

Pendle Strategic Housing Land Availability Assessment

Site Details

| | | |
|----------------------------|------------------------------|------------------------------|
| Site Ref: 1003 | Site Name: Riverside Mill | Settlement: Nelson |
| Postcode Sector: BB9 7 | Ward: Bradley Ward | Planning App: N/A |
| SHLAA Typology: EHA | Site Area (gross): 2.5607ha | Indicative No. Dwellings: 91 |
| Indicative Density: 36 dph | Co-ordinates: 386243, 438478 | |

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? | Partial | (S8) Infrastructure capacity? | Partial |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

Suitability – environment and heritage

| | | | | | |
|---|--|---------|---|-----------------------------------|-------------------|
| (S9) Contamination? | Within 250m buffer | | (S10) Topography: | Flat | |
| (S11) Flooding issues / Flood zone: | Site in Flood Zones 2 and 3 and a culverted and unculverted main river runs under the site. Separate flood risk work has been undertaken on this site as part of the Bradley Area Action Plan preparation. | | | | Flood Zones 2 & 3 |
| (S28) Conservation Area: | No | 0.44 km | (S29) Listed Building: | No | 0.60 km |
| (S30) Scheduled Monument: | No | 1.59 km | (S31) Archaeology: | Yes | |
| (S32) TPO: | No | 0.31 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | Site covered by an area of ecological interest (LERN record). | | (S34) Nature Conservation Designation: | Site within 250m of a designation | 0.23 km |
| (S33/S34) Natural environment comment: | 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 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 is adjacent to a school, commercial units and residential properties. 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: | 0.988 | (S13) Bus stop: | 0.154 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.270 | (S15) Secondary school: | 1.349 | (S16) Sports/leisure centre: | 0.697 |
| (S17) Doctors: | 0.491 | (S18) Hospital: | 0.705 | (S19) Town / Local centre: | 0.339 |
| (S20) Supermarket/store: | 0.566 | (S21) Employment area: | 0.270 | (S22) Public house: | 0.391 |
| (S23) Corner shop: | 0.219 | (S24) Post Office: | 0.678 | (S25) Open space: | 0.046 |
| (S26) PROW: | 0.517 | (S27) Cycle route: | 0.258 | | |

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 17 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is allocated for housing in the Bradley Area Action Plan. The owners have indicated that the availability of finance is the key issue affecting the delivery of this site.

Constraints: Financial position of the owner.

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 | 0 | 91 | 0 |

Pendle Strategic Housing Land Availability Assessment

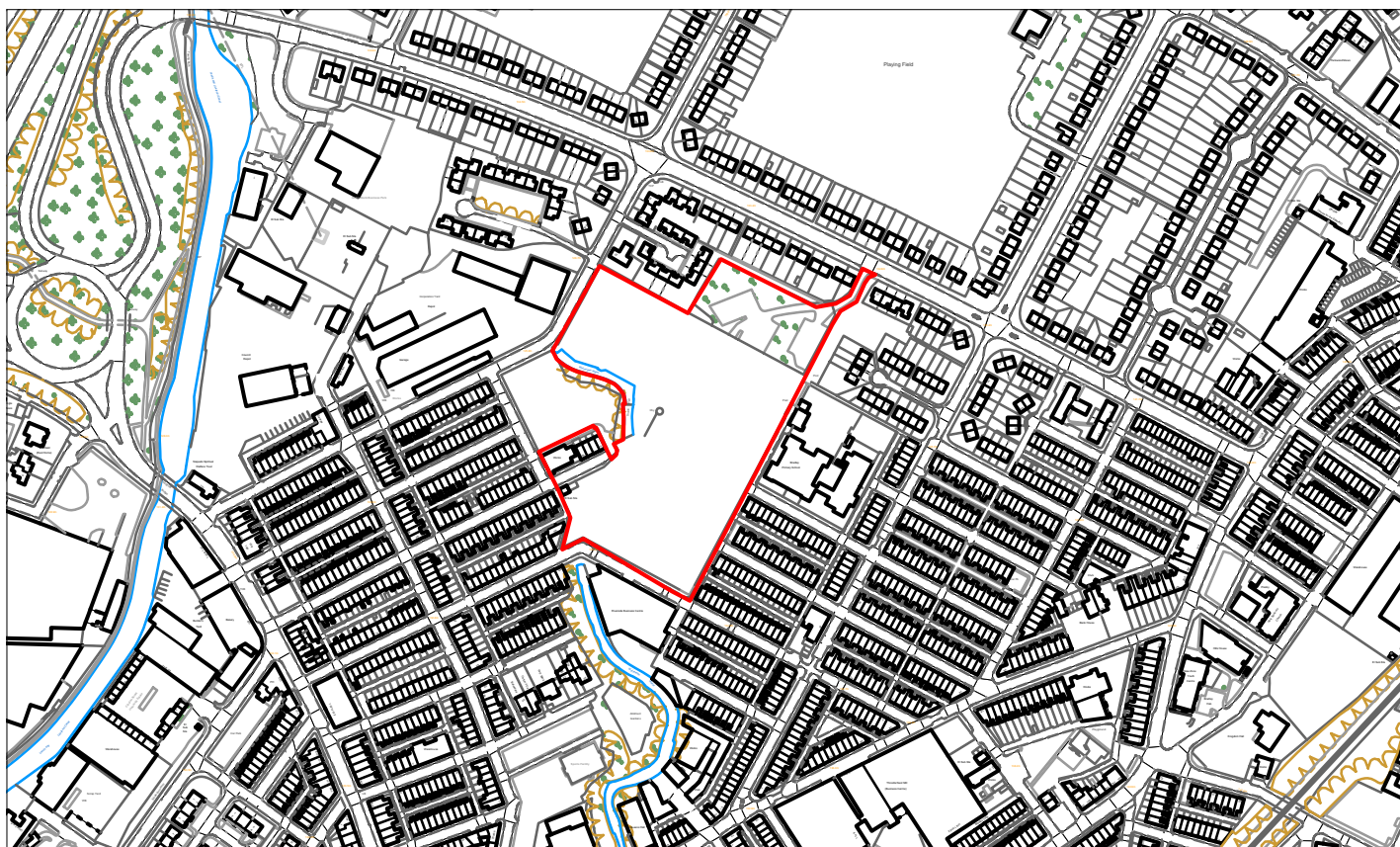
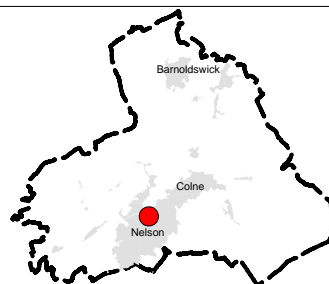
Site Name: Riverside Mill

Location: Nelson

Site Ref: 1003

Site Area: 2.5607 ha

Grid Ref: SD 386 438



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--|----------------------------|---------------|-----------------|--------|
| Site Ref: 84 | Site Name: Land below allotments at the end of Southfield Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Southfield Ward | Planning App: N/A | | SHLAA Typology: | VLNPD |
| Site Area (gross): 2.2770ha | Indicative No. Dwellings: 82 | Indicative Density: 36 dph | Co-ordinates: | 387154, 436949 | |

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? | No |
| (S7/S8) Infrastructure comment | New infrastructure required. Further information required about the capacity of existing networks. | | |

Suitability – environment and heritage

| | | | | | |
|---|---|---------|--|-----------------------------------|--------------|
| (S9) Contamination? | Within 250m buffer | | (S10) Topography: | Gentle slope / undulating | |
| (S11) Flooding issues / Flood zone: | Ordinary watercourse runs through part of site. | | | | Flood Zone 1 |
| (S28) Conservation Area: | No | 0.02 km | (S29) Listed Building: | No | 0.32 km |
| (S30) Scheduled Monument: | No | 1.85 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | No | 0.19 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | Potential from proximity to a designated site. | | (S34) Nature Conservation Designation: | Site within 250m of a designation | 0.22 km |
| (S33/S34) Natural environment comment: | Partial - there are no designated nature conservation sites on or near this site. The site is within 250m of a designated nature conservation site. Part of the site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification part of the site is classed as Urban and part is classed as Grade 4 - poor quality farmland. | | | | |
| (S35/S36) Bad neighbour uses and impact on surround area: | Bad neighbouring uses - site adjacent to industrial premises and allotment. New development may have some amenity issues for the existing developments. | | | | |
| (S39) Coal Mining: | Potential | | (S40) Mineral Safeguarding Area (MSA): Yes | | |

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 1.197 | (S13) Bus stop: | 0.411 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.681 | (S15) Secondary school: | 1.487 | (S16) Sports/leisure centre: | 1.278 |
| (S17) Doctors: | 1.320 | (S18) Hospital: | 1.487 | (S19) Town / Local centre: | 1.142 |
| (S20) Supermarket/store: | 2.200 | (S21) Employment area: | 0.050 | (S22) Public house: | 1.641 |
| (S23) Corner shop: | 0.925 | (S24) Post Office: | 1.346 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.000 | (S27) Cycle route: | 0.416 | | |

Availability

| | | | |
|---|-------------------|------------------------|---------|
| (A1) Access issues? | Yes | (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 17 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is part of a larger site which is owned by Pendle Borough Council. A report to the Executive in June 2013 sought approval to release this larger site for development. The Council have approved the release of the larger site (see Site Ref 203). The development of the larger site is likely to be in phases. This site is likely to be one of the later phases and is therefore listed in the 6-10 year supply.

