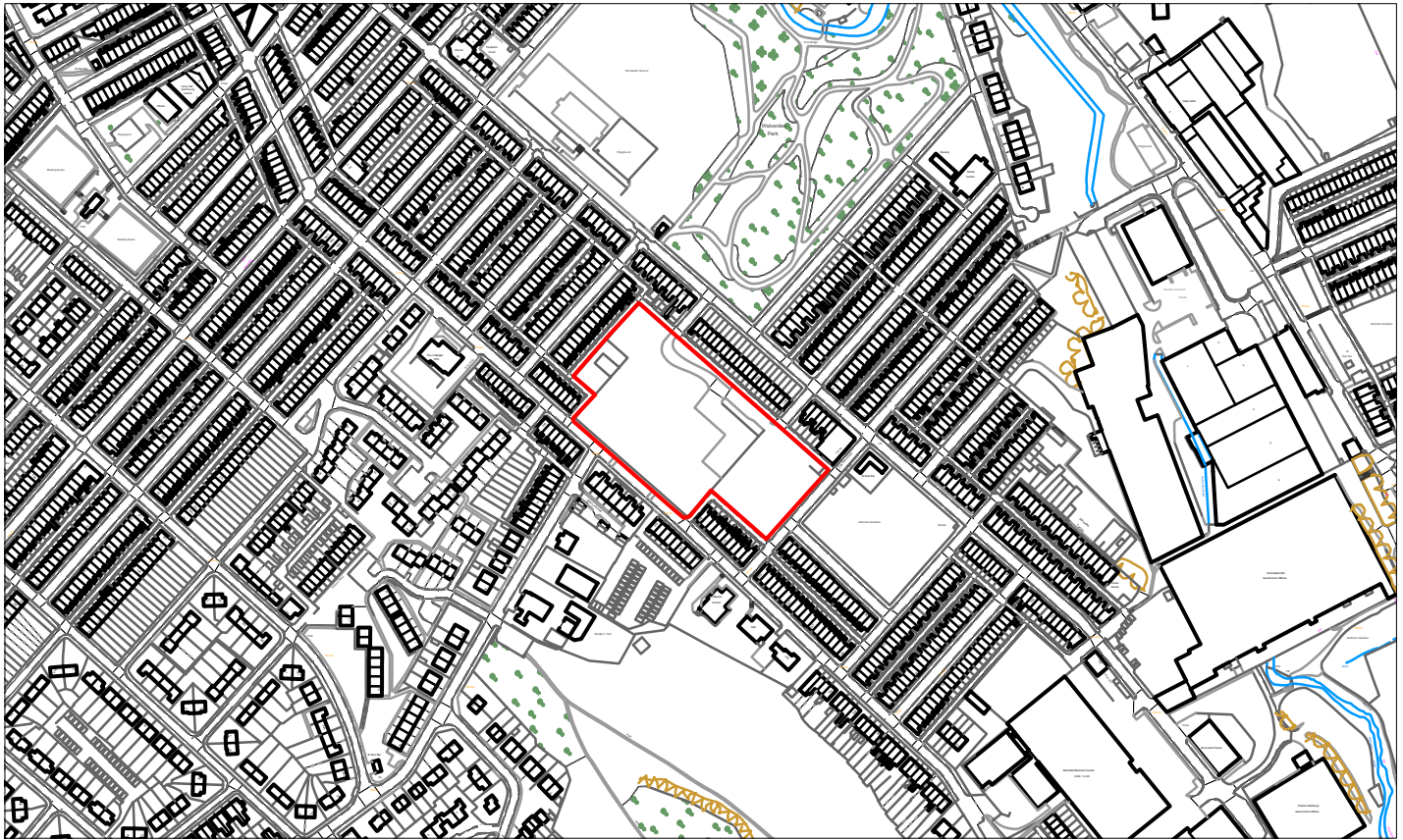
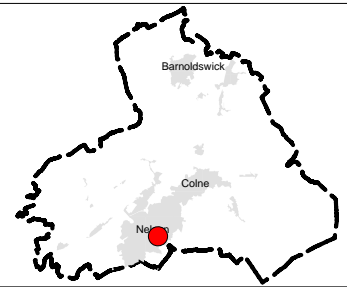
**Site Name:** Fort Vale Engineering Ltd, Parkfield Works

