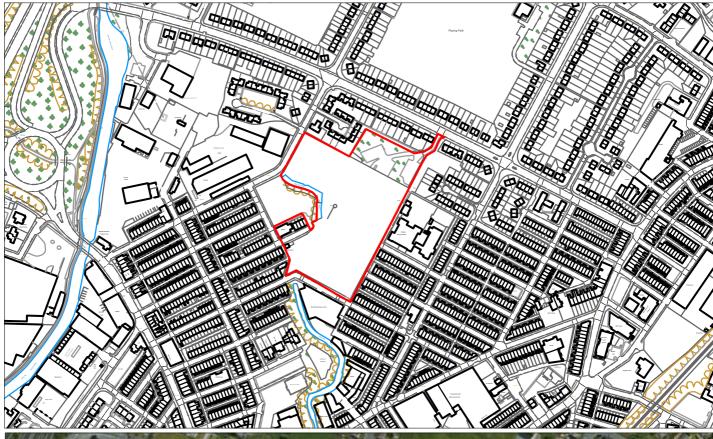
rende <b>Strategic nousing</b>	Lanu Av	ranability As	sessilient				
Site Details							
Site Ref: 1003 Site N	lame: Riv	erside Mill			!	Settlement:	Nelson
Postcode Sector: BB9 7	<b>Vard:</b> Bra	adley Ward	Plann	ing App: N/A		SHLAA Typology:	EHA
Site Area (gross): 2.5607ha	ndicative	No. Dwellings:	91 Indic	ative Density:	36 dp	h Co-ordinates:	386243, 43847
Suitability – location and infra	structure						
(S0) Within a Settlement Bour	ndary? Ye	S		(S1) Brownfield /	Greenf	ield?	Brownfield
(S2) Car parking?	Ye	S		(S3) Loss of emplo	oyment	land?	Yes
(S4) Protected employment ar	ea? No	)		(S5) Open space /	settler	ment character?	No
(S7) Suitable infrastructure?	Pa	rtial		(S8) Infrastructur	e capac	ity?	Partial
(S7/S8) Infrastructure comme	<b>nt</b> Co	nnect to existi	ng networks.				
Suitability – environment and	heritage						
(S9) Contamination?	Within 2	50m buffer		(S10) Topography	<i>r</i> :	Flat	
(S11) Flooding issues / Flood zone:	under th		e flood risk wo	verted and unculve ork has been unde preparation.			Flood Zones 2 & 3
(S28) Conservation Area:	No		0.44 km	(S29) Listed Build	ing:	No	0.60 ki
(S30) Scheduled Monument:	No		1.59 km	(S31) Archaeolog	y:	Yes	
(S32) TPO:	No		0.31 km	(S37) Poor air qua	ality:	No	
(S33) Ecology:		ered by an area al interest (LER		(S34) Nature Con Designation:	servatio	on Site within 250 designation	0.23 ki
(S33/S34) Natural environment comment:	250m of	a designated r	nature conserv	ure conservation s vation site. The site al classification the	e is cove	ered by an area of	he site is within fecological interes
(\$35/\$36) Bad neighbour uses and impact on surround area:  (\$39) Coal Mining:		es. New develo	_	e is adjacent to a so ave some amenity (S40) Mineral Saf	issues	for the existing re	sidential
Suitability – distance to service		ı		(340) Willieral Sal	eguarui	ing Area (MISA).	
(S12) Railway station:		988 <b>(S13) Bus</b> s	ston:	0.15	// (\$12-	a) Bus stop freque	encv: <15 mir
(S14) Primary school:		270 <b>(S15) Seco</b>				Sports/leisure ce	
(S17) Doctors:		491 <b>(S18)</b> Hosp	<u> </u>			Town / Local cen	
(S20) Supermarket/store:		566 <b>(S21) Em</b> p			, ,	Public house:	0.39
(S23) Corner shop:		219 <b>(S24) Post</b>				Open space:	0.04
(S26) PROW:		517 <b>(S27) Cycl</b> e		0.07		Орен зрасе.	0.04
Availability	0	517 ( <b>327) Cycle</b>	e route.	0.23	00		
(A1) Access issues?		No		(A2) Vehicular ac		Good	
(A3) Visibility splays / highway	ve iceuoe3			(A4) In use?			
(A5) Ownership?	ys issues!	Adequate 1 owner - Pri	ivate	(77) III U3E!	I	No	
Achievability		TOWNEL - PI	ivate				
	0			(V2) Market Attra	activon	ess? Low	
	ot Viable			(V3) Viability Mo			
Comments: The Council's v	viability mo	y Area Action		of site is unlikely to ers have indicated	be via	ble to develop. Th	
Constraints: Financial posit	ion of the	owner.					
Timescales (No. dwellings)							
	Fi	ve Year Period				6-10 Years	11-15 Years
2014/15 2015/1	16	2016/17	2017/1	8 2018/	19	2019-24	2024-29
U   U		Λ		1		01	

Site Name: Riverside Mill

**Location:** Nelson Site Ref: 1003

**Site Area:** 2.5607 ha **Grid Ref:** SD 386 438











Site Details					
Site Ref: 84 Site N	Name: Land below all	otments at the end of	Southfield Street	Settlement:	lelson
Postcode Sector: BB9 0	Ward: Southfield War	d Planning Ap	p: N/A	SHLAA Typology: \	'LNPD
Site Area (gross): 2.2770ha	Indicative No. Dwelling	gs: 82 Indicative	Density: 36 dp	oh <b>Co-ordinates</b> :	387154, 436949
Suitability – location and infra	astructure				
(S0) Within a Settlement Bour	ndary? Yes	(S1) B	rownfield / Green	field?	Greenfield
(S2) Car parking?	Yes	(S3) L	oss of employmen	t land?	No
(S4) Protected employment a	rea? No	(S5) C	pen space / settle	ment character?   1	No
(S7) Suitable infrastructure?	No	(S8) II	nfrastructure capa	city?	No
(S7/S8) Infrastructure comme	networks.	ture required. Further	information requir	ed about the capac	city of existing
Suitability – environment and	d heritage				
(S9) Contamination?	Within 250m buffer	(\$10)	Topography:	Gentle slope / ι	ındulating
(S11) Flooding issues / Flood	Ordinary watercours	e runs through part of		F	lood Zone 1
zone:	•				
(S28) Conservation Area:	No	0.02 km <b>(S29)</b>	Listed Building:	No	0.32 km
(S30) Scheduled Monument:	No	1.85 km <b>(S31)</b>	Archaeology:	Potential	
(S32) TPO:	No	0.19 km <b>(S37)</b>	Poor air quality:	No	
(S33) Ecology:	Potential from proxidus designated site.		Nature Conservati	on Site within 250	m of a 0.22 km
(S33/S34) Natural		designated nature co			ne site is within
environment comment:	250m of a designate interest (LERN - reco	d nature conservation rd). In terms of agricul	site. Part of the site tural classification	e is covered by an a	rea of ecological
/aa=/aaa\	•	Grade 4 - poor qualit			
(S35/S36) Bad neighbour uses and impact on surround area:		es - site adjacent to in ssues for the existing o		nd allotment. New	development may
(S39) Coal Mining:	Potential	(\$40)	Mineral Safeguard	ing Area (MSA): Y	es
Suitability – distance to service	ces (km)				
(S12) Railway station:	1.197 <b>(S13) B</b> u	s stop:	0.411 (S13	a) Bus stop freque	ncy: >15 mins
(S14) Primary school:		condary school:		) Sports/leisure cei	
(S17) Doctors:	1.320 <b>(S18)</b> Ho	·		) Town / Local cent	re: 1.142
(S20) Supermarket/store:		mployment area:		) Public house:	1.641
(S23) Corner shop:	0.925 <b>(S24) Pc</b>		1.346 <b>(S25</b> )	) Open space:	0.000
(S26) PROW:	0.000 <b>(S27) Cy</b>	cle route:	0.416		
Availability					
(A1) Access issues?	Yes			Poor	
(A3) Visibility splays / highway		, ,	n use?	Partial	
(A5) Ownership?	1 owner -	Council			
Achievability					
, , ,	No		Narket Attractiven		
,	Not Viable		iability Model Ref		
larger site whi release this la The developm	viability model suggest ich is owned by Pendle rger site for developmo nent of the larger site is ed in the 6-10 year sup	Borough Council. A reent. The Council have a likely to be in phases.	port to the Executi approved the relea	ve in June 2013 soι se of the larger site	ight approval to (see Site Ref 203).
Constraints: No constraints	s identified.				
Timescales (No. dwellings)					
	Five Year Peri			6-10 Years	11-15 Years
2044/45 2045/4	16 2016/17	2017/10	2040/40	2040.24	
<b>2014/15 2015/</b> 1	0	<b>2017/18</b> 0	<b>2018/19</b> 0	<b>2019-24</b> 82	<b>2024-29</b> 0

Site Name: Land below allotments at the end of Southfield Street

**Location:** Nelson Site Ref: 84

**Site Area:** 2.2770 ha **Grid Ref:** SD 387 436











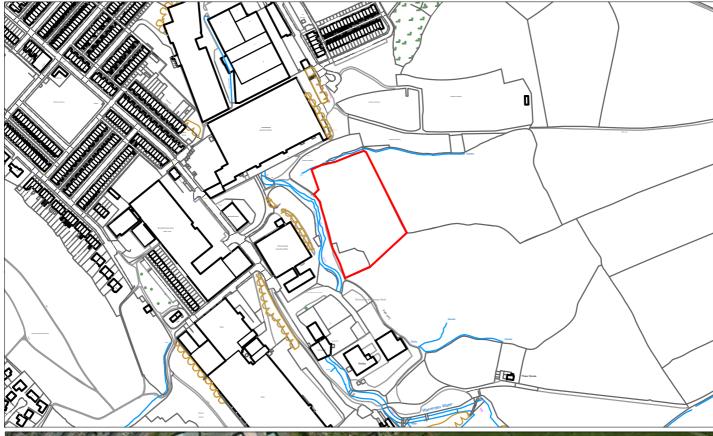
rendle <b>Julate</b>	sic i lousii	ig Laiiu	Availability A	336331116111						
Site Details										
Site Ref: 86	Site	Name:	Land at the end	of Southfield S	Street		Set	tlement:	Nelson	
Postcode Sector:	BB9 0	Ward:	Southfield Ward	Plann	ing App	: N/A	SHI	AA Typology:	VLNPD	
Site Area (gross):	1.2370ha	Indicati	ive No. Dwellings	: 38 Indi	cative D	ensity:	36 dph	Co-ordinates:	3870	19, 436913
Suitability – locat	tion and in	frastruct	ure							
(S0) Within a Sett	lement Bo	undary?	Yes		(S1) Br	ownfield / G	reenfiel	d?	Greenfie	eld
(S2) Car parking?			Yes		(S3) Lo	ss of employ	ment la	nd?	No	
(S4) Protected en	nployment	area?	No		(S5) O <sub>I</sub>	oen space / s	ettleme	nt character?	No	
(S7) Suitable infra	structure?	1	No		(S8) In	frastructure	capacity	?	No	
(S7/S8) Infrastruc	ture comm	nent	New infrastructunetworks.	ıre required. F	urther i	nformation r	equired	about the capa	acity of e	xisting
Suitability – envi	ronment a	nd herita	ige							
(S9) Contamination	on?	With	in 250m buffer		(S10) T	opography:		Flat		
(S11) Flooding iss zone:	ues / Flood		of site in Flood Zo ugh part of the sit		main riv	er and ordin	ary wate	ercourse runs	Flood Zo	nes 2 & 3
(S28) Conservation	n Area:	No		0.14 km	(S29) L	isted Buildin	g:	No		0.23 km
(S30) Scheduled I	Monument	: No		2.02 km	(S31) A	Archaeology:		Potential		
(S32) TPO:		No		0.14 km	(S37) F	oor air quali	ty:	No		
(S33) Ecology:			covered by an are ogical interest (LEI		(S34) N Design			Site within 250 designation	Om of a	0.20 km
(S33/S34) Natura environment con		250n	al - there are no d n of a designated est (LERN - record	nature conser	vation s	ite. The site i	is not co	vered by an ar	ea of eco	logical
(S35/S36) Bad ne	-		neighbouring uses	-		=		allotment. Nev	v develop	ment may
and impact on su			some amenity iss	sues for the ex						
(S39) Coal Mining		Pote			(S40) N	/lineral Safeg	guarding	Area (MSA):	Yes	
Suitability – dista		vices (km		•		0.260	/C42 \ 5			. 45
(S12) Railway sta			1.139 <b>(S13)</b> Bus	<u> </u>				Bus stop freque		>15 min
(S14) Primary sch	001:		0.778 <b>(S15) Seco</b>		•			orts/leisure co		1.24
, , , , , , ,	**/s*****		1.289 (S18) Hos 2.200 (S21) Em	•				own / Local cer	itre:	1.095
(S20) Supermarke (S23) Corner shop			0.925 <b>(S24)</b> Post	•	1.			pen space:		0.000
(S26) PROW:	). 		0.925 (324) Post			0.397	1	ven space.		0.000
Availability			0.000 (327) Cycl	e route.		0.337				
(A1) Access issue	. )		Yes		/A2\\/	ehicular acce	ss: Poo	)r		
(A3) Visibility spl		ave icen			(A4) In		Par			
(A5) Visibility spin (A5) Ownership?	aya / IIIBIIW	ays 135U	1 owner - Pr	rivate	(~ <del>~</del> ) III	u)C:	rdi	uai		
Achievability			1 OWING 1 PF	- Ivate						
(V1) Competing la	and use?	No			(V2) N	arket Attrac	tiveness	? Low		
(V3) Viable?	4361	Not Vial	nle			ability Mode		Scheme 13		
Comments: T		s viability lentified	y model suggests in a development		of site i	s unlikely to k	oe viable	to develop. Th	nis site w	
			wner unknown.							
Timescales (No. o										
			Five Year Period	<u> </u>				6-10 Years	11-	15 Years
2014/15	2015	/16	2016/17	2017/1	.8	2018/19	)	2019-24		024-29
0	0		0	0		0		38		0