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 | 0 | 82 | 0 |

Pendle Strategic Housing Land Availability Assessment

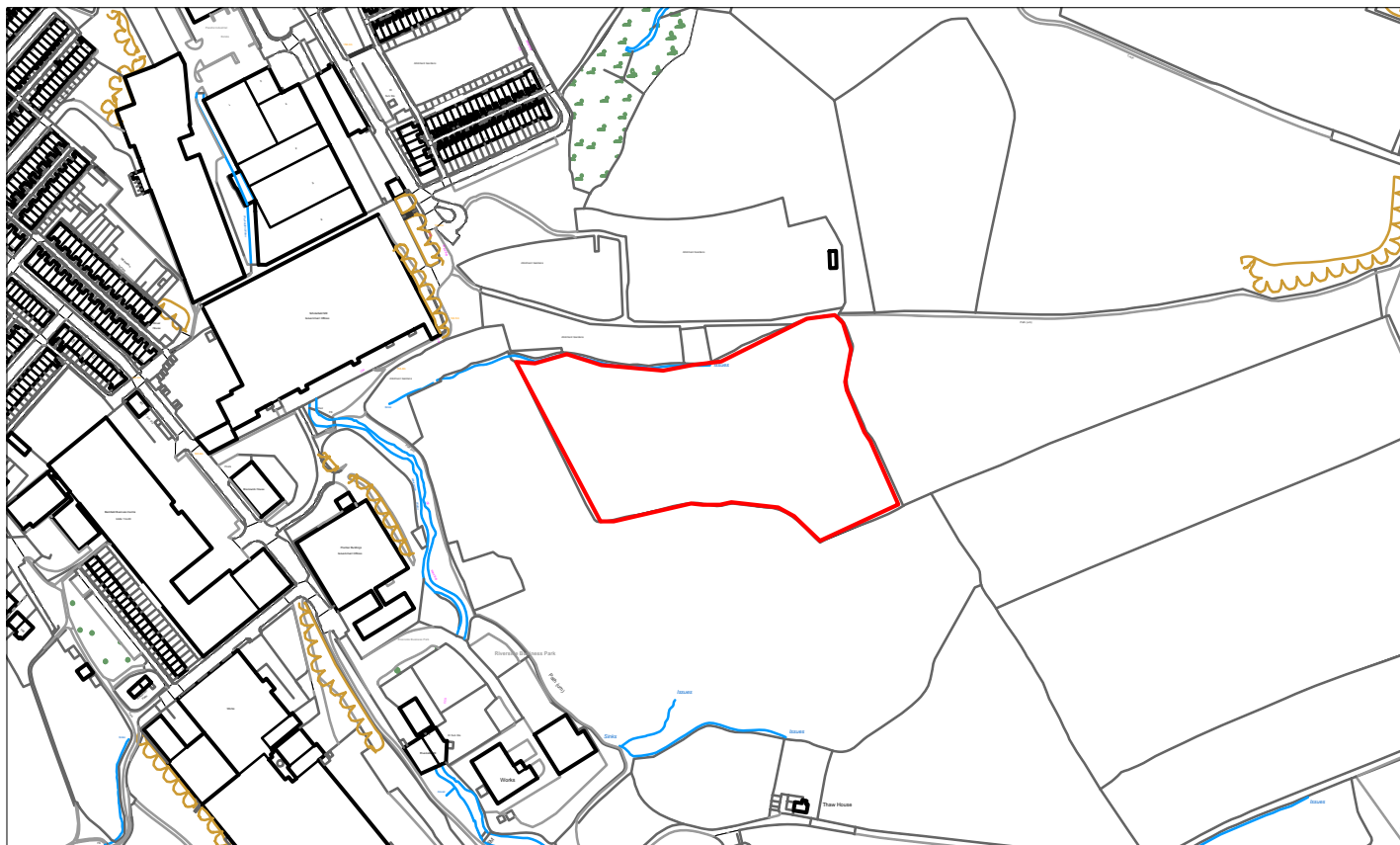
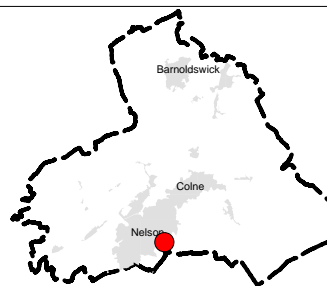
Site Name: Land below allotments at the end of Southfield Street

Location: Nelson

Site Ref: 84

Site Area: 2.2770 ha

Grid Ref: SD 387 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|----------------------------|---------------|-----------------|--------|
| Site Ref: 86 | Site Name: Land at the end of Southfield Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Southfield Ward | Planning App: N/A | | SHLAA Typology: | VLNPD |
| Site Area (gross): 1.2370ha | Indicative No. Dwellings: 38 | Indicative Density: 36 dph | Co-ordinates: | 387019, 436913 | |

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? | No |
| (S7/S8) Infrastructure comment | New infrastructure required. Further information required about the capacity of existing networks. | | |

Suitability – environment and heritage

| | | | | | |
|---|--|---------|--|-----------------------------------|---------|
| (S9) Contamination? | Within 250m buffer | | (S10) Topography: | Flat | |
| (S11) Flooding issues / Flood zone: | Part of site in Flood Zones 2 and 3 a main river and ordinary watercourse runs through part of the site. | | | Flood Zones 2 & 3 | |
| (S28) Conservation Area: | No | 0.14 km | (S29) Listed Building: | No | 0.23 km |
| (S30) Scheduled Monument: | No | 2.02 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | No | 0.14 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | Site covered by an area of ecological interest (LERN record). | | (S34) Nature Conservation Designation: | Site within 250m of a designation | 0.20 km |
| (S33/S34) Natural environment comment: | 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 and impact on surround area: | Bad neighbouring uses - site adjacent to industrial premises and allotment. New development may have some amenity issues for the existing developments. | | | | |
| (S39) Coal Mining: | Potential | | (S40) Mineral Safeguarding Area (MSA): Yes | | |

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 1.139 | (S13) Bus stop: | 0.360 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.778 | (S15) Secondary school: | 1.349 | (S16) Sports/leisure centre: | 1.241 |
| (S17) Doctors: | 1.289 | (S18) Hospital: | 1.349 | (S19) Town / Local centre: | 1.095 |
| (S20) Supermarket/store: | 2.200 | (S21) Employment area: | 0.027 | (S22) Public house: | 1.641 |
| (S23) Corner shop: | 0.925 | (S24) Post Office: | 1.346 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.000 | (S27) Cycle route: | 0.397 | | |

Availability

| | | | |
|---|-------------------|------------------------|---------|
| (A1) Access issues? | Yes | (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. This site was previously identified in a development brief for the Trent Road area of Nelson. The current intentions of the landowner are unknown.

Constraints: Position of the landowner unknown.