**Location:** Nelson

**Site Ref:** 1045

**Site Area:** 1.3360 ha

**Grid Ref:** SD 386 437



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 1049	Site Name: Giles Street			Settlement:	Nelson
Postcode Sector: BB9 7	Ward: Bradley Ward	Planning App: N/A		SHLAA Typology:	RRA
Site Area (gross): 0.9467ha	Indicative No. Dwellings: 35	Indicative Density: 37 dph	Co-ordinates:	386300, 438166	

## 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	Medium brownfield site. Existing infrastructure likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Site in Flood Zones 2 and affected by a culverted main river watercourse.			Flood Zone 2	
(S28) Conservation Area:	No	0.30 km	(S29) Listed Building:	No	0.53 km
(S30) Scheduled Monument:	No	1.90 km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.50 km	(S37) Poor air quality:	No	
(S33) Ecology:	Part of the site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.40 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. 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 - site adjacent to a nursery, existing industrial and residential premises and a food store. Development of the site is unlikely to have an adverse impact on surrounding uses.				

## Suitability – distance to services (km)

(S12) Railway station:	0.78	(S13) Bus stop:	0.00	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.31	(S15) Secondary school:	1.30	(S16) Sports/leisure centre:	0.43
(S17) Doctors:	0.43	(S18) Hospital:	0.21	(S19) Town / Local centre:	0.10
(S20) Supermarket/store:	0.65	(S21) Employment area:	0.20	(S22) Public house:	0.34
(S23) Corner shop:	0.09	(S24) Post Office:	0.70	(S25) Open space:	0.07
(S26) PROW:	0.55	(S27) Cycle route:	0.12		

## 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 13

**Comments:** This site does not yet have planning permission. It has been allocated for housing development in the Bradley Area Action Plan. The site is owned by the Council and is likely to be developed by the Council's development partner. New site specific viability work will be carried out as part the development scheme for the site.