## Pendle Strategic Housing Land Availability Assessment Site Name: Land at the end of Southfield Street

**Location:** Nelson Site Ref: 86

**Site Area:** 1.0620 ha **Grid Ref:** SD 387 436











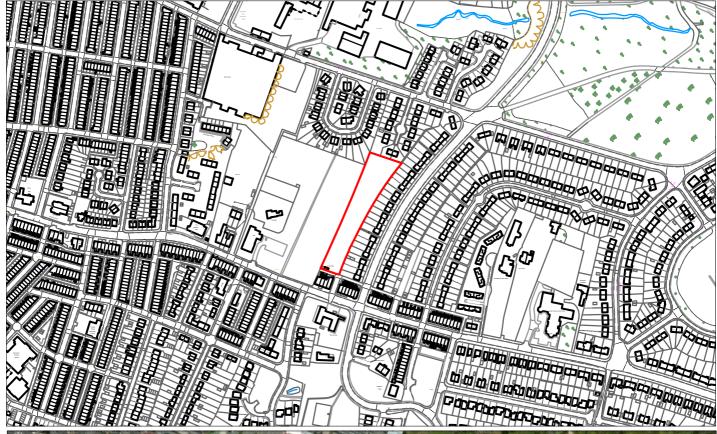
Cita Dataila		0 -								
Site Details Site Ref: NNO	33 Site	Name:	Land at Former	Garage Site, M	arsden	Hall Road		Settlement:	Nelson	
Postcode Secto			Southfield Ward			: 13/04/092	_	SHLAA Typology	v: I (Garag	e Site)
Site Area (gros	s): 0.4940ha	Indicat	ive No. Dwelling					h Co-ordinates		146, 437852
Suitability – lo		_								
(S0) Within a S					(S1) Br	ownfield / G	reenf	ield?	Brownf	ield
(S2) Car parkin	g?		Yes		(S3) Lo	ss of employ	ment	land?	No	
(S4) Protected	employment	area?	No		(S5) O	en space / s	ettler	ment character	? No	
(S7) Suitable ir	nfrastructure?	)	Partial		(S8) In	frastructure	capac	ity?	Yes	
(S7/S8) Infrast	ructure comm	nent	Connect to exis	ting networks.						
Suitability – e	nvironment a	nd herita	ige							
(S9) Contamin	ation?	With	in 250m buffer		(S10) T	opography:		Flat		
(S11) Flooding zone:	issues / Flood	Not v site.	within an identifi	ed Flood Zone.	No oth	er flood risk i	ssues	identified on	Flood Zo	ne 1
(S28) Conserva	ition Area:	No		0.52 km	(S29) L	isted Buildin	g:	No		0.43 km
(S30) Schedule	d Monument	: No		1.37 km	(S31) A	rchaeology:		Potential		
(S32) TPO:		Yes		0.00 km	(S37) P	oor air quali	ty:	No		
(S33) Ecology:		None	eidentified		(S34) N Design	lature Conse ation:	rvatio	on No		0.88 km
(S33/S34) Natu environment o		by ar	there are no des n area of ecologio ed as Urban.	_						
(S35/S36) Bad and impact on	•		ad neighbouring lopment is unlike		-	_			nd a ceme	etery. New
(S39) Coal Min	ing:	Pote	ntial		(S40) N	/lineral Safeg	uardi	ng Area (MSA):	No	
Suitability – di	stance to serv	vices (km	n)							
(S12) Railway s	station:		1.239 <b>(S13) Bu</b>	s stop:		0.045	(S13a	) Bus stop freq	uency:	>15 mins
(S14) Primary	school:		0.570 <b>(S15) Sec</b>	condary school:				Sports/leisure		1.159
(S17) Doctors:			1.157 (S18) Ho			1.121	(S19)	Town / Local c	entre:	0.928
(S20) Superma	rket/store:		2.030 <b>(S21) Em</b>	nployment area	a:			Public house:		1.325
(S23) Corner sl	пор:		0.090 (S24) Pos			1.355	(S25)	Open space:		0.000
(S26) PROW:			0.176 <b>(S27) Cyc</b>	le route:		0.246				
Availability										
(A1) Access iss	ues?		No		(A2) V	ehicular acce	ss: (	Good		
(A3) Visibility s	splays / highw	ays issu	es? Adequate		(A4) In	use?	1	No		
(A5) Ownershi	p?		1 owner - F	Private						
Achievability										
(V1) Competin	g land use?	No				arket Attract				
(V3) Viable?		Not Vial	ole		(V3) Vi	ability Mode	l Ref:	Scheme 1	.3	
Comments:	site has been	n started number	y model suggests but work has sto of years and the	opped and the	develop	er is no long	er on	site. The develo	pment ha	is been
Constraints:	Position of t	he lando	wner unknown.							
Timescales (No	o. dwellings)									
			Five Year Perio	d				6-10 Years	11-	-15 Years
2014/15	2015	-	2016/17	2017/1	.8	2018/19		2019-24	2	024-29
0	1 0	ì	0	0		0		30	1	Λ

Site Name: Land at former garage site, Marsden Hall Road

**Location:** Nelson Site Ref: NN033

**Site Area:** 0.4940 ha **Grid Ref:** SD 387 437











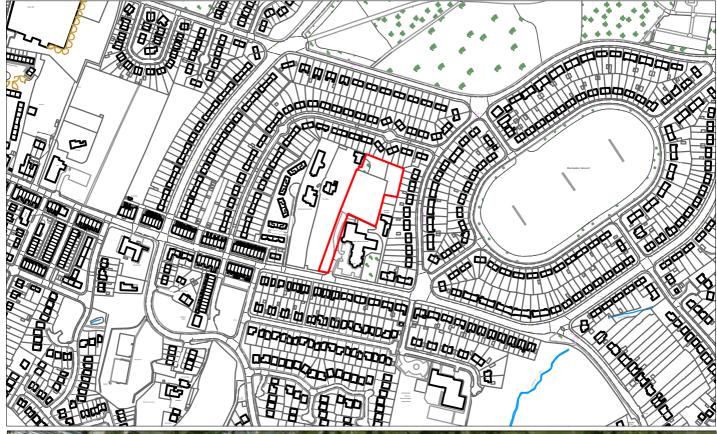
Site Details							
Site Ref: NN048	Site Nam	e: Land to rear of Road	Great Marsden	Hotel, Barkerhouse	Settlement:	Nelson	
Postcode Sector: BB9	9 War	<b>d:</b> Southfield War	d <b>Plann</b>	ing App: 13/07/0808	SP SHLAA Typolog	y: I (Garder	n Land)
Site Area (gross): 0.54	406ha Indi	cative No. Dwelling	gs: 20 India	cative Density:	7 dph Co-ordinates	3874	06, 43775
Suitability – location a	and infrastr	ucture					
(S0) Within a Settleme	ent Boundar	r <b>y?</b> Yes		(S1) Brownfield / Gr	eenfield?	Greenfie	ld
(S2) Car parking?		Yes		(S3) Loss of employr	nent land?	No	
(S4) Protected employ	yment area?	No		(S5) Open space / se	ttlement character	? No	
(S7) Suitable infrastru	cture?	Partial		(S8) Infrastructure c	apacity?	Yes	
(S7/S8) Infrastructure	comment	Connect to exis	sting networks.				
Suitability – environm	nent and he	ritage					
(S9) Contamination?	W	ithin 250m buffer		(S10) Topography:	Flat		
(S11) Flooding issues , zone:		ot within an identif te.	ied Flood Zone.	No other flood risk is	sues identified on	Flood Zoi	ne 1
(S28) Conservation Ar	ea: N	0	0.29 km	(S29) Listed Building	: No		0.37 kr
(S30) Scheduled Monu	ument: N	0	1.18 km	(S31) Archaeology:	None identif	ied	
(S32) TPO:	Υe	es	0.00 km	(S37) Poor air qualit	y: No		
(S33) Ecology:		te covered by an ar cological interest (L		(S34) Nature Conser Designation:	vation No		0.80 kn
(S33/S34) Natural environment commer	nt: by			ure conservation site N record). In terms o			
(S35/S36) Bad neighbo and impact on surrou	nd area: N	ew development m	=	ounded by existing re menity issues on the	existing surrounding	g uses.	are home.
(S39) Coal Mining:		otential		(S40) Mineral Safego	uarding Area (MSA):	: No	
Suitability – distance							
(S12) Railway station:		1.674 (S13) Bu			S13a) Bus stop freq		>15 min
(S14) Primary school:			condary school:		S16) Sports/leisure		1.49
(S17) Doctors:		1.552 <b>(S18)</b> Ho	spital:	1.454	S19) Town / Local c	entre:	
		0.006 (004) =		0.000			
	ore:		mployment area		S22) Public house:		1.60
(S23) Corner shop:	ore:	0.321 <b>(S24) Po</b>	ost Office:	1.665	S22) Public house: S25) Open space:		1.60
(S23) Corner shop: (S26) PROW:	ore:		ost Office:		-		1.24 1.60 0.14
(S23) Corner shop: (S26) PROW: Availability	ore:	0.321 <b>(S24)</b> Po 0.317 <b>(S27)</b> Cy	ost Office:	1.665 0.317	S25) Open space:		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues?		0.321 <b>(S24)</b> Po 0.317 <b>(S27)</b> Cy	ost Office:	1.665 ( 0.317 (A2) Vehicular acces	S25) Open space:		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays /		0.321 (S24) Po 0.317 (S27) Cy  No  Ssues? Adequate	ost Office: rcle route:	1.665 0.317	S25) Open space:		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership?		0.321 <b>(S24)</b> Po 0.317 <b>(S27)</b> Cy	ost Office: rcle route:	1.665 ( 0.317 (A2) Vehicular acces	S25) Open space: s: Good		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership? Achievability	highways is	0.321 (S24) Po 0.317 (S27) Cy  No  Ssues? Adequate	ost Office: rcle route:	1.665 ( 0.317 ( (A2) Vehicular acces (A4) In use?	s: Good		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership? Achievability (V1) Competing land to	highways is	0.321 (S24) Po 0.317 (S27) Cy  No ssues? Adequate 1 owner -	ost Office: rcle route:	1.665 (0.317)  (A2) Vehicular acces (A4) In use?	s: Good No		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership? Achievability (V1) Competing land u (V3) Viable?	highways is use? No Not \	0.321 (S24) Po 0.317 (S27) Cy  No  Ssues? Adequate  1 owner - I	ost Office: vcle route: Private	1.665 (0.317)  (A2) Vehicular acces (A4) In use?  (V2) Market Attract (V3) Viability Model	S25) Open space: s: Good No iveness? Low Ref: Scheme S		1.60
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership? Achievability (V1) Competing land u (V3) Viable? Comments: The Cosite ha	highways is use? No Not \ ouncil's viab as been star	0.321 (S24) Po 0.317 (S27) Cy  No ssues? Adequate 1 owner -  Viable  ility model suggest ted but work has st	Private  st that this type of topped and the of	1.665 (0.317)  (A2) Vehicular acces (A4) In use?	s: Good No  iveness? Low Ref: Scheme 9 e viable to develop. r on site. There is no	Developme	1.60 0.14
(S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership? Achievability (V1) Competing land u (V3) Viable? Comments: The Cosite has inform	use? No Not \ ouncil's viab as been stari	0.321 (S24) Po 0.317 (S27) Cy  No ssues? Adequate 1 owner -  Viable  ility model suggest ted but work has st	Private  St that this type of topped and the of to recommence	1.665 (0.317)  (A2) Vehicular acces (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be developer is no longer	s: Good No  iveness? Low Ref: Scheme 9 e viable to develop. r on site. There is no	Developme	1.60. 0.14.
(S23) Corner shop: (S26) PROW:  Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership?  Achievability (V1) Competing land u (V3) Viable?  Comments: The Cosite has inform  Constraints: Position	wse? No Not Nouncil's viable as been started and the landon of the lando	0.321 (S24) Po 0.317 (S27) Cy  No ssues? Adequate 1 owner -  Viable ility model suggest ted but work has stee owner's intention	Private  st that this type of topped and the of to recommence	1.665 (0.317)  (A2) Vehicular acces (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be developer is no longer	s: Good No  iveness? Low Ref: Scheme 9 e viable to develop. r on site. There is no	Developme	1.60. 0.14.
(S26) PROW:  Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership?  Achievability (V1) Competing land u (V3) Viable?  Comments: The Cosite has inform  Constraints: Positic  Timescales (No. dwell	use? No Not \ ouncil's viab as been star nation of the on of the lar	0.321 (S24) Po 0.317 (S27) Cy  No Ssues? Adequate 1 owner -  Viable ility model suggest ted but work has st e owner's intention ndowner unknown.  Five Year Perio	Private  St that this type of to precommence of the recommence of	1.665  (A2) Vehicular acces  (A4) In use?  (V2) Market Attract  (V3) Viability Model of site is unlikely to be developer is no longer on the development	s: Good  No  No  Ref: Scheme Se viable to develop. r on site. There is not.  6-10 Years	Developme o up-to-dat 11-1	1.60. 0.14. ent at the e
(S23) Corner shop: (S26) PROW:  Availability (A1) Access issues? (A3) Visibility splays / (A5) Ownership?  Achievability (V1) Competing land u (V3) Viable?  Comments: The Cosite has inform  Constraints: Position	wse? No Not Nouncil's viable as been started and the landon of the lando	0.321 (S24) Po 0.317 (S27) Cy  No ssues? Adequate 1 owner -  Viable ility model suggest ted but work has st e owner's intention ndowner unknown.	Private  St that this type of topped and the of to recommence	1.665  (A2) Vehicular acces  (A4) In use?  (V2) Market Attract  (V3) Viability Model of site is unlikely to be developer is no longer on the development	s: Good No  No  Ref: Scheme Se viable to develop. r on site. There is no t.	Developme o up-to-dat 11-1	1.60. 0.14. ent at the