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 | 0 | 38 | 0 |

Pendle Strategic Housing Land Availability Assessment

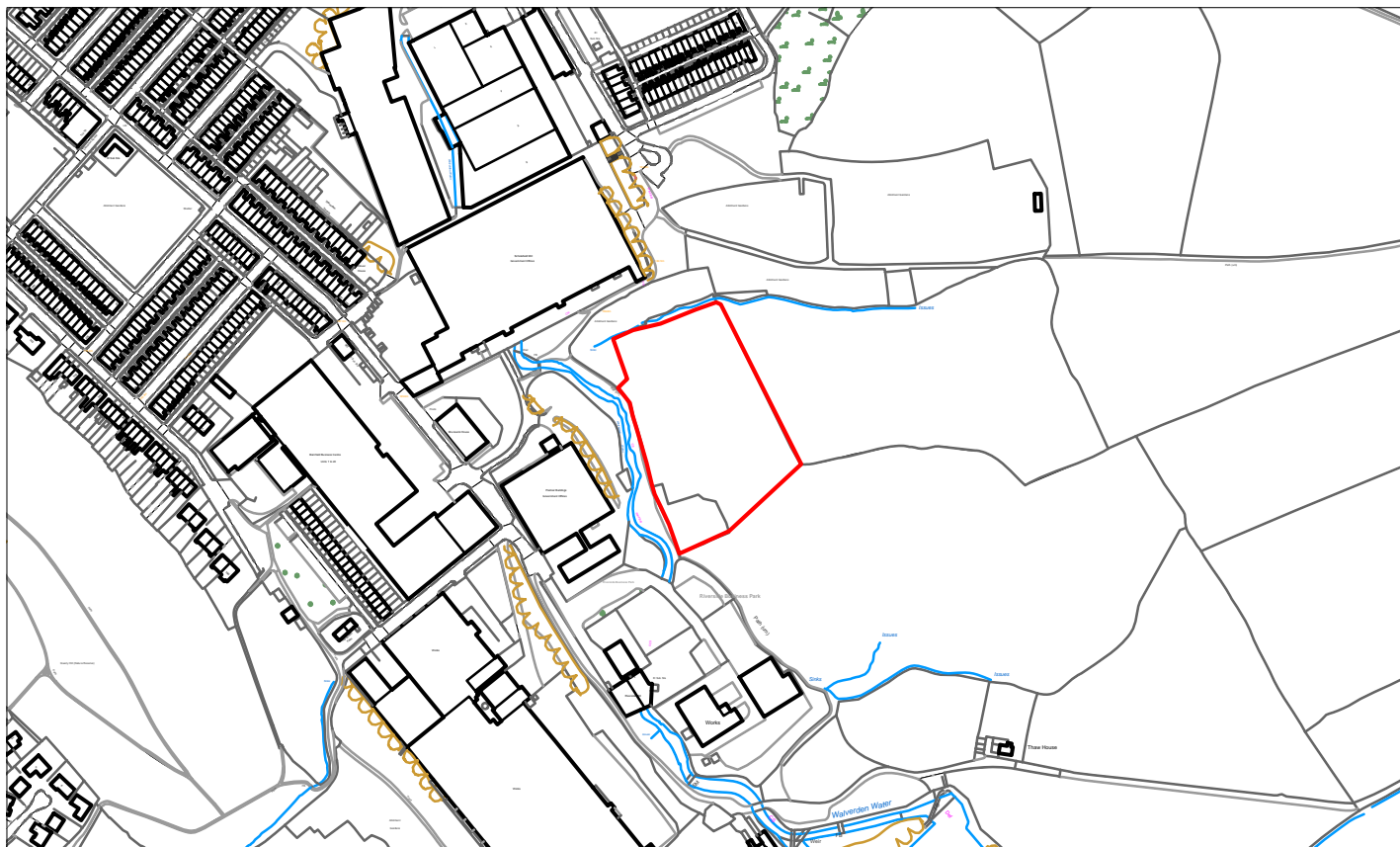
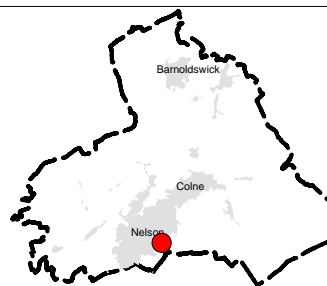
Site Name: Land at the end of Southfield Street

Location: Nelson

Site Ref: 86

Site Area: 1.0620 ha

Grid Ref: SD 387 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | |
|-----------------------------|--|----------------------------|---------------------------------|--------------------|
| Site Ref: NN033 | Site Name: Land at Former Garage Site, Marsden Hall Road | | | Settlement: Nelson |
| Postcode Sector: BB9 9 | Ward: Southfield Ward | Planning App: 13/04/0925P | SHLAA Typology: I (Garage Site) | |
| Site Area (gross): 0.4940ha | Indicative No. Dwellings: 30 | Indicative Density: 61 dph | Co-ordinates: | 387146, 437852 |

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? | Partial | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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 | 0.52 km | (S29) Listed Building: No 0.43 km |
| (S30) Scheduled Monument: | No | 1.37 km | (S31) Archaeology: Potential |
| (S32) TPO: | Yes | 0.00 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 0.88 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 - site is adjacent to existing residential properties and a cemetery. New development 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: | 1.239 | (S13) Bus stop: | 0.045 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.570 | (S15) Secondary school: | 1.511 | (S16) Sports/leisure centre: | 1.159 |
| (S17) Doctors: | 1.157 | (S18) Hospital: | 1.121 | (S19) Town / Local centre: | 0.928 |
| (S20) Supermarket/store: | 2.030 | (S21) Employment area: | 0.569 | (S22) Public house: | 1.325 |
| (S23) Corner shop: | 0.090 | (S24) Post Office: | 1.355 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.176 | (S27) Cycle route: | 0.246 | | |

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. Development at the site has been started but work has stopped and the developer is no longer on site. The development has been stalled for a number of years and there is no up-to-date information of the owner's intention to recommence on the development.

Constraints: Position of the landowner unknown.

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 | 0 | 30 | 0 |

Pendle Strategic Housing Land Availability Assessment

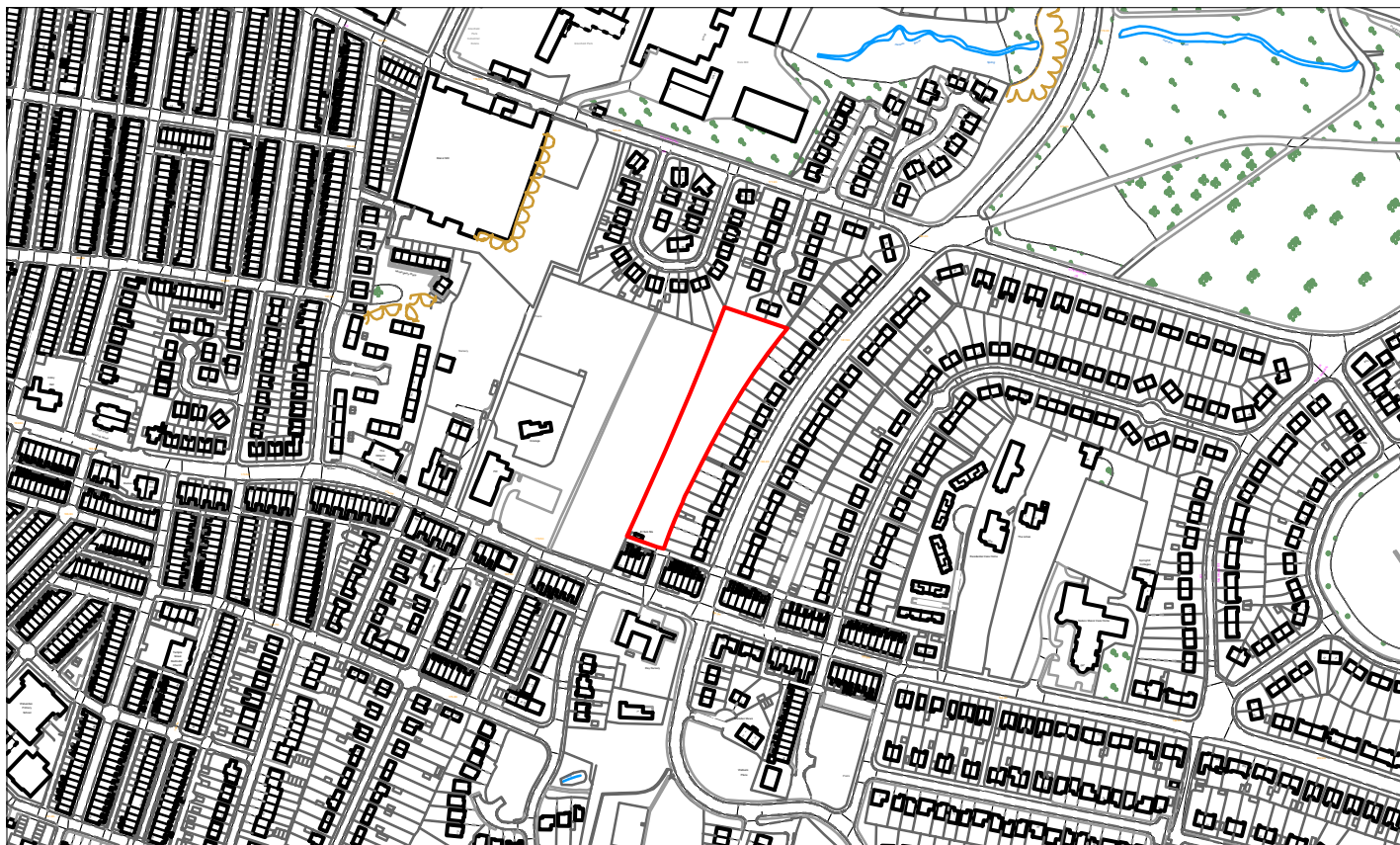
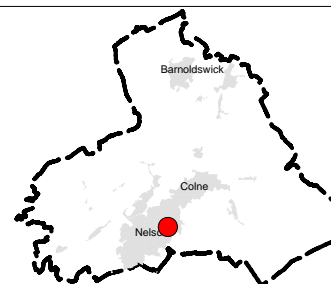
Site Name: Land at former garage site, Marsden Hall Road