**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
0	0	0	0	17	18	0



# Pendle Strategic Housing Land Availability Assessment

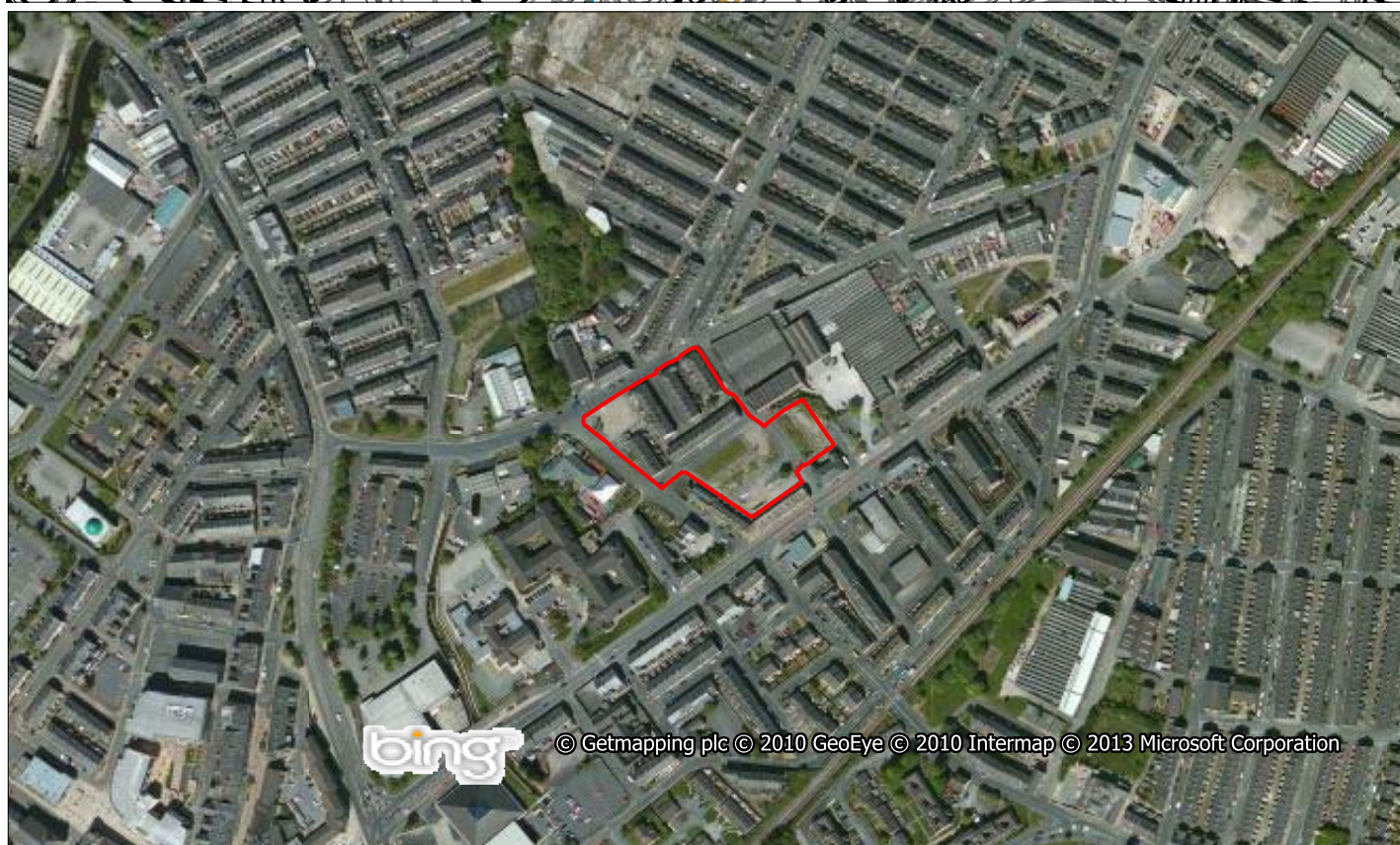
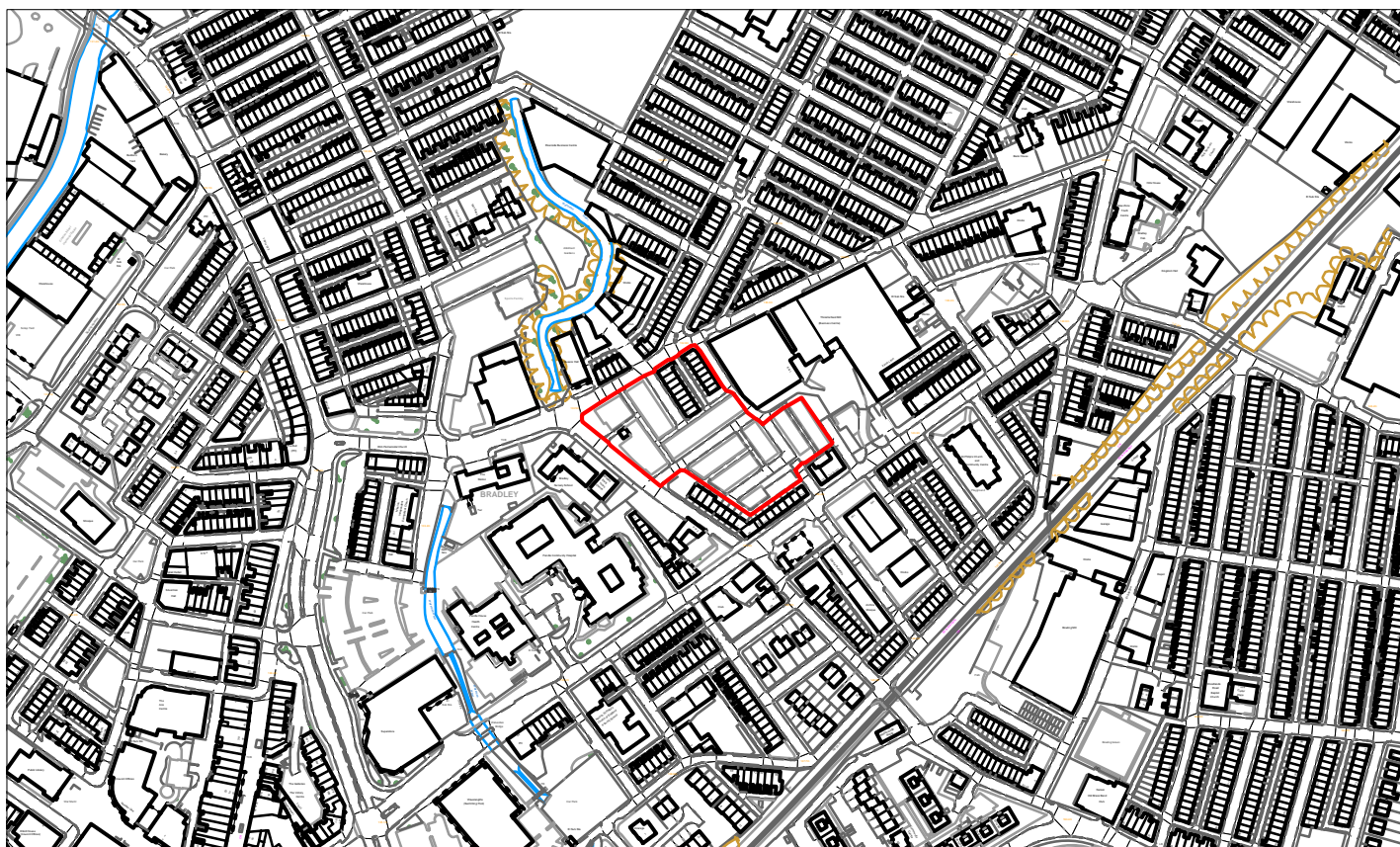
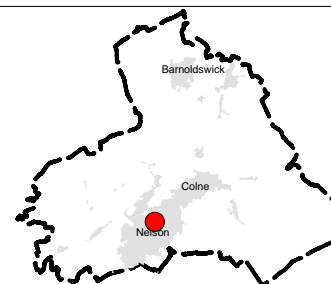
**Site Name:** Giles Street