Site Name: Land to rear of Great Marsden Hotel

**Location:** Nelson Site Ref: NN048

**Site Area:** 0.5406 ha **Grid Ref:** SD 387 437











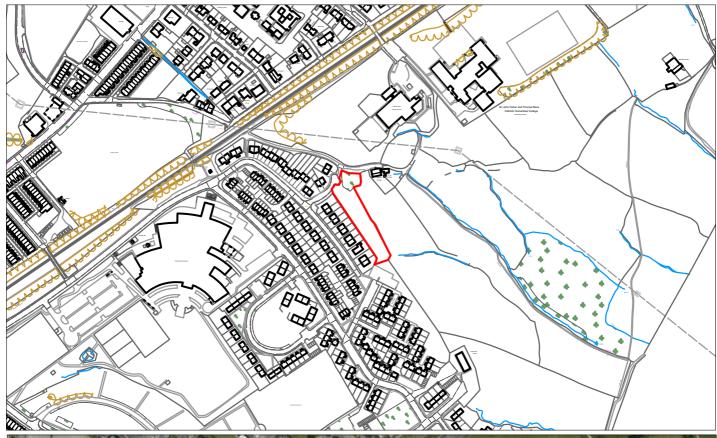
Site Details	•				
	lame: Land behind !	51-71 Oxford Roa	d	Settlement:	Nelson
Postcode Sector: BB9 8	Ward: Marsden War	d <b>Plann</b>	ing App: N/A	SHLAA Typology	: VLNPD
Site Area (gross): 0.6226ha	ndicative No. Dwellir	ngs: 20 India	cative Density:	32 dph Co-ordinates	: 387532, 438698
Suitability – location and infra	astructure				
(S0) Within a Settlement Bour	ndary? Yes		(S1) Brownfield / Gi	eenfield?	Greenfield
(S2) Car parking?	Yes		(S3) Loss of employ	ment land?	No
(S4) Protected employment a	rea? No		(S5) Open space / se	ettlement character?	No
(S7) Suitable infrastructure?	No		(S8) Infrastructure of	apacity?	No
(S7/S8) Infrastructure comme	nt Connect to ex	isting networks.			
Suitability – environment and	heritage				
(S9) Contamination?	None identified		(S10) Topography:	Gentle slope	/ undulating
(S11) Flooding issues / Flood zone:	Not within an ident site.	ified Flood Zone.	No other flood risk is	sues identified on	Flood Zone 1
(S28) Conservation Area:	No	0.66 km	(S29) Listed Building	g: No	0.38 km
(S30) Scheduled Monument:	No	0.96 km	(S31) Archaeology:	None identifi	ed
(S32) TPO:	Partial	0.00 km	(S37) Poor air qualit	y: No	
(S33) Ecology:	Site covered by an a ecological interest (		(S34) Nature Conser Designation:	<b>vation</b> No	0.29 km
(S33/S34) Natural environment comment:		_		s on this site. The site cultural classification	•
(S35/S36) Bad neighbour uses and impact on surround area:	-	_	_	idential properties ar existing residential o	
(S39) Coal Mining:	Potential		(S40) Mineral Safeg	uarding Area (MSA):	Yes
Suitability – distance to service	ces (km)				
(S12) Railway station:	1.250 <b>(S13)</b> B	-	-	(S13a) Bus stop frequ	uency: <15 min
(S14) Primary school:		econdary school:		(S16) Sports/leisure	
(S17) Doctors:	0.663 <b>(S18)</b> H			(S19) Town / Local ce	
(S20) Supermarket/store:		Employment area		(S22) Public house:	0.883
(S23) Corner shop:	1.084 <b>(S24) P</b>			(S25) Open space:	0.000
(S26) PROW:	0.179 <b>(S27) C</b>	ycle route:	0.179		
Availability					
(A1) Access issues?	No		(A2) Vehicular acces		
(A3) Visibility splays / highway	•	provements	(A4) In use?	Partial	
(A5) Ownership?	1 owner	- Private			
Achievability			(1,10) 0.0		
, , ,	lo		(V2) Market Attract		
· ,	lot Viable		(V3) Viability Mode		
and was put fo	viability model sugges orward by Housing Pe The site could be dev	ndle. It is unclear	as to whether they s		
Constraints: Position of the	landowner unknowr	1.			
Timescales (No. dwellings)					
	Five Year Per	iod		6-10 Years	11-15 Years
2014/15 2015/1		2017/1		2019-24	2024-29
0 0	0	0	0	20	0

Site Name: Land behind 51-71 Oxford Road

**Location:** Nelson Site Ref: 387

**Site Area:** 0.6226 ha **Grid Ref:** SD 387 438











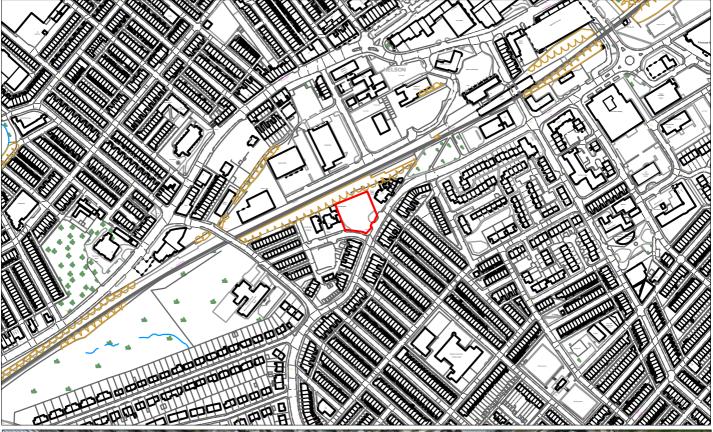
Site Details		-				
	Site Name:	Land off Hibson	Road / Cobder	Street	Settlement:	Nelson
Postcode Sector: BB9 9	Ward:	Walverden War	d <b>Plann</b>	ing App: N/A	SHLAA Typology	: PDVDLB
Site Area (gross): 0.1977	7ha <b>Indicati</b>	ve No. Dwelling	s: 11 India	cative Density:	56 dph Co-ordinates:	385827, 437500
Suitability – location and	d infrastruct	ure				
(S0) Within a Settlement	Boundary?	Yes		(S1) Brownfield / G	ireenfield?	Brownfield
(S2) Car parking?		Yes		(S3) Loss of employ	ment land?	No
(S4) Protected employme	ent area?	No		(S5) Open space / s	settlement character?	No
(S7) Suitable infrastructu	ıre?	Partial		(S8) Infrastructure	capacity?	Yes
(S7/S8) Infrastructure co	mment	Connect to exist	ting networks.			
Suitability – environmen	nt and herita	ge				
(S9) Contamination?	None	dentified		(S10) Topography:	Flat	
(S11) Flooding issues / Fl zone:	ood Not v site.	vithin an identifi	ed Flood Zone.	No other flood risk	issues identified on	Flood Zone 1
(S28) Conservation Area:	: No		0.11 km	(S29) Listed Buildir	ig: No	0.20 km
(S30) Scheduled Monum	ent: No		2.68 km	(S31) Archaeology:	None identifi	ed
(S32) TPO:	Yes		0.00 km	(S37) Poor air qual	ity: No	
(S33) Ecology:	None	identified		(\$34) Nature Conse Designation:	ervation No	0.41 km
(S33/S34) Natural environment comment:	by ar		_		on or near this site. The s of agricultural classif	
(S35/S36) Bad neighbour and impact on surround		_	_		the railway line and exi erse impact on surrour	_
(S39) Coal Mining:	Pote	ntial		(S40) Mineral Safe	guarding Area (MSA):	No
Suitability – distance to	services (km	)				
(S12) Railway station:		0.336 <b>(S13) Bus</b>	s stop:	0.136	(S13a) Bus stop frequ	iency: <15 mins
(S14) Primary school:		0.247 <b>(S15) Sec</b>	ondary school:	1.445	(S16) Sports/leisure of	<b>centre:</b> 0.760
(S17) Doctors:		0.995 <b>(S18) Ho</b>	spital:	0.913	(S19) Town / Local ce	entre: 0.332
(S20) Supermarket/store	<b>:</b>	1.106 <b>(S21) Em</b>	nployment area	0.332	(S22) Public house:	0.436
(S23) Corner shop:		0.496 <b>(S24) Pos</b>	st Office:	0.435	(S25) Open space:	0.105
(S26) PROW:		0.210 <b>(S27) Cyc</b>	le route:	0.284		
Availability						
(A1) Access issues?		No		(A2) Vehicular acce	ess: Good	
(A3) Visibility splays / hig	ghways issu	es? Minor Impi	rovements	(A4) In use?	No	
(A5) Ownership?		1 owner - P	rivate			
Achievability						
(V1) Competing land use	? No			(V2) Market Attrac	tiveness? Low	
(V3) Viable?	Not Vial	ole		(V3) Viability Mode	el Ref: Scheme 5	
permission	on was previ		nd the owner of		be viable to develop. Cusly indicated their into	-
Constraints: Position	of the lando	wner unknown.				
Timescales (No. dwelling	gs)					
		Five Year Perio			6-10 Years	11-15 Years
	015/16	2016/17	2017/1	-		2024-29
0	0	0	0	0	11	0