Location: Nelson

Site Ref: NN033

Site Area: 0.4940 ha

Grid Ref: SD 387 437



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|---------------------------------|--|--|--|----------------------------|--|
| Site Ref: NN048 | | Site Name: Land to rear of Great Marsden Hotel, Barkerhouse Road | | Settlement: Nelson | |
| Postcode Sector: BB9 9 | | Ward: Southfield Ward | | Planning App: 13/07/0808P | |
| SHLAA Typology: I (Garden Land) | | | | | |
| Site Area (gross): 0.5406ha | | Indicative No. Dwellings: 20 | | Indicative Density: 37 dph | |
| Co-ordinates: | | 387406, 437759 | | | |

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 | Connect to existing networks. | | |

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 | 0.29 km | (S29) Listed Building: No 0.37 km |
| (S30) Scheduled Monument: | No | 1.18 km | (S31) Archaeology: None identified |
| (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 0.80 km |
| (S33/S34) Natural environment comment: | Partial - 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 - site surrounded by existing residential development and a care home. New development may have some amenity issues on the existing surrounding uses.

| | | | |
|--------------------|-----------|--|----|
| (S39) Coal Mining: | Potential | (S40) Mineral Safeguarding Area (MSA): | No |
|--------------------|-----------|--|----|

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 1.674 | (S13) Bus stop: | 0.140 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.361 | (S15) Secondary school: | 1.634 | (S16) Sports/leisure centre: | 1.496 |
| (S17) Doctors: | 1.552 | (S18) Hospital: | 1.454 | (S19) Town / Local centre: | 1.248 |
| (S20) Supermarket/store: | 2.036 | (S21) Employment area: | 0.889 | (S22) Public house: | 1.602 |
| (S23) Corner shop: | 0.321 | (S24) Post Office: | 1.665 | (S25) Open space: | 0.142 |
| (S26) PROW: | 0.317 | (S27) Cycle route: | 0.317 | | |

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 9 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has been started but work has stopped and the developer is no longer on site. There is no up-to-date information of the owner's intention to recommence on the development.

Constraints: Position of the landowner unknown.

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 | 0 | 20 | 0 |

Pendle Strategic Housing Land Availability Assessment

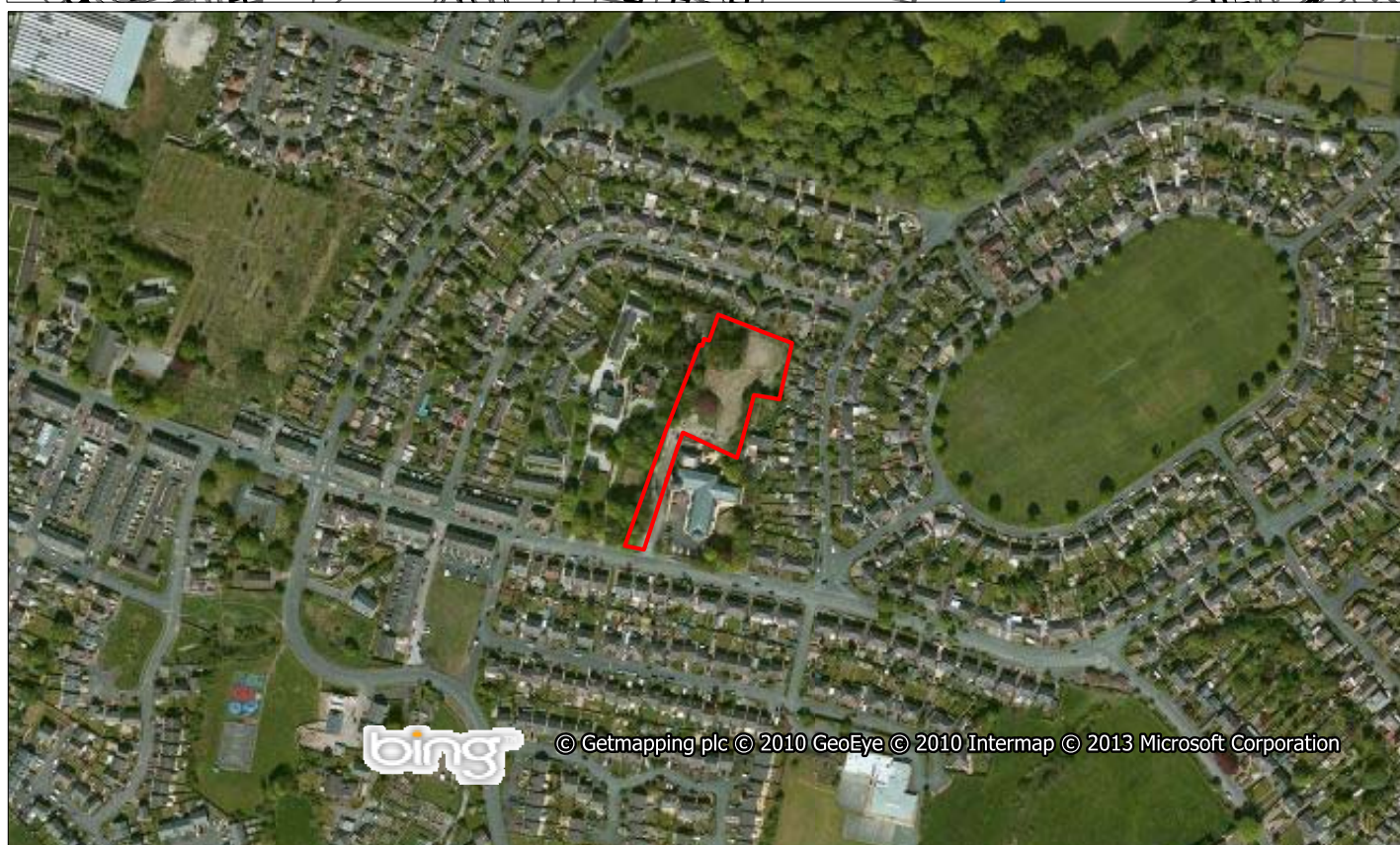
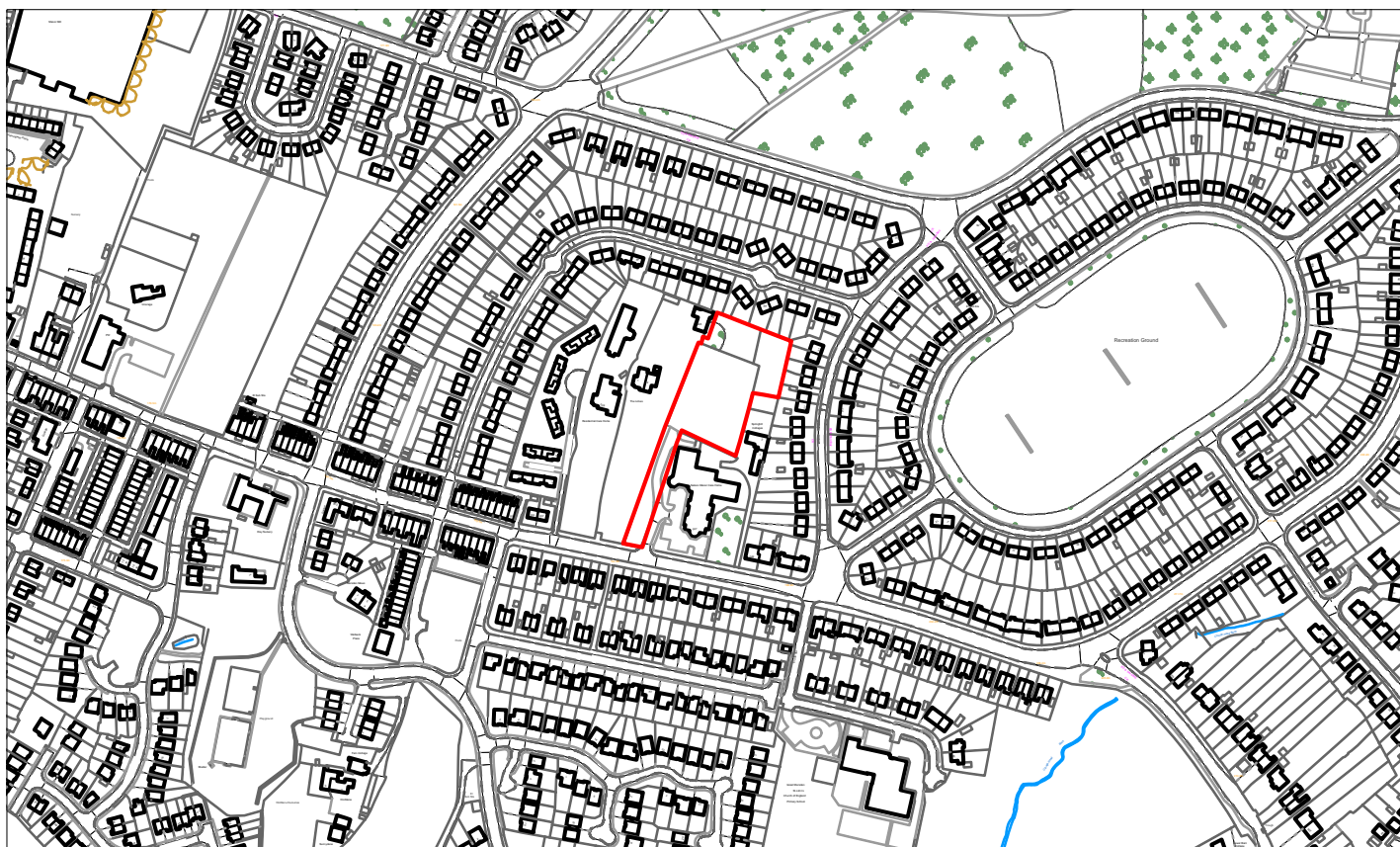
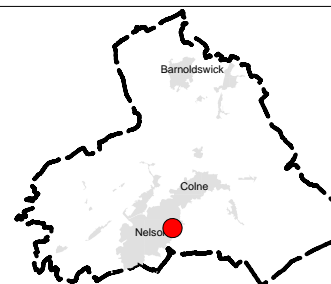
Site Name: Land to rear of Great Marsden Hotel