**Location:** Nelson

**Site Ref:** 1049

**Site Area:** 0.947 ha

**Grid Ref:** SD 386 438



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: 207	Site Name: Land at the end of Trent Road			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.4137ha	Indicative No. Dwellings: 10	Indicative Density: 24 dph	Co-ordinates:	387587, 437509	

## 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?	Partial
(S7/S8) Infrastructure comment	Extend existing services.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Ordinary watercourse affects part of site.			Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	No 0.13 km
(S30) Scheduled Monument:	No	1.58 km	(S31) Archaeology:	Yes
(S32) TPO:	No	0.17 km	(S37) Poor air quality:	No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No	0.83 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 - site adjacent to a primary school and existing residential development. New development may have some amenity issues for the existing residential developments.				
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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## Suitability – distance to services (km)

(S12) Railway station:	1.52	(S13) Bus stop:	0.09	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.11	(S15) Secondary school:	1.12	(S16) Sports/leisure centre:	1.46
(S17) Doctors:	1.46	(S18) Hospital:	1.12	(S19) Town / Local centre:	1.35
(S20) Supermarket/store:	2.60	(S21) Employment area:	0.60	(S22) Public house:	1.91
(S23) Corner shop:	0.48	(S24) Post Office:	1.88	(S25) Open space:	0.32
(S26) PROW:	0.42	(S27) Cycle route:	0.42		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Adequate	(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 9

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is owned by Pendle Borough Council. A report to the Executive in June 2013 sought approval to release this site for development. The Council is actively pursuing the development of this site and provided planning permission is granted it is likely to come forward in 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	10	0	0	0	0