Site Name: Land off Hibson Road / Cobden Street

**Location:** Nelson Site Ref: 1030

**Site Area:** 0.1977 ha **Grid Ref:** SD 385 437











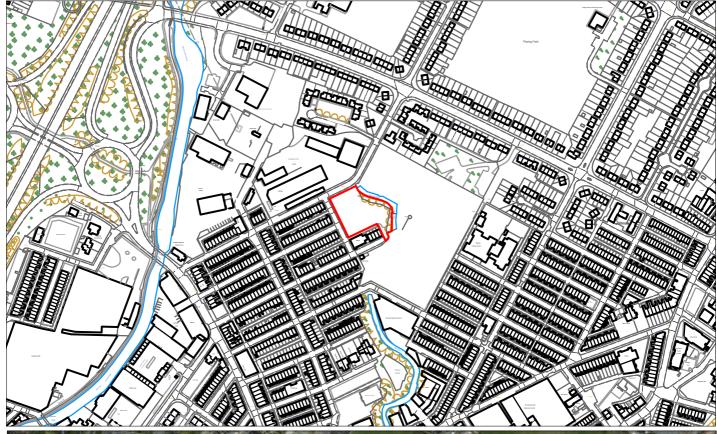
Site Details					
Site Ref: NN095 Site N	ame: Site of Former I Street	Riverside Mill, R	eedyford Road, Charl	es <b>Settlement:</b>	Nelson
Postcode Sector: BB9 7	/ard: Bradley Ward	Planni	<b>ng App:</b> 13/11/0032	P SHLAA Typology:	PDVDLB
Site Area (gross): 0.3450ha Ir	dicative No. Dwelling	s: 9 Indic	ative Density: 2	6 dph <b>Co-ordinates:</b>	386159, 438495
Suitability – location and infra	structure				
(S0) Within a Settlement Boun	dary? Yes		(S1) Brownfield / Gre	enfield?	Brownfield
(S2) Car parking?	Yes		(S3) Loss of employm	ent land?	Yes
(S4) Protected employment are	ea? No		(S5) Open space / se	ttlement character?	No
(S7) Suitable infrastructure?	Partial		(S8) Infrastructure ca	pacity?	Yes
(S7/S8) Infrastructure commer	t Connect to exis	ting networks.			
Suitability – environment and	heritage				
(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood	A very small part of the				Flood Zones 2 & 3
zone:	unculverted main rive been undertaken on				
	preparation.	tilis site as part	of the bradiey Area A	Cuon i ian	
(S28) Conservation Area:	No	0.50 km	(S29) Listed Building:	No	0.63 km
(S30) Scheduled Monument:	No	1.65 km	(S31) Archaeology:	Yes	'
(S32) TPO:	No		(S37) Poor air quality	: No	
(S33) Ecology:	Site covered by an ar	ea of	(S34) Nature Conserv	vation Site within 25	0.20 km
	ecological interest (LI	ERN record).	Designation:	designation	
(S33/S34) Natural	Partial - there are no	_			
environment comment:	designated nature co record). In terms of a		-		l interest (LERN
(S35/S36) Bad neighbour uses	Medium bad neighbo				and residential
and impact on surround area:	properties. New deve				
	developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safegu	arding Area (MSA):	No
Suitability – distance to service	es (km)				
(S12) Railway station:	0.988 <b>(S13) Bu</b>			613a) Bus stop frequ	ency: >15 mins
(S14) Primary school:		condary school:	- 1	S16) Sports/leisure co	
(S17) Doctors:	0.491 <b>(S18) Ho</b>	spital:		619) Town / Local cei	ntre: 0.339
(S20) Supermarket/store:		nployment area		S22) Public house:	
(S23) Corner shop:	0.345 <b>(S24) Po</b>	st Office:			0.391
				S25) Open space:	0.391 0.046
(S26) PROW:	0.517 <b>(S27) Cy</b>		0.678 <b>(</b> \$	625) Open space:	
Availability	0.517 <b>(S27) Cy</b>	cle route:	0.258		0.046
Availability (A1) Access issues?	0.517 <b>(S27) Cy</b>	cle route:	0.258 (A2) Vehicular access	: Moderate/Minor	0.046
Availability (A1) Access issues? (A3) Visibility splays / highway	0.517 (S27) Cyd  No rs issues? Adequate	cle route:	0.258		0.046
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?	0.517 <b>(S27) Cy</b>	cle route:	0.258 (A2) Vehicular access	: Moderate/Minor	0.046
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability	0.517 (S27) Cyd  No  S issues? Adequate  1 owner - F	ole route:	0.258 (A2) Vehicular access (A4) In use?	: Moderate/Minor	0.046
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No	0.517 (S27) Cyc  No  s issues? Adequate  1 owner - F	Private	0.258  (A2) Vehicular access (A4) In use?  (V2) Market Attraction	:: Moderate/Minor No //eness? Low	0.046
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No  (V3) Viable? No	0.517 (S27) Cyd  No  S issues? Adequate  1 owner - F	Private	0.258  (A2) Vehicular access (A4) In use?  (V2) Market Attraction (V3) Viability Model	:: Moderate/Minor No  veness? Low Ref: Scheme 9	issues
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No  (V3) Viable? No  Comments: The Council's v for housing in t	No  s issues? Adequate  1 owner - F  to to Viable iability model suggests the Bradley Area Action	Private  s that this type on Plan. This site	(A2) Vehicular access (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be that planning permiss	weness? Low Ref: Scheme 9 viable to develop. To the street of the street	issues  ne site is allocated s. However, the
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No  (V3) Viable? No  Comments: The Council's v for housing in t owners have in	No No Sissues? Adequate 1 owner - F Oo Oot Viable iability model suggests the Bradley Area Action dicated that the availa	Private  s that this type on Plan. This site	(A2) Vehicular access (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be that planning permiss	weness? Low Ref: Scheme 9 viable to develop. To the street of the street	issues  ne site is allocated s. However, the
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No.  (V3) Viable? No.  Comments: The Council's v for housing in towners have in Constraints: Financial position.	No  s issues? Adequate  1 owner - F  to to Viable iability model suggests the Bradley Area Action	Private  s that this type on Plan. This site	(A2) Vehicular access (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be that planning permiss	weness? Low Ref: Scheme 9 viable to develop. To the street of the street	issues  ne site is allocated s. However, the
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No  (V3) Viable? No  Comments: The Council's v for housing in t owners have in	No  S issues? Adequate  1 owner - F  oo  ot Viable iability model suggests the Bradley Area Action dicated that the availation of the owner.	Private  S that this type on Plan. This site ability of finance	(A2) Vehicular access (A4) In use?  (V2) Market Attraction (V3) Viability Model of site is unlikely to be that planning permiss	weness? Low Ref: Scheme 9 viable to develop. The conforming the delivery of the conforming the conformi	issues  ne site is allocated s. However, the nis site.
Availability  (A1) Access issues?  (A3) Visibility splays / highway  (A5) Ownership?  Achievability  (V1) Competing land use? No.  (V3) Viable? No.  Comments: The Council's v for housing in towners have in Constraints: Financial position.	No  Is issues? Adequate  1 owner - F  Oo  Oot Viable iability model suggests the Bradley Area Action dicated that the availa on of the owner.  Five Year Perio	Private  s that this type on Plan. This site ability of finance	(A2) Vehicular access (A4) In use?  (V2) Market Attractiv (V3) Viability Model of site is unlikely to be has planning permiss is the key issue affect	weness? Low Ref: Scheme 9 viable to develop. To the street of the street	issues  ne site is allocated s. However, the

Site Name: Site of former Riverside Mill, Charles Street

**Location:** Nelson Site Ref: NN095

**Site Area:** 0.3450 ha **Grid Ref:** SD 386 438











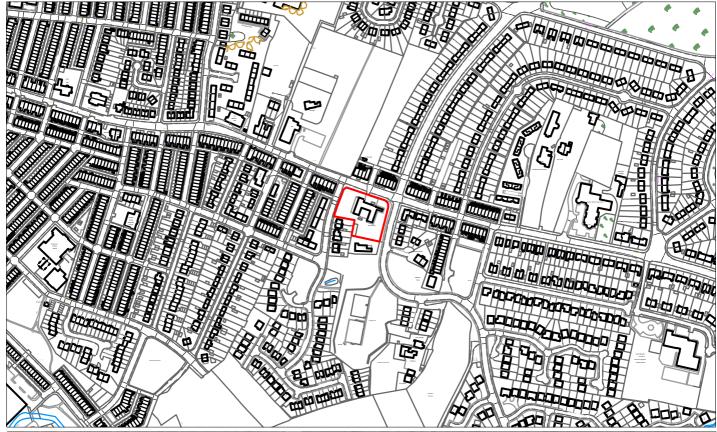
- enaie stratesi			, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Site Details								
Site Ref: 1050	Site Nam					Settlement:	Nelson	
Postcode Sector: E		rd: Southfield		Planni	ing App: N/A	SHLAA Typolog	-	
Site Area (gross):			ellings:	9 Indic	ative Density:	30 dph   Co-ordinate	s: 387096, 4	13770
Suitability – location								
(S0) Within a Settle	ement Bounda	ry? Yes			(S1) Brownfield / C		Brownfield	
(S2) Car parking?		Yes			(S3) Loss of emplo		No	
(S4) Protected emp	oloyment area	? No				settlement character	? No	
(S7) Suitable infras	tructure?	Yes			(S8) Infrastructure	capacity?	Yes	
(S7/S8) Infrastruct	ure comment	Connect to	existing n	etworks.				
Suitability – enviro	nment and he	ritage						
(S9) Contamination	1? V	Vithin 250m bu	ffer		(S10) Topography:	Flat		
(S11) Flooding issu			entified Flo	ood Zone.	No other flood risk	issues identified on	Flood Zone 1	
zone:		te.						
(S28) Conservation		0			(S29) Listed Buildin			.37 kr
(S30) Scheduled M	onument: N	0			(S31) Archaeology		fied	
(S32) TPO:		0			(S37) Poor air qual	•		
(S33) Ecology:	N	one identified			(S34) Nature Consortion:	ervation No	1	.01 kı
(S33/S34) Natural environment comr	<b>nent:</b> b		ological int			on or near this site. The sof agricultural class		
(S35/S36) Bad neig and impact on surr		_	_	-	jacent to existing re n surrounding uses.	esidential properties.	New developme	ent is
(S39) Coal Mining:	P	otential			(S40) Mineral Safe	guarding Area (MSA)	: No	
Suitability – distan	ce to services	(km)						
(S12) Railway stati	on:	1.210 <b>(S1</b> 3	3) Bus stop	:	0.030	(S13a) Bus stop freq	uency: >1	.5 mir
(S14) Primary scho	ol:	0.550 <b>(S1</b> !	5) Seconda	ry school:	1.272	(S16) Sports/leisure	centre:	1.14
(S17) Doctors:		1.200 <b>(S1</b> 8	3) Hospital	:	0.991	(S19) Town / Local o	entre:	1.07
(S20) Supermarket	/store:	1.642 <b>(S2</b> :	1) Employ	ment area	: 0.561	(S22) Public house:		1.30
(S23) Corner shop:		0.057 <b>(S2</b> 4	4) Post Off	ice:	1.332	(S25) Open space:		0.05
(S26) PROW:		0.150 <b>(S2</b> )	7) Cycle ro	ute:	0.200			
Availability								
(A1) Access issues?		No			(A2) Vehicular acco	ess: Good		
(A3) Visibility splay	s / highways i	ssues? Adequ	uate		(A4) In use?	No		
(A5) Ownership?		1 owr	ier - Counc	il				
Achievability								
(V1) Competing lar	nd use? No				(V2) Market Attrac	tiveness? Low		
(V3) Viable?	Not	Viable			(V3) Viability Mod	el Ref: Scheme 9	 9	
	cussions have	taken place reg	garding the	developm		be viable to develop. housing, however, a pr.		
ha	s yet to be sub							
	<u> </u>	ndowner unkno	own.					
Constraints: Po	sition of the la	ndowner unkno	own.					
Constraints: Po	sition of the la	ndowner unkno Five Year				6-10 Years	11-15 Ye	ears
	sition of the la		Period	2017/1	8 2018/1		11-15 Ye	