Location: Nelson

Site Ref: NN048

Site Area: 0.5406 ha

Grid Ref: SD 387 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--|----------------------------|---------------|-----------------|--------|
| Site Ref: 387 | Site Name: Land behind 51-71 Oxford Road | | | Settlement: | Nelson |
| Postcode Sector: BB9 8 | Ward: Marsden Ward | Planning App: N/A | | SHLAA Typology: | VLNPD |
| Site Area (gross): 0.6226ha | Indicative No. Dwellings: 20 | Indicative Density: 32 dph | Co-ordinates: | 387532, 438698 | |

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? | No |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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: | No | 0.66 km | (S29) Listed Building: | No | 0.38 km |
| (S30) Scheduled Monument: | No | 0.96 km | (S31) Archaeology: | None identified | |
| (S32) TPO: | Partial | 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 | 0.29 km |
| (S33/S34) Natural environment comment: | Partial - there are no designated nature conservation sites on 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 next to existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments. | | | | |
| (S39) Coal Mining: | Potential | | (S40) Mineral Safeguarding Area (MSA): Yes | | |

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 1.250 | (S13) Bus stop: | 0.150 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.374 | (S15) Secondary school: | 0.247 | (S16) Sports/leisure centre: | 1.293 |
| (S17) Doctors: | 0.663 | (S18) Hospital: | 1.450 | (S19) Town / Local centre: | 1.292 |
| (S20) Supermarket/store: | 1.700 | (S21) Employment area: | 0.364 | (S22) Public house: | 0.883 |
| (S23) Corner shop: | 1.084 | (S24) Post Office: | 0.991 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.179 | (S27) Cycle route: | 0.179 | | |

Availability

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

Achievability

| | | | |
|--------------------------|------------|-----------------------------|----------|
| (V1) Competing land use? | No | (V2) Market Attractiveness? | Medium |
| (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 and was put forward by Housing Pendle. It is unclear as to whether they still intend to bring the site forward for development. The site could be developed in conjunction with Site 385.

Constraints: Position of the landowner unknown.

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 | 0 | 20 | 0 |

Pendle Strategic Housing Land Availability Assessment

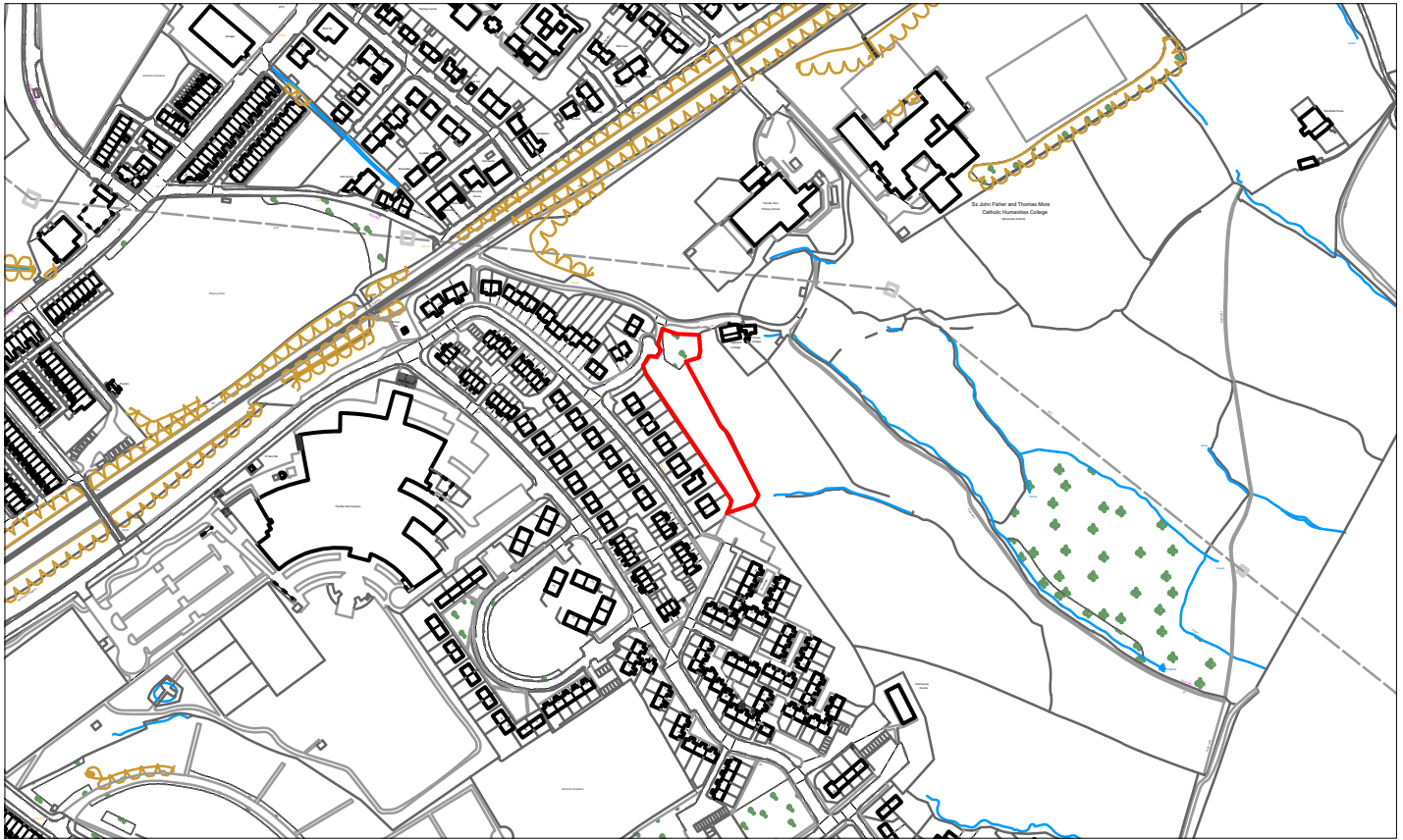
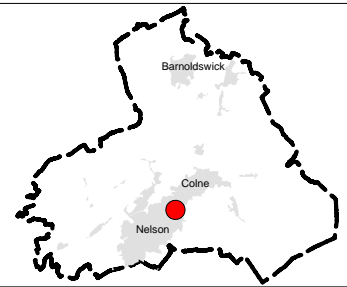
Site Name: Land behind 51-71 Oxford Road