# Pendle Strategic Housing Land Availability Assessment

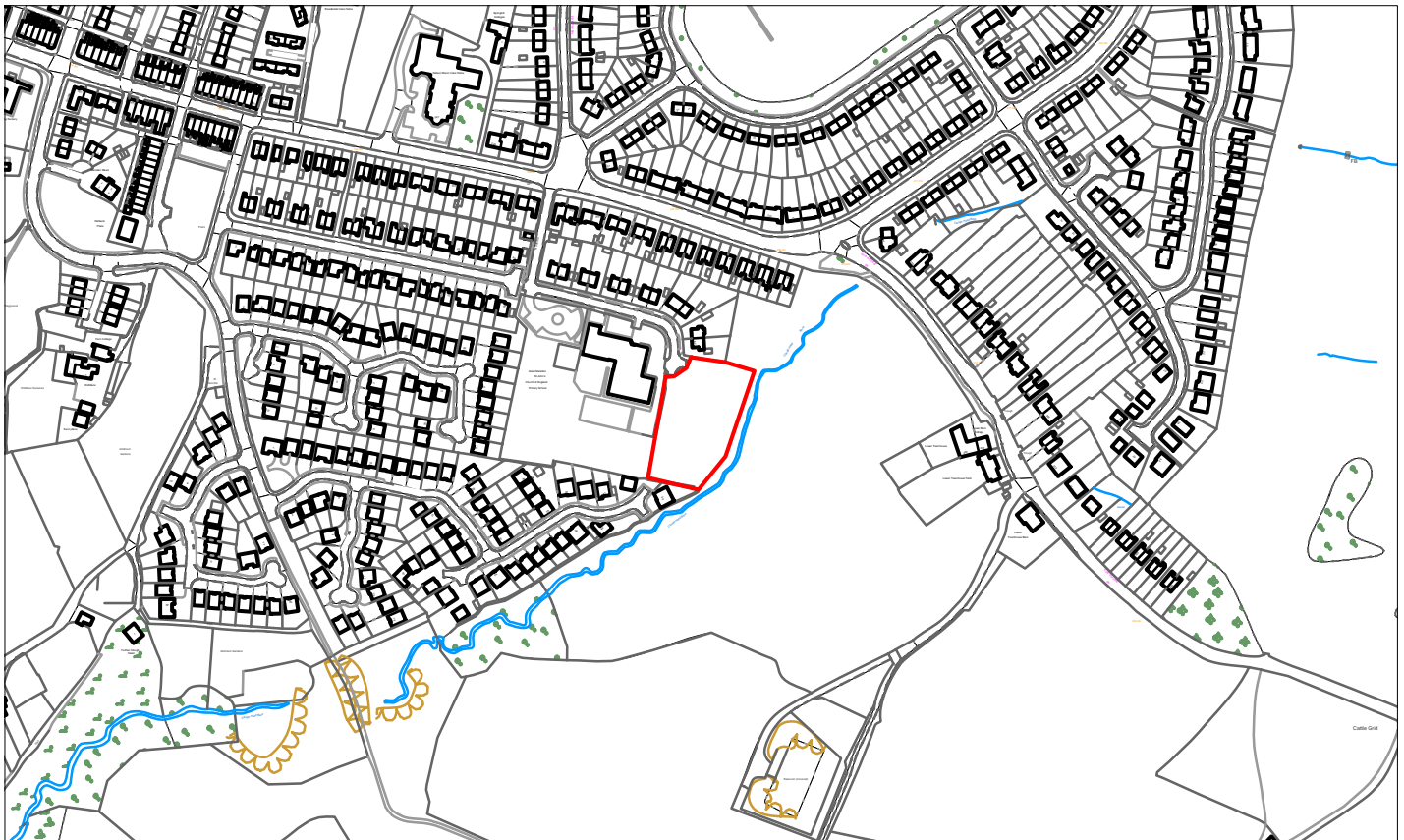
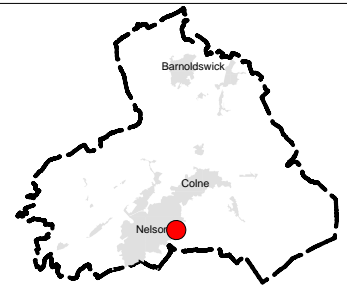
**Site Name:** Land at the end of Trent Road

**Location:** Nelson

**Site Ref:** 207

**Site Area:** 0.4137 ha

**Grid Ref:** SD 387 437



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