Site Name: Barkerhouse Road Family Support Centre

**Location:** Nelson Site Ref: 1050

**Site Area:** 0.3176 ha **Grid Ref:** SD 387 437











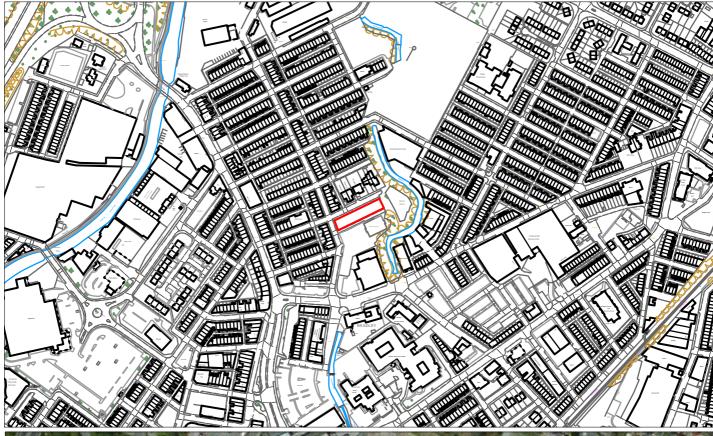
Site Details		-				
Site Ref: 1048	Site Name:	Cooper Street			Settlement:	Nelson
Postcode Sector: BB9 7	Ward:	Bradley Ward	Plann	ing App: N/A	SHLAA Typology	: RRA
Site Area (gross): 0.093	4ha <b>Indicat</b>	ive No. Dwellings	s: 8 Indic	ative Density:	86 dph Co-ordinates:	386151, 438270
Suitability – location an	d infrastruct	ure				
(S0) Within a Settlemen	t Boundary?	Yes		(S1) Brownfield / G	reenfield?	Brownfield
(S2) Car parking?		Yes		(S3) Loss of employ	ment land?	No
(S4) Protected employm	nent area?	No		(S5) Open space / s	ettlement character?	No
(S7) Suitable infrastruct	ure?	Yes		(S8) Infrastructure	capacity?	Yes
(S7/S8) Infrastructure co		Connect to exist	ing networks.			
Suitability – environme	nt and herita	ge				
(S9) Contamination?	With	in 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Fzone:	Flood Not v site.	within an identifie	ed Flood Zone.	No other flood risk i	ssues identified on	Flood Zone 1
(S28) Conservation Area	a: No		0.29 km	(S29) Listed Buildin	g: No	0.50 km
(S30) Scheduled Monun	nent: No		1.89 km	(S31) Archaeology:	Potential	
(S32) TPO:	No		0.34 km	(S37) Poor air quali	ty: No	
(S33) Ecology:		covered by an are ogical interest (LE		(S34) Nature Conse Designation:	<b>rvation</b> No	0.25 km
(S33/S34) Natural environment comment:	by ar		_		es on or near this site. of agricultural classific	
(S35/S36) Bad neighbou and impact on surround				_	sidential properties ar on surrounding uses.	nd sports facilities.
(S39) Coal Mining:	Pote	ntial		(S40) Mineral Safeg	guarding Area (MSA):	No
Suitability – distance to	services (km	1)				
(S12) Railway station:		0.787 <b>(S13) Bus</b>	stop:	0.201	(S13a) Bus stop frequ	iency: <15 mins
(S14) Primary school:		0.490 <b>(S15) Sec</b>			(S16) Sports/leisure of	
(S17) Doctors:		0.644 <b>(S18) Hos</b>	•		(S19) Town / Local ce	entre: 0.129
(S20) Supermarket/stor	e:	0.570 <b>(S21) Em</b>			(S22) Public house:	0.218
(S23) Corner shop:		0.158 <b>(S24) Pos</b>			(S25) Open space:	0.000
(S26) PROW:		0.771 <b>(S27) Cyc</b>	le route:	0.369		
Availability						
(A1) Access issues?		No		(A2) Vehicular acce		
(A3) Visibility splays / h	ighways issu	· ·		(A4) In use?	No	
(A5) Ownership?		1 owner - C	ouncil			
Achievability	-2 1			() (2) 84 1 1 1 1 1	th	
(V1) Competing land use		-1-		(V2) Market Attract		
(V3) Viable?	Not Vial		that this type o	(V3) Viability Mode		bis sita is owned by
Pendle I	Borough Cou	ncil and is allocate	ed for housing	in the Bradley Area	pe viable to develop. T Action Plan. The cound the economic circum	cil is likely to work
Constraints: No cons	traints identi	fied.				
Timescales (No. dwellin	igs)					
		Five Year Perio	d		6-10 Years	11-15 Years
-	2015/16	2016/17	2017/1			2024-29
0	0	0	0	0	8	0

Site Name: Cooper Street

**Location:** Nelson Site Ref: 1048

**Site Area:** 0.0934 ha **Grid Ref:** SD 386 438











Site Deta	ils								
Site Ref:	1046	Site	Name:	Russell Bros Lt	td		Settlement:	Nelson	
Postcode	Sector:	BB9 0	Ward:	Clover Hill Wa	rd <b>Plann</b>	ing <b>App:</b> N/A	SHLAA Typology:	PDVDLB	
Site Area	(gross):	0.2720ha	Indicat	ive No. Dwellin	gs: 8 Indic	ative Density:	29 dph Co-ordinates:	386418	8, 436994
Suitabilit	y – locat	tion and in	frastruct	ure					
(S0) With	in a Sett	lement Bo	undary?	Yes		(S1) Brownfield / G	reenfield?	Brownfield	t
(S2) Car p	arking?			Yes		(S3) Loss of employ	ment land?	Yes	
(S4) Prote	ected en	nployment	area?	No		(S5) Open space / s	ettlement character?	No	
(S7) Suita	ble infra	structure?		Partial		(S8) Infrastructure	capacity?	Yes	
(S7/S8) In	nfrastruc	ture comn	nent	Connect to exi	isting networks.				
Suitabilit	y – envi	ronment a	nd herita	ige					
(S9) Cont	aminatio	on?	With	in 250m buffer		(S10) Topography:	Flat		
(S11) Floo zone:	oding iss	ues / Flood	Not v site.	within an identi	fied Flood Zone.	No other flood risk i	ssues identified on	Flood Zone	: 1
(S28) Con	servatio	n Area:	No		0.34 km	(S29) Listed Buildin	g: No		0.37 km
(S30) Sch	eduled N	<b>Nonument</b>	: No		2.47 km	(S31) Archaeology:	Potential		
(S32) TPC	):		No		0.34 km	(S37) Poor air quali	ty: No		
(S33) Eco	logy:			covered by an a ogical interest (I		(S34) Nature Conse Designation:	rvation No		0.71 km
(\$33/\$34)	) Natura	l	Parti	al - there are no	o designated natu	ure conservation site	es on or near this site.	The site is c	overed
environm	ent com	iment:	-	_		N record). In terms o d as Grade 4 - poor o	of agricultural classific quality farmland.	ation part o	f the site
	•	ighbour us rround are	a: prop				small commercial uni have some amenity is:		
(S39) Coa	l Mining	<b>;:</b>	Pote	ntial		(S40) Mineral Safeg	uarding Area (MSA):	Yes	
Suitabilit	y – dista	nce to ser	vices (km	1)					
(S12) Rail	way sta	tion:		0.814 <b>(S13) B</b>	us stop:	0.054	(S13a) Bus stop frequ	ency:	>15 mins
(S14) Prin	nary sch	ool:		0.689 <b>(S15) S</b>	econdary school:	1.582	(S16) Sports/leisure c	entre:	1.297
(S17) Doc	tors:			1.450 <b>(S18) H</b>	ospital:	1.376	(S19) Town / Local ce	ntre:	0.813
(S20) Sup	ermarke	et/store:		1.665 <b>(S21) E</b>	mployment area	: 0.705	(S22) Public house:		0.957
(S23) Cor	ner shop	):		0.404 <b>(S24) P</b>	ost Office:	0.283	(S25) Open space:		0.000
(S26) PRC	)W:			0.513 <b>(S27) C</b> y	ycle route:	1.110			
Availabili	ity								
(A1) Acce	ss issues	s?		No		(A2) Vehicular acce	ss: Good		
(A3) Visib	ility spla	ays / highw	ays issu	es? Adequate	:	(A4) In use?	Partial		
(A5) Own	ership?			1 owner -	Private				
Achievab	ility								
(V1) Com	peting la	and use?	Yes			(V2) Market Attract	tiveness? Low		
(V3) Viab	le?		Not Vial	ble		(V3) Viability Mode	I Ref: Scheme 5		
Commen	h	ad plannin	g permis	sion for the ere	ction of eight dw	ellings. Construction	ne viable to develop. To work has not started ntion to develop the si	and the per	
Constrain	its: P	osition of t	he lando	wner unknown	<u> </u>				
Timescal	es (No. c	lwellings)							
				Five Year Peri			6-10 Years		Years
2014	-	2015		2016/17	2017/1	-			4-29
0	)	<u> </u>		0	0	0	8		0