Location: Nelson

Site Ref: 387

Site Area: 0.6226 ha

Grid Ref: SD 387 438



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 1030 | Site Name: Land off Hibson Road / Cobden Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 9 | Ward: Walverden Ward | Planning App: N/A | | SHLAA Typology: | PDVDLB |
| Site Area (gross): 0.1977ha | Indicative No. Dwellings: | 11 | Indicative Density: | 56 dph | Co-ordinates: 385827, 437500 |

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? | Partial | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

Suitability – environment and heritage

| | | | |
|--|---|--|------------------------------------|
| (S9) Contamination? | None identified | (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 | 0.11 km | (S29) Listed Building: No 0.20 km |
| (S30) Scheduled Monument: | No | 2.68 km | (S31) Archaeology: None identified |
| (S32) TPO: | Yes | 0.00 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 0.41 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 the railway line and existing residential properties. New development 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: | 0.336 | (S13) Bus stop: | 0.136 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.247 | (S15) Secondary school: | 1.445 | (S16) Sports/leisure centre: | 0.760 |
| (S17) Doctors: | 0.995 | (S18) Hospital: | 0.913 | (S19) Town / Local centre: | 0.332 |
| (S20) Supermarket/store: | 1.106 | (S21) Employment area: | 0.332 | (S22) Public house: | 0.436 |
| (S23) Corner shop: | 0.496 | (S24) Post Office: | 0.435 | (S25) Open space: | 0.105 |
| (S26) PROW: | 0.210 | (S27) Cycle route: | 0.284 | | |

Availability

| | | | |
|---|--------------------|------------------------|------|
| (A1) Access issues? | No | (A2) Vehicular access: | Good |
| (A3) Visibility splays / highways issues? | Minor Improvements | (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. Outline planning permission was previously granted and the owner of the site has previously indicated their intention to develop the site, however, current intentions are unclear. | | |
|-----------|--|--|--|

| | | | |
|--------------|------------------------------------|--|--|
| Constraints: | Position of the landowner unknown. | | |
|--------------|------------------------------------|--|--|

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 | 0 | 11 | 0 |

Pendle Strategic Housing Land Availability Assessment

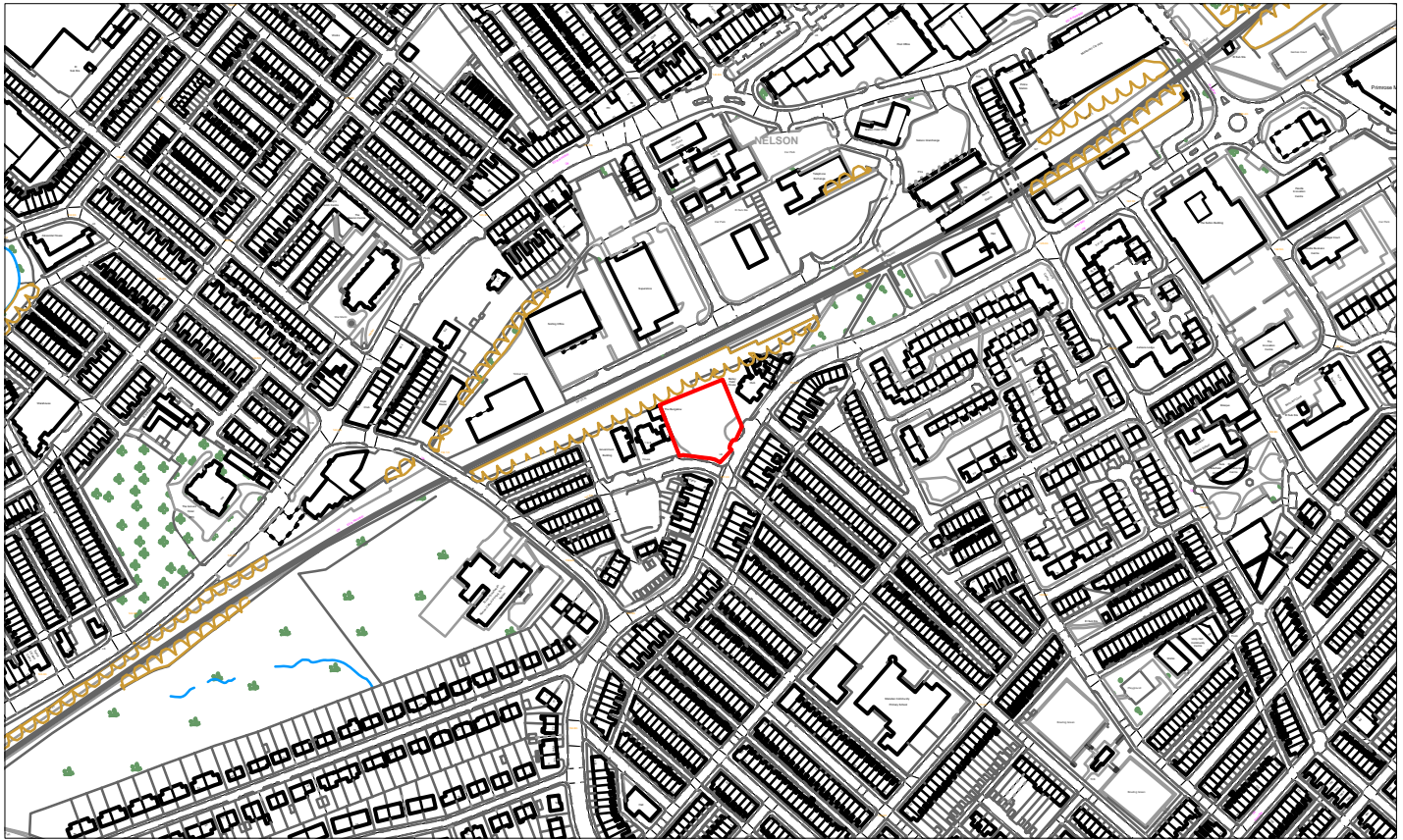
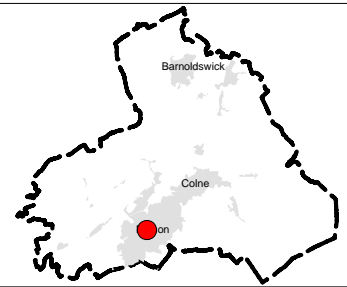
Site Name: Land off Hibson Road / Cobden Street

Location: Nelson

Site Ref: 1030

Site Area: 0.1977 ha

Grid Ref: SD 385 437



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|------------------------------------|--|---|--|-----------------------------------|--|
| Site Ref: NN095 | | Site Name: Site of Former Riverside Mill, Reedyford Road, Charles Street | | Settlement: Nelson | |
| Postcode Sector: BB9 7 | | Ward: Bradley Ward | | Planning App: 13/11/0032P | |
| SHLAA Typology: | | PDVDLB | | | |
| Site Area (gross): 0.3450ha | | Indicative No. Dwellings: 9 | | Indicative Density: 26 dph | |
| Co-ordinates: | | 386159, 438495 | | | |

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? | Partial | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

Suitability – environment and heritage

| | | | |
|---|--|--|---|
| (S9) Contamination? | Within 250m buffer | (S10) Topography: | Flat |
| (S11) Flooding issues / Flood zone: | A very small part of the site is within Flood Zones 2 & 3. A culverted and unculverted main river runs close to this site. Separate flood risk work has been undertaken on this site as part of the Bradley Area Action Plan preparation. | | Flood Zones 2 & 3 |
| (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 | 0.29 km | (S37) Poor air quality: No |
| (S33) Ecology: | Site covered by an area of ecological interest (LERN record). | (S34) Nature Conservation Designation: | Site within 250m of a designation 0.20 km |
| (S33/S34) Natural environment comment: | Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation 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: | Medium bad neighbouring uses - site is adjacent to a school, commercial units and residential properties. 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: | 0.988 | (S13) Bus stop: | 0.154 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.270 | (S15) Secondary school: | 1.349 | (S16) Sports/leisure centre: | 0.697 |
| (S17) Doctors: | 0.491 | (S18) Hospital: | 0.923 | (S19) Town / Local centre: | 0.339 |
| (S20) Supermarket/store: | 0.566 | (S21) Employment area: | 0.270 | (S22) Public house: | 0.391 |
| (S23) Corner shop: | 0.345 | (S24) Post Office: | 0.678 | (S25) Open space: | 0.046 |
| (S26) PROW: | 0.517 | (S27) Cycle route: | 0.258 | | |

Availability

| | | | |
|---|-------------------|------------------------|-----------------------|
| (A1) Access issues? | No | (A2) Vehicular access: | Moderate/Minor issues |
| (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 9 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is allocated for housing in the Bradley Area Action Plan. This site has planning permission for nine dwellings. However, the owners have indicated that the availability of finance is the key issue affecting the delivery of this site.

Constraints: Financial position of the owner.

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 | 0 | 9 | 0 |

Pendle Strategic Housing Land Availability Assessment

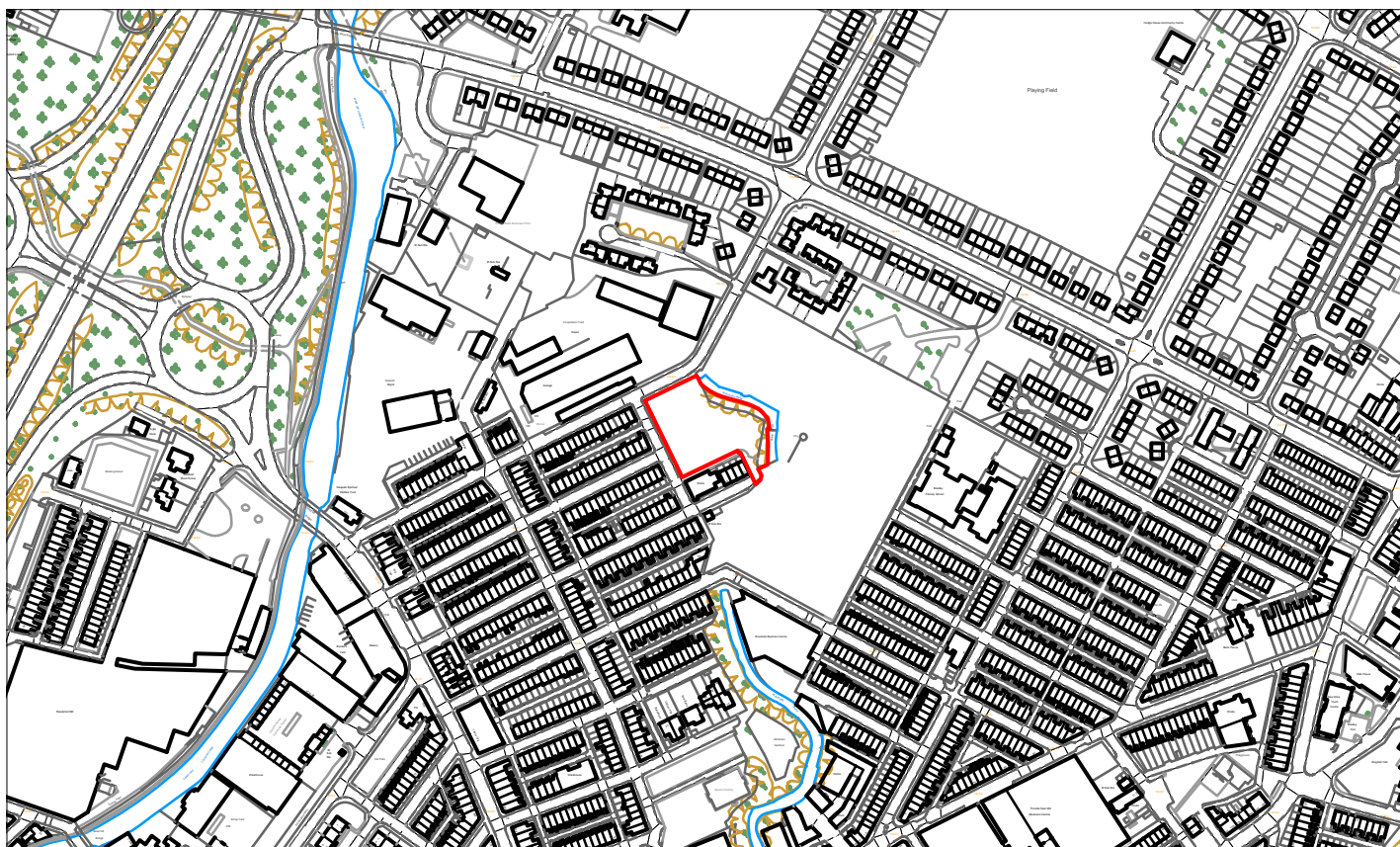
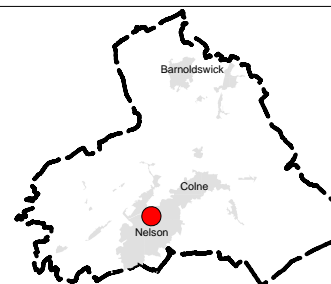
Site Name: Site of former Riverside Mill, Charles Street

Location: Nelson

Site Ref: NN095

Site Area: 0.3450 ha

Grid Ref: SD 386 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 1050 | Site Name: Barkerhouse Road Family Support Centre | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Southfield Ward | Planning App: N/A | | SHLAA Typology: | PDVDLB |
| Site Area (gross): 0.3176ha | Indicative No. Dwellings: | 9 | Indicative Density: | 30 dph | Co-ordinates: 387096, 437706 |

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 | Connect to existing networks. | | |

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 | 0.49 km | (S29) Listed Building: No 0.37 km |
| (S30) Scheduled Monument: | No | 1.52 km | (S31) Archaeology: None identified |
| (S32) TPO: | No | 0.05 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 1.01 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 - site is adjacent to existing residential properties. New development 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: | 1.210 | (S13) Bus stop: | 0.030 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.550 | (S15) Secondary school: | 1.272 | (S16) Sports/leisure centre: | 1.148 |
| (S17) Doctors: | 1.200 | (S18) Hospital: | 0.991 | (S19) Town / Local centre: | 1.073 |
| (S20) Supermarket/store: | 1.642 | (S21) Employment area: | 0.561 | (S22) Public house: | 1.304 |
| (S23) Corner shop: | 0.057 | (S24) Post Office: | 1.332 | (S25) Open space: | 0.055 |
| (S26) PROW: | 0.150 | (S27) Cycle route: | 0.200 | | |

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 9 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Pre-applications discussions have taken place regarding the development of this site for housing, however, a planning application has yet to be submitted. The current intentions of the owner are unclear.

Constraints: Position of the landowner unknown.