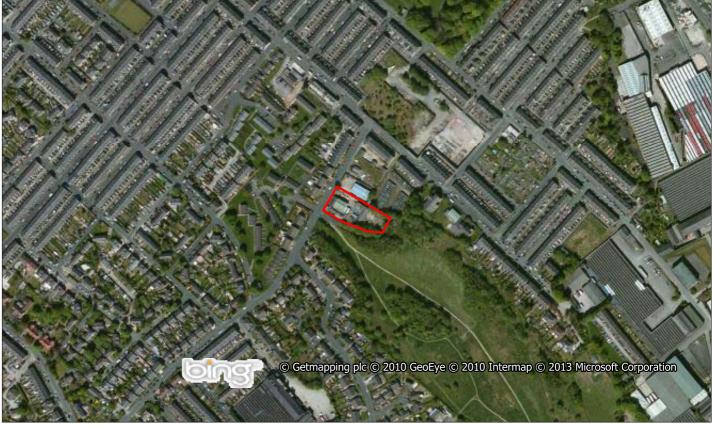
**Site Name:** Russell Bros Ltd

**Location:** Nelson Site Ref: 1046

**Site Area:** 0.2720 ha **Grid Ref:** SD 386 436











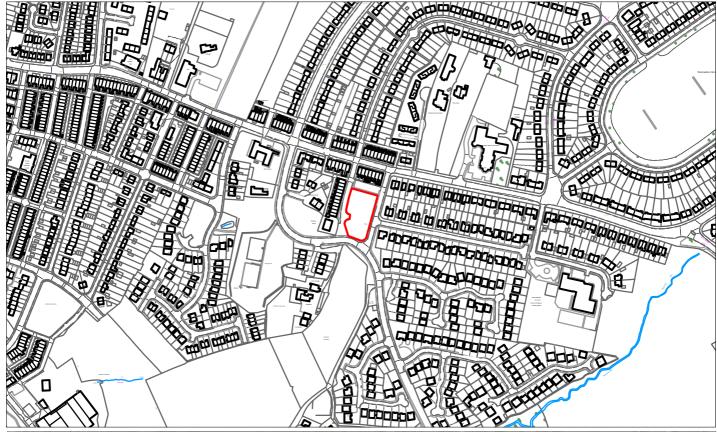
Site Details		-				
Site Ref: 220	Site Name:	Land between I	Bamford Street	and Tweed Street	Settlement:	Nelson
Postcode Sector: BB	9 0 <b>Ward:</b>	Southfield Ward	d <b>Plann</b>	ing App: N/A	SHLAA Typology:	: VLNPD
Site Area (gross): 0.	2019ha Indicat	ive No. Dwelling	s: 7 India	cative Density:	35 dph Co-ordinates:	387233, 437631
Suitability – location	and infrastruct	ure				
(S0) Within a Settlen	nent Boundary?	Yes		(S1) Brownfield / G	reenfield?	Greenfield
(S2) Car parking?		Yes		(S3) Loss of employ	ment land?	No
(S4) Protected emplo	oyment area?	No		(S5) Open space / s	settlement character?	No
(S7) Suitable infrastr	ucture?	Partial		(S8) Infrastructure	capacity?	Partial
(S7/S8) Infrastructur	e comment	Extend to existi	ng connections			
Suitability – environ	ment and herita	ige				
(S9) Contamination?	With	in 250m buffer		(S10) Topography:	Gentle slope ,	/ undulating
(S11) Flooding issues zone:	s / Flood Not was site.	within an identifi	ed Flood Zone.	No other flood risk	ssues identified on	Flood Zone 1
(S28) Conservation A	Area: No		0.31 km	(S29) Listed Buildin	g: No	0.26 km
(S30) Scheduled Moi	nument: No		1.44 km	(S31) Archaeology:	None identifie	ed
(S32) TPO:	No		0.04 km	(S37) Poor air qual	ity: No	
(S33) Ecology:	None	e identified		(S34) Nature Conse Designation:	ervation No	0.94 km
(S33/S34) Natural environment comme	ent: by ar		_		n or near this site. The s of agricultural classifi	
(S35/S36) Bad neigh and impact on surro				•	sting residential prope ting residential develo	
(S39) Coal Mining:	Pote	ntial		(S40) Mineral Safe	guarding Area (MSA):	No
Suitability – distance	e to services (km	1)				
(S12) Railway station	ո։	1.182 <b>(S13) Bu</b>	s stop:	0.083	(S13a) Bus stop frequ	ency: >15 mins
(S14) Primary school	:	0.280 <b>(S15) Sec</b>	condary school:	0.924	(S16) Sports/leisure of	entre: 1.101
(S17) Doctors:		1.101 <b>(S18) Ho</b>			(S19) Town / Local ce	<b>ntre:</b> 0.989
(S20) Supermarket/s	tore:	2.200 <b>(S21) En</b>	nployment area		(S22) Public house:	1.466
(S23) Corner shop:		0.081 (S24) Pos			(S25) Open space:	0.053
(S26) PROW:		0.000 <b>(S27) Cy</b>	le route:	0.000		
Availability						
(A1) Access issues?		No		(A2) Vehicular acce		issues
(A3) Visibility splays	/ highways issu	· · · · · · · · · · · · · · · · · · ·		(A4) In use?	Partial	
(A5) Ownership?		1 owner - 0	Council			
Achievability				(1.10)		
(V1) Competing land				(V2) Market Attrac		
(V3) Viable?	Not Vial			(V3) Viability Mode		
Pend		ncil and has beer		•	oe viable to develop. T uld be brought forward	
Constraints: No c	onstraints identi	ified.				
Timescales (No. dwe	ellings)					
		Five Year Perio			6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/1	-		2024-29
0	0	0	0	0	7	0

Site Name: Land between Bamford Street and Tweed Street

**Location:** Nelson Site Ref: 220

**Site Area:** 0.2019 ha **Grid Ref:** SD 387 437











Site Details									
Site Ref: 167 Site Na	ame: Land a	t High Stree	et			Settlement:	Nelson		
Postcode Sector: BB9 0	/ard: Walve	rden Ward	Plann	ing App	: N/A	SHLAA Typolog	y: I (Car Pai	·k)	
Site Area (gross): 0.0898ha Ir	ndicative No.	Dwellings:	7 Indic	cative Do	ensity:	78 dph Co-ordinate	s: 3857	84, 437438	
Suitability – location and infra	structure								
(S0) Within a Settlement Boun	dary? Yes			(S1) Bro	ownfield / G	reenfield?	Brownfie	eld	
(S2) Car parking?	Yes			(S3) Los	s of employ	ment land?	No		
(S4) Protected employment are	ea? No			(S5) Op	en space / s	ettlement character	? No		
(S7) Suitable infrastructure?	Partial			(S8) Inf	rastructure o	capacity?	Partial		
(S7/S8) Infrastructure commer	nt Conne	ct to existin	g networks.						
Suitability – environment and	heritage								
(S9) Contamination?	None identif	ied		(S10) To	pography:	Flat			
(S11) Flooding issues / Flood zone:	Not within a site.	n identified	Flood Zone.	No othe	r flood risk is	ssues identified on	Flood Zoi	ne 1	
(S28) Conservation Area:	No		0.12 km	(S29) Li	sted Building	g: No		0.22 km	
(S30) Scheduled Monument:	No		2.76 km	(S31) A	rchaeology:	None identi	fied		
(S32) TPO:	Yes		0.00 km	(S37) Po	oor air qualit	ty: No			
(S33) Ecology:	None identif	ied		(S34) No Designa	ature Conse	rvation No		0.42 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:	_	_			-	ting residential prop rrounding uses.	oerties. New	ı	
(S39) Coal Mining:	Potential			(S40) M	lineral Safeg	uarding Area (MSA)	: No		
Suitability – distance to service	es (km)								
(S12) Railway station:	0.301	(S13) Bus st	top:		0.121	(S13a) Bus stop fred	quency:	<15 mins	
(S14) Primary school:	0.111	(S15) Secor	ndary school:		0.651	(S16) Sports/leisure	centre:	0.580	
(S17) Doctors:	0.655	(S18) Hospi	tal:		0.960	(S19) Town / Local o	entre:	0.084	
(S20) Supermarket/store:	1.100	(S21) Empl	oyment area	a:	0.377	(S22) Public house:		0.561	
(S23) Corner shop:	0.259	(S24) Post (	Office:		0.498	(S25) Open space:		0.123	
(S26) PROW:	0.156	(S27) Cycle	route:		0.227				
Availability									
(A1) Access issues?	No	)		(A2) Ve	hicular acce	ss: Good			
(A3) Visibility splays / highway	s issues? Ac	dequate		(A4) In	use?	Yes			
(A5) Ownership?	1	owner - Priv	/ate						
Achievability									
(V1) Competing land use? No	0			(V2) Ma	arket Attract	iveness? Low			
(V3) Viable?	ot Viable			(V3) Via	bility Mode	I Ref: Scheme	5		
<b>Comments:</b> The Council's v intentions of th				of site is	unlikely to b	e viable to develop.	The curren	t	
Constraints: No constraints	identified.								
Timescales (No. dwellings)						-			
	Five Y	ear Period				6-10 Years	11-1	L5 Years	
2014/15 2015/1	6 20	16/17	2017/1	.8	2018/19		20	24-29	
0 0		0	0		0	7		0	

**Site Name:** Land at High Street

**Location:** Nelson Site Ref: 167

**Site Area:** 0.0898 ha **Grid Ref:** SD 385 437











an a s	u u tog.		.8 <u>-</u> a	, returnation ty re							
Site Details Site Ref: 1		Site	Name:	Former playgrou	and off Rakesh	ousa R	oad		Settlement:	Nelson	
Postcode S				Bradley Ward			<b>p:</b> N/A	_	SHLAA Typology:		
				ive No. Dwellings					h Co-ordinates:		595, 43871
Suitability					o. O III di	ative	bensity.	40 up	on co-ordinates.	3600	193, 43671
(S0) Within						(S1) R	rownfield / G	reenf	ield?	Brownfi	eld
(S2) Car pa		incire bo	dildai y .	Yes			oss of employ			No	
(S4) Protec		lovment	area?	No					ment character?		
(S7) Suitab				Partial	-	nfrastructure (			Yes		
(S7/S8) Infr				Connect to exist	ing networks.	(00)		-	,.		
Suitability					0 11 1						
(S9) Contar				in 250m buffer		(S10)	Topography:		Flat		
(S11) Flood				within an identifie	ed Flood Zone.			ssues	identified on	Flood Zo	ne 1
zone:			site.								
(S28) Conse	ervation	Area:	No		0.99 km	(S29)	Listed Buildin	g:	No		0.46 km
(S30) Sched	duled M	onument	:: No		1.51 km	(S31)	Archaeology:		Yes		
(S32) TPO:			No		0.60 km	(S37)	Poor air quali	ty:	No		
(S33) Ecolo	gy:		None	e identified		, ,	Nature Conse nation:	rvatio	on No		0.41 kn
(S33/S34) N	Natural		No -	there are no desi	gnated nature			n or n	ear this site. The	site is no	t covered
environme		nent:	by ar		_				gricultural classific		
(S35/S36) E	Bad neig	hbour us	<b>es</b> Med	ium bad neighboı	uring uses - the	site is	adjacent to e	xistin	g residential prop	erties ar	nd the
and impact	t on surr	ound are	a: amb	ulance station. Ne	ew developme	nt is ur	nlikely to have	an ac	dverse impact on s	surround	ling uses.
(S39) Coal I	Mining:		Pote	ntial		(S40)	Mineral Safeg	uardi	ing Area (MSA): 1	No	
Suitability	<ul><li>distan</li></ul>	ce to ser	vices (km	1)							
(S12) Railw	ay stati	on:		1.603 <b>(S13) Bus</b>	stop:		0.114	(S13a	a) Bus stop freque	ncy:	<15 min
(S14) Prima	ary scho	ol:		0.589 <b>(S15) Sec</b>	ondary school		0.690	(S16)	Sports/leisure ce	ntre:	1.16
(S17) Docto	ors:			0.501 <b>(S18) Hos</b>	pital:		1.141	(S19)	Town / Local cen	tre:	0.95
(S20) Super	rmarket	/store:		1.470 <b>(S21) Em</b>	ployment area	ı:	0.355	(S22)	Public house:		0.79
(S23) Corne	er shop:			0.408 <b>(S24) Pos</b>	t Office:		0.321	(S25)	Open space:		0.30
(S26) PROV	N:			0.157 <b>(S27) Cyc</b>	le route:		0.967				
Availability	У										
(A1) Access	s issues?	)		No		(A2) V	ehicular acce	ss: í	Moderate/Minor i	ssues	
(A3) Visibili	ity splay	s / highw	ays issu	es? Minor Impr	ovements	(A4) lı	n use?		No		
(A5) Owner				1 owner - C	ouncil						
Achievabili	ity										
(V1) Compe	eting lar	nd use?	No			(V2) N	/larket Attract	ivene	ess? Medium		
(V3) Viable			Not Vial				iability Mode				
Comments	Pe		ugh Cou	ncil and has been					ble to develop. Thught forward once		
Constraints		constraii									
Timescales	s (No. dv	vellings)									
				Five Year Period	d				6-10 Years	11-	15 Years
2014/	15	2015	5/16	2016/17	2017/1	8	2018/19		2019-24		024-29
0			`		0						0

Site Name: Former playground off Rakeshouse Road

**Location:** Nelson Site Ref: 1031

**Site Area:** 0.0740 ha **Grid Ref:** SD 386 438











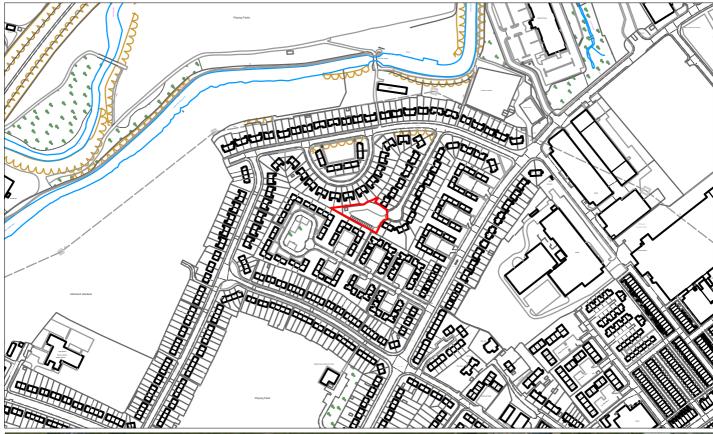
61. 5 . 1			•							
Site Details Site Ref: 413	Site Na	ame: Land a	nt the end of	f Bevan Place			Set	tlement:	Nelson	
Postcode Sector:	BB9 8 W	/ard: Bradle	v Ward	Planni	ing Apı	p: N/A	SHL	AA Typology: I	(Garage	Site)
Site Area (gross):			-					Co-ordinates:		11, 438964
Site Area (gross): 0.1602ha Indicative No. Dwellings: 5 Indicative Density: 31 dph Co-ordinates: 386511, 438964  Suitability – location and infrastructure										
(S0) Within a Settl					(S1) Bı	rownfield / G	reenfield	l?	Brownfie	eld
(S2) Car parking?		Yes			(S3) Lo	oss of employ	ment lar	nd? [	No	
(S4) Protected em	ployment are	ea? No			(S5) O	pen space / s	ettlemer	nt character?	No	
(S7) Suitable infra	structure?	Partial			(S8) In	frastructure	capacity	?	Partial	
(S7/S8) Infrastruct	ure commen	t Conne	ct to existin	g networks.						
Suitability – envir	onment and	heritage								
(S9) Contaminatio	n?	Within 250n	n buffer		(S10) T	Гороgraphy:		Flat		
(S11) Flooding issu	ies / Flood	Not within a	n identified	Flood Zone.	No oth	er flood risk i	ssues ide	ntified on F	lood Zor	ne 1
zone:		site.								
(S28) Conservation		No			-	isted Buildin	_	No		0.18 km
(S30) Scheduled N	lonument:	No				Archaeology:		None identified	1	
(S32) TPO:		No				Poor air quali		No		
(S33) Ecology:		Potential fro designated s	•	y to a		Nature Conse nation:		Site within 250 designation	m of a	0.17 km
environment com (S35/S36) Bad nei	Partial - there are no designated nature conservation sites on or near this site. The site is within 250m of a designated nature conservation 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  No bad neighbouring uses - the site is surrounded by existing residential properties. New								ogical	
and impact on sur		Potential	it is unlikely	to nave an a		impact on su			l a	
(S39) Coal Mining: Suitability – distar					(340) 1	viillerai Saleg	uaruing	Area (MSA): N	NO	
(S12) Railway stati			(S13) Bus st	ton		0.106	/\$12a\ B	us stop freque	ncv	>15 mins
(S14) Primary scho				ndary school:				orts/leisure ce	-	1.024
(S17) Doctors:	, oi.		(S18) Hospi					wn / Local cen		0.663
(S20) Supermarke	t/store			oyment area	•		-	blic house:		1.086
(S23) Corner shop			(S24) Post (		-		-	en space:		0.273
(S26) PROW:	•		(S27) Cycle			0.243	(323) 0 p	en space.		0.27
Availability		0.173	(02) / Cycle	- Cutc.		0.2.13				
(A1) Access issues	?	N	0		(A2) V	ehicular acce	ss: Goo	nd		
(A3) Visibility spla			dequate		(A4) In use? Partial					
(A5) Ownership?	,		owner - Priv	/ate	(,					
Achievability										
(V1) Competing la	nd use? No	)			(V2) N	larket Attract	tiveness?	Medium		
(V3) Viable?		ot Viable						Scheme 5		
(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. This site was previously put forward by Housing Pendle during the SHLAA site search consultation. It is unclear as to whether Housing Pendle still has intentions to develop this site for residential use.										
<b>Constraints:</b> Po	sition of the	landowner u	nknown.							
Timescales (No. d	wellings)									
		Five Y	ear Period					6-10 Years	11-1	.5 Years
2014/15	2015/16	6 20	016/17	2017/1	8	2018/19		2019-24	20	24-29
0	0		0	0		0		5		0

Site Name: Land at the end of Bevan Place

**Location:** Nelson Site Ref: 413

**Site Area:** 0.1602 ha **Grid Ref:** SD 386 438











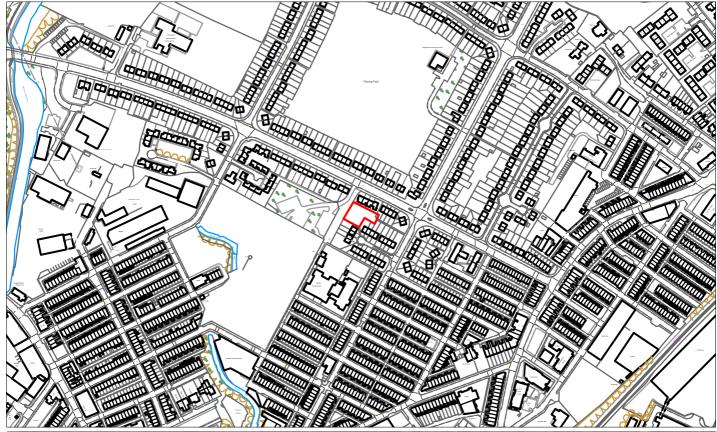
Site Details								
Site Ref: 414 Site Na	ame: Land to re	ear of 75 Reedyford R	oad	Nelson				
Postcode Sector: BB9 7 W	/ard: Bradley W	/ard Planni	ing App: N/A	SHLAA Typology:	PDVDLB			
Site Area (gross): 0.0797ha In	ndicative No. Dw	rellings: 4 Indic	ative Density:	50 dph Co-ordinates:	386370, 438547			
Suitability – location and infra	structure							
(S0) Within a Settlement Bound	dary? Yes		(S1) Brownfield / G	reenfield?	Brownfield			
(S2) Car parking?	Yes		(S3) Loss of employ		No			
(S4) Protected employment are	ea? No		(S5) Open space / s	ettlement character?	No			
(S7) Suitable infrastructure?	Partial		(S8) Infrastructure	capacity?	Partial			
(S7/S8) Infrastructure commen		o existing						
Suitability – environment and								
(S9) Contamination?	Within 250m bu		(S10) Topography:	Flat				
(S11) Flooding issues / Flood zone:	Not within an id site.	dentified Flood Zone.	No other flood risk i	ssues identified on	Flood Zone 1			
(S28) Conservation Area:	No	0.66 km	(S29) Listed Buildin	g: No	0.63 km			
(S30) Scheduled Monument:	No	1.62 km	(S31) Archaeology:	Potential				
(S32) TPO:	No	0.52 km	(S37) Poor air quali	ty: No				
(S33) Ecology:	None identified		(S34) Nature Conse Designation:	rvation No	0.42 km			
(S33/S34) Natural	No - there are n	no designated nature	conservation sites o	n or near this site. The	site is not covered			
environment comment:	by an area of ecclassed as Urbai		N - record). In terms	of agricultural classifi	cation the site is			
(\$35/\$36) Bad neighbour uses and impact on surround area:		ployment site. New d	-	xisting residential propely to have an adverse				
(S39) Coal Mining:	Potential		(S40) Mineral Safeg	uarding Area (MSA):	No			
Suitability – distance to service	es (km)							
(S12) Railway station:	0.940 <b>(S1</b>	3) Bus stop:	0.074	(S13a) Bus stop frequ	ency: <15 mins			
(S14) Primary school:	0.111 <b>(S1</b>	.5) Secondary school:		(S16) Sports/leisure c				
(S17) Doctors:	0.568 <b>(S1</b>	8) Hospital:		(S19) Town / Local ce	<b>ntre:</b> 0.395			
(S20) Supermarket/store:		1) Employment area		(S22) Public house:	0.759			
(S23) Corner shop:		4) Post Office:		(S25) Open space:	0.297			
(S26) PROW:	0.252 <b>(S2</b>	7) Cycle route:	0.520					
Availability								
(A1) Access issues?	No		(A2) Vehicular acce					
(A3) Visibility splays / highway	•		(A4) In use?	No				
(A5) Ownership?	1 owr	ner - Council						
Achievability			(0.00)					
(V1) Competing land use? No	-		(V2) Market Attract					
	ot Viable		(V3) Viability Mode					
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 and has been identified for disposal. The site is only likely to be brought forward as part of the Riverside Mills development.								
Constraints: No constraints identified.								
Timescales (No. dwellings)								
	Five Year	Period		6-10 Years	11-15 Years			
2014/15 2015/10		-			2024-29			
0 0	0	0	0	4	0			

Site Name: Land to rear of 75 Reedyford Road

**Location:** Nelson Site Ref: 414

**Site Area:** 0.0797 ha **Grid Ref:** SD 386 438











2014/15

0

2015/16

0

2016/17

g							
Site Details							
Site Ref: 224 Site Na	ame: Land to side of	15 Clough Road		Settlement:	Nelson		
	Vard: Southfield Ward		App: N/A	SHLAA Typology:	-		
Site Area (gross): 0.0502ha   Ir		s: 2 Indicati	ive Density: 40 o	dph Co-ordinates:	387064	1, 437638	
Suitability – location and infra	structure						
(S0) Within a Settlement Boun	dary? Yes	(S:	1) Brownfield / Gree	nfield?	Greenfield		
(S2) Car parking?	Yes	(S	3) Loss of employme	nt land?	No		
(S4) Protected employment are	ea? No	(S!	5) Open space / settl	ement character?	No		
(S7) Suitable infrastructure?	Yes	(SS	8) Infrastructure cap	acity?	Partial		
(S7/S8) Infrastructure commen		ting networks.					
Suitability – environment and							
(S9) Contamination?	Within 250m buffer	(S:	10) Topography:	Flat			
(S11) Flooding issues / Flood zone:	Not within an identifi south of the site.	ed Flood Zone. The	ere is an open draina	ge channel to the	Flood Zone	1	
(S28) Conservation Area:	No	0.45 km <b>(S</b> 2	29) Listed Building:	No		0.31 km	
(S30) Scheduled Monument:	No		31) Archaeology:	None identifie	ed		
(S32) TPO:	No		37) Poor air quality:	No			
(S33) Ecology:	None identified	(S:	(S34) Nature Conservation No Designation:				
(\$33/\$34) Natural environment comment:  (\$35/\$36) Bad neighbour uses and impact on surround area:		uses - site mainly	- record). In terms of surrounded by existin	agricultural classifi ng residential prop	cation the s erties and a	ite is	
	developments.						
(S39) Coal Mining:	Potential	(S4	40) Mineral Safeguar	ding Area (MSA):	No		
Suitability – distance to service			0.100 (0.1				
(S12) Railway station:	1.021 (S13) Bus	<u> </u>		3a) Bus stop frequ		>15 min	
(S14) Primary school:	0.371 <b>(S15) Sec</b>			6) Sports/leisure c		0.943	
(S17) Doctors:	0.948 (S18) Ho	<u> </u>		9) Town / Local ce	ntre:	0.841	
(S20) Supermarket/store:	, ,	ployment area:	-	2) Public house:		1.445	
(S23) Corner shop:	0.236 (S24) Pos			5) Open space:		0.039	
(S26) PROW:	0.188 <b>(S27) Cy</b> o	tie route:	0.188				
Availability	Na	/^	2) Vahioulan assass	Cood			
(A1) Access issues?	No No		2) Vehicular access:	Good			
(A3) Visibility splays / highway			4) In use?	No			
(A5) Ownership? Achievability	1 owner - 0	Journal					
(V1) Competing land use? No	•	(V	2) Market Attractive	ness? Low			
. ,	ot Viable		3) Viability Model Re				
Comments: The Council's v Pendle Boroug the exact locati once economic	riability model suggests h Council and has beer ion of the utilities that c circumstances improv	that this type of s identified for disp may restrict the d re.	site is unlikely to be vosal. On-site investige evelopment of the si	iable to develop. To gations will be requ te. The site could b	uired to esta	ablish	
	rvices may run under o	r close to this site.	Further on-site inves	stigation required.			
Timescales (No. dwellings)							
	Five Year Perio	d		6-10 Years	11-15	Years	

2017/18

2018/19

0

2019-24

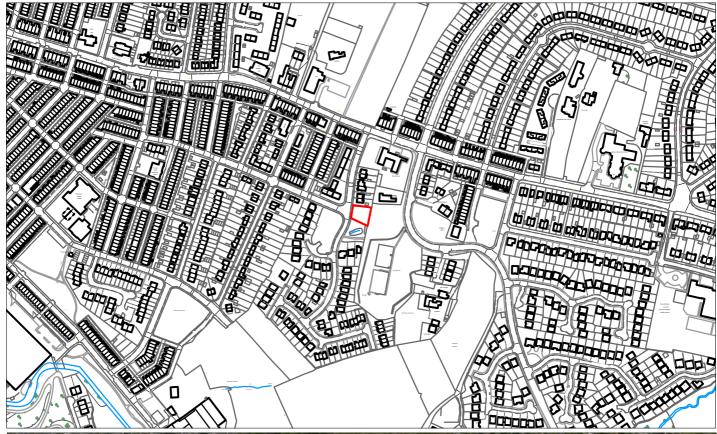
**2024-29** 0

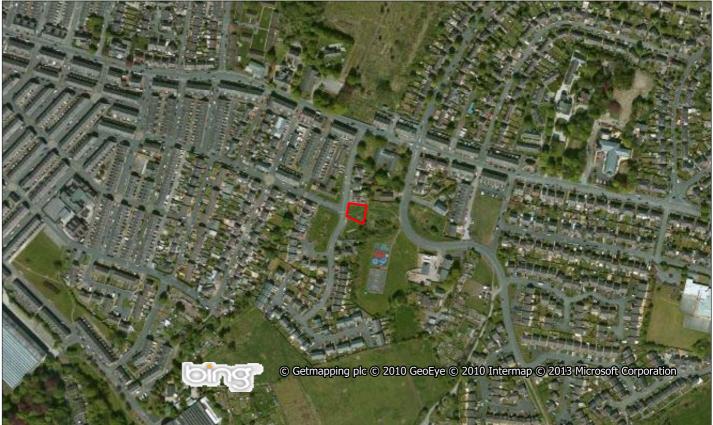
Site Name: Land to side of 15 Clough Road

**Location**: Nelson Site Ref: 224

**Site Area:** 0.0502 ha **Grid Ref:** SD 387 437











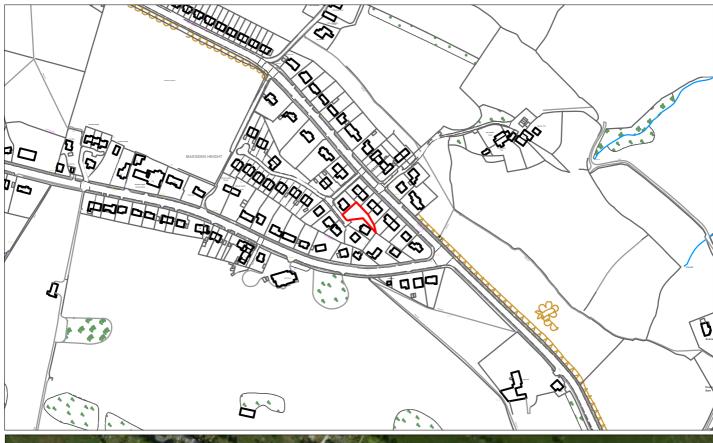
Constraints: Timescales (N				Five Year Perio	od 2017/1	8 2018/1	6-10 Years 19 2019-24		L5 Years 024-29
				Five Year Perio	d		6-10 Years	11-1	l <b>5 Years</b>
Constraints:	No co	iistraiii							
		netroin	ts identi	fied.					
Comments:	site ha	as start nencem	ed but v	vork has stopped	I. Building Cont	rol records indicate	be viable to develop. That the developer is Suggest that the deve	progressing	g with the
(V3) Viable?	<b>T</b> I C		Not Vial			(V3) Viability Mod			
(V1) Competi	ng land (		No			(V2) Market Attra			
Achievability		_				(1/0) 14			
(A5) Ownersh	•			1 owner - F	rıvate				
(A3) Visibility		highw	ays issu	·		(A4) In use?	No		
(A1) Access is				No		(A2) Vehicular acc			
Availability						()			
(S26) PROW:				0.140 <b>(S27) Cy</b>	cie route:	1.23	5		
(S23) Corner s	shop:			1.206 (S24) Pos			7 (S25) Open space:		0.183
(S20) Superm		ore:		2.939 <b>(S21) En</b>	<u> </u>		3 (S22) Public house:		1.13
(S17) Doctors				2.372 <b>(S18) Ho</b>			9 (S19) Town / Local o	entre:	2.05
(S14) Primary	school:			1.226 (S15) Sec	condary school:		9 (S16) Sports/leisure		2.50
(S12) Railway	station:			2.057 <b>(S13) Bu</b>	s stop:	0.25	4 (S13a) Bus stop freq	uency:	>15 min
Suitability – c	distance	to serv	rices (km	1)					
(S39) Coal Mi	ning:		Pote	ntial		(S40) Mineral Safe	eguarding Area (MSA)	: No	
and impact o	_					dverse impact on s	•	·	
(S35/S36) Bad	d neighb	our use			uses - site mair	nlv surrounded by	existing residential pro	perties. Ne	W
environment	commer	ıt:		n area of ecologic ed as Urban.	lai iiiterest (LER	ın - recoraj. In terr	ns of agricultural class	iication the	: site is
(S33/S34) Nat		.+.			•		on or near this site. Th		
						Designation:			
(S33) Ecology	•			e identified	0.00 KIII	(S34) Nature Cons	•		0.58 km
(S32) TPO:	eu Mon	ument.	No			(S37) Poor air qua		leu	
(S28) Conserv (S30) Schedul				nuar aujacent		(S29) Listed Buildi (S31) Archaeology		fied	0.20 KM
zone: (S29) Consoru	otion A.	.00.	site.	ntial/adjacent	0.00 1	(\$20) Listed Build	ing: No		0.20 km
(S11) Flooding	g issues ,	/ Flood		within an identifi	ed Flood Zone.	No other flood risk	issues identified on	Flood Zoi	ne 1
(S9) Contamir				eidentified		(S10) Topography		/ undulati	ng
Suitability – e	environn	nent ar	nd herita	ige					
(S7/S8) Infras	tructure	comm	ent	Connect to exis	ting networks.				
(S7) Suitable i	infrastru	cture?		Yes		(S8) Infrastructure	e capacity?	Yes	
(S4) Protected	d employ	yment	area?	No		(S5) Open space /	settlement character	? No	
(S2) Car parki	ng?			Yes		(S3) Loss of emplo	yment land?	No	
(S0) Within a						(S1) Brownfield /	Greenfield?	Greenfie	ld
Juitability — i									00, 10010
Suitability – I	(ss): 0.0	510ha		ive No. Dwelling		cative Density:	20 dph Co-ordinates		00, 43618
Site Area (gro					Plann	ing App: 13/07/07	717P SHLAA Typolog	v• I (Garder	ı Land)
	tor: BB9		Ward:	Land adjacent t Brierfield Ward			Settlement:	Nelson	

# Pendle Strategic Housing Land Availability Assessment Site Name: Land adjacent to 3 Proctor Close

**Location:** Nelson Site Ref: NN069

**Site Area:** 0.051 ha **Grid Ref:** SD 386 436











Site Details										
Site Ref: NN046	Site I	Name:	Former Garage	Site, Bradley Ro	oad Eas	it	Se	ttlement:	Nelson	
Postcode Sector:	BB9 9	Ward:	Bradley Ward	Plann	ing Ap	<b>p:</b> 13/10/000	3P <b>SH</b>	LAA Typology	: I (Garage	e Site)
Site Area (gross):	0.0430ha		•					Co-ordinates:		268, 438111
Suitability – loca						,		I		,
(S0) Within a Set					(S1) Bı	rownfield / G	reenfie	ld?	Brownfi	eld
(S2) Car parking?	)		Yes		(S3) Lo	ss of employ	ment la	and?	No	
(S4) Protected er	nployment a	rea?	No		(S5) O	pen space / s	ettleme	ent character?	No	
(S7) Suitable infr	astructure?		Yes		(S8) In	frastructure (	capacity	y?	Yes	
(S7/S8) Infrastru	cture comme	ent	Connect to exis	ting networks.						
Suitability – envi	ironment and	d herita	ge							
(S9) Contaminati	on?	Withi	in 250m buffer		(S10) T	Гороgraphy:		Flat		
(S11) Flooding iss zone:	sues / Flood	Not v site.	vithin an identifi	ed Flood Zone.	No oth	er flood risk is	ssues id	lentified on	Flood Zo	ne 1
(S28) Conservation	on Area:	No		0.29 km	(S29) I	isted Buildin	g:	No		0.52 km
(S30) Scheduled	Monument:	No		2.06 km	(S31) <i>i</i>	Archaeology:		Yes		
(S32) TPO:		No		0.53 km	(S37) I	Poor air quali	ty:	No		
(S33) Ecology:		None	identified			Nature Consenation:	rvation	No		0.43 km
(S33/S34) Natura	al	No - t	there are no des	ignated nature	conser	vation sites o	n or nea	ar this site. The	site is no	t covered
environment con	nment:	=	area of ecologic	cal interest (LER	N - rec	ord). In terms	of agri	cultural classif	ication th	e site is
			ed as Urban.							
(S35/S36) Bad ne and impact on su			um bad neighbo erties, a nursery	_			-	•	_	
and impact on so	iiiouiiu aiea		rse impact on su			ai premises. r	vew uev	reiopinent is u	illikely to	liave all
(S39) Coal Mining	g:	Poter	•			Mineral Safeg	uarding	g Area (MSA):	No	
Suitability – dista		ces (km	)							
(S12) Railway sta			0.702 <b>(S13) Bu</b>	s stop:		0.085	(S13a)	Bus stop frequ	iency:	<15 mins
(S14) Primary sch			0.222 <b>(S15) Sec</b>		<u> </u>			ports/leisure o		0.307
(S17) Doctors:			0.490 <b>(S18) Ho</b>	spital:		0.257	(S19) T	own / Local ce	ntre:	0.000
(S20) Supermark	et/store:		0.758 <b>(S21) En</b>	nployment area	):	0.000	(S22) P	ublic house:		0.263
(S23) Corner sho	p:		0.240 <b>(S24) Po</b>	st Office:		0.664	(S25) O	pen space:		0.103
(S26) PROW:			0.710 <b>(S27) Cy</b>	le route:		0.581				
Availability										
(A1) Access issue	s?		No		(A2) V	ehicular acce	ss: Go	od		
(A3) Visibility spl	ays / highwa	ys issue	es? Adequate		(A4) Ir	use?	No	)		
(A5) Ownership?			1 owner - F	Private						
Achievability										
(V1) Competing I	and use? 1	No			(V2) N	larket Attract	tivenes	s? Low		
(V3) Viable?	1	Not Viab	ole		(V3) V	iability Mode	l Ref:	Scheme 1		
ŗ	ermission ha	as now e	model suggests expired and worl brought forwa	k has not starte		-		-		
Constraints: F	Position of th	e lando	wner unknown.							
Timescales (No.	dwellings)									
			Five Year Perio					6-10 Years		15 Years
2014/15	2015/	16	2016/17	2017/1	8	2018/19		2019-24	2	024-29
0	0		0	0		0		1		0

Site Name: Former garage site, Bradley Hall Road East

**Location:** Nelson Site Ref: NN046

**Site Area:** 0.0430 ha **Grid Ref:** SD 386 438