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 | 0 | 9 | 0 |

Pendle Strategic Housing Land Availability Assessment

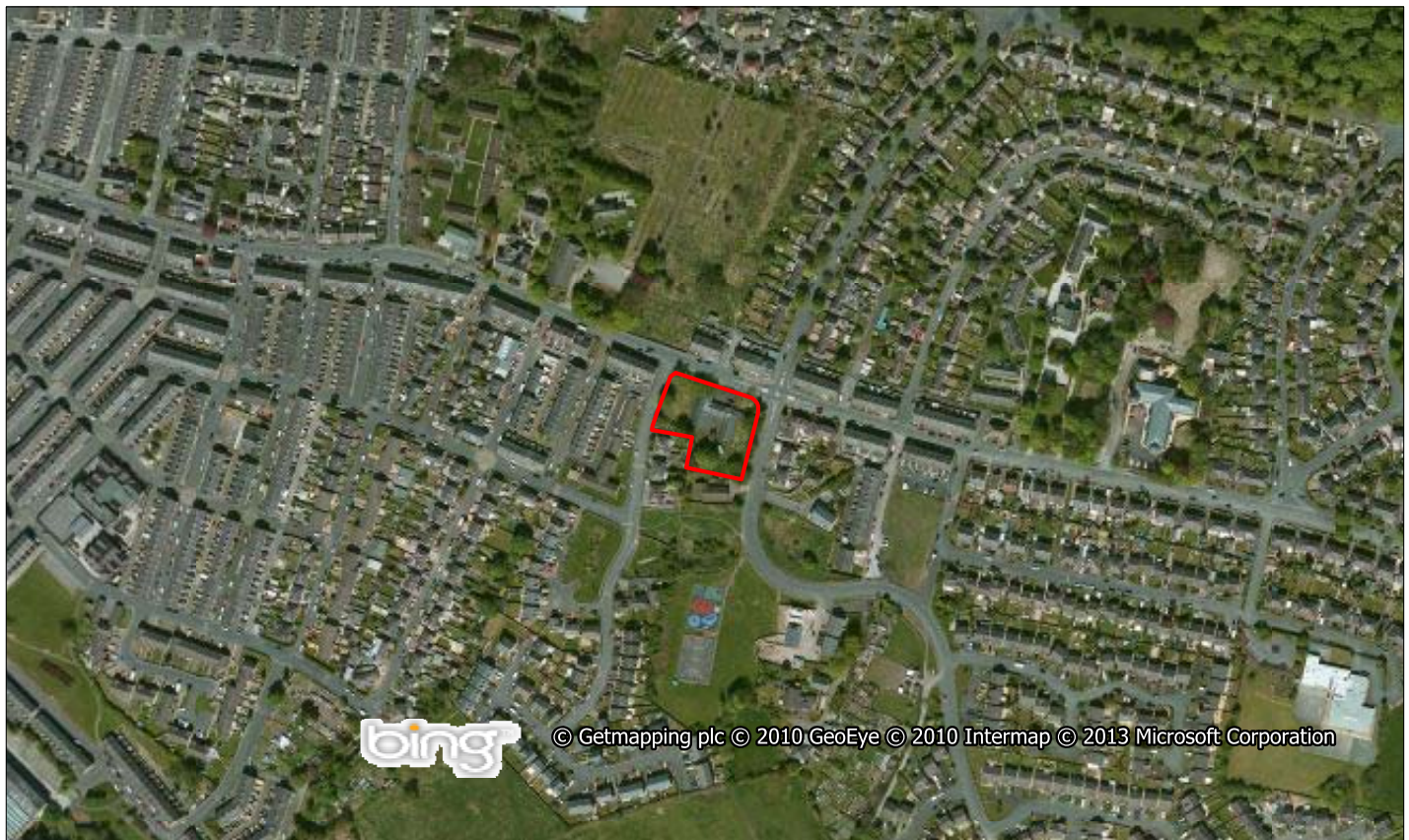
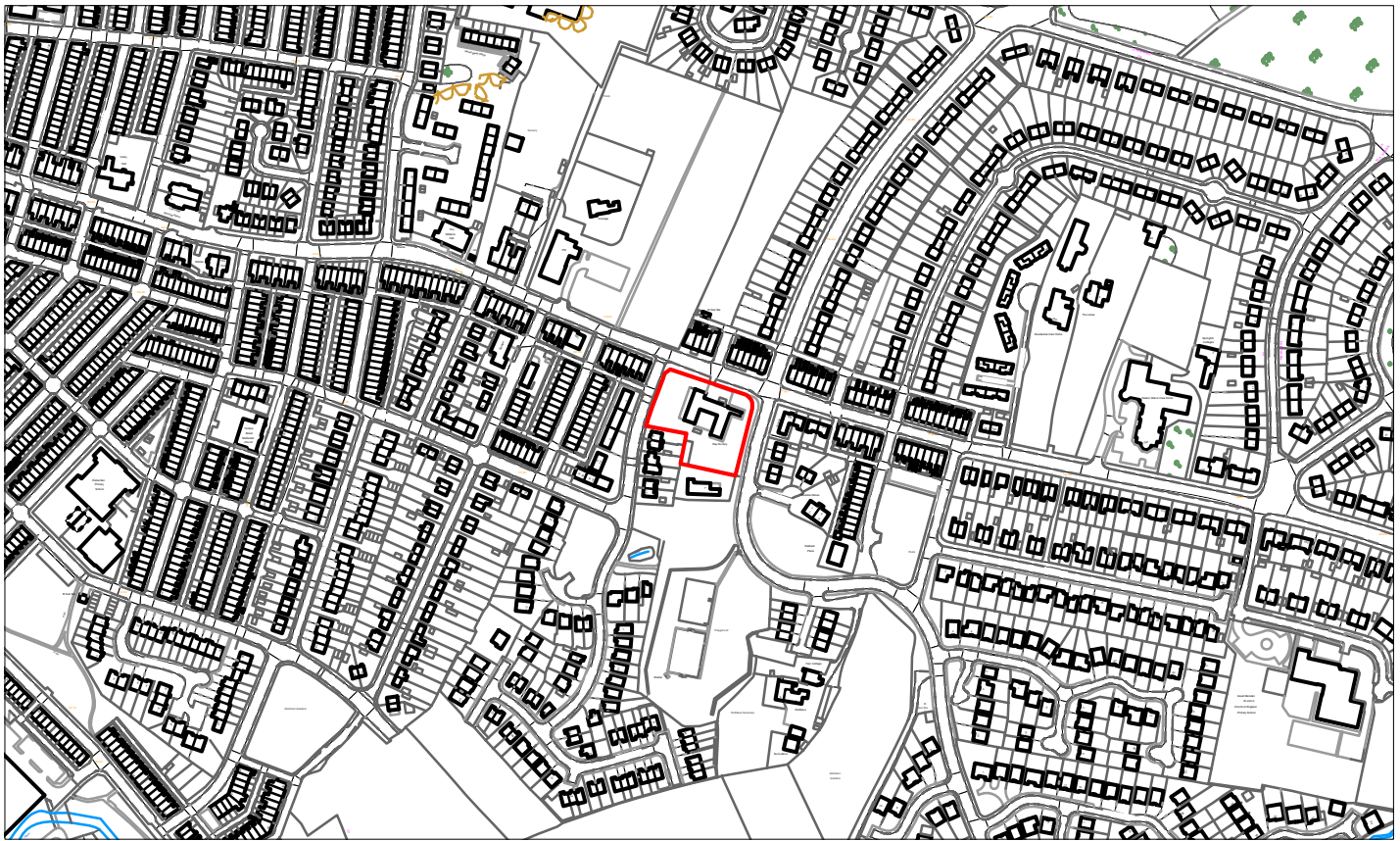
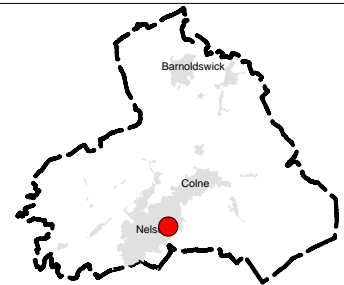
Site Name: Barkerhouse Road Family Support Centre

Location: Nelson

Site Ref: 1050

Site Area: 0.3176 ha

Grid Ref: SD 387 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|-----------------------------|----------------------------|---------------|-----------------|--------|
| Site Ref: 1048 | Site Name: Cooper Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 7 | Ward: Bradley Ward | Planning App: N/A | | SHLAA Typology: | RRA |
| Site Area (gross): 0.0934ha | Indicative No. Dwellings: 8 | Indicative Density: 86 dph | Co-ordinates: | 386151, 438270 | |

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 | Connect to existing networks. | | |

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 | 0.29 km | (S29) Listed Building: No 0.50 km |
| (S30) Scheduled Monument: | No | 1.89 km | (S31) Archaeology: Potential |
| (S32) TPO: | No | 0.34 km | (S37) Poor air quality: No |
| (S33) Ecology: | Site covered by an area of ecological interest (LERN record). | (S34) Nature Conservation Designation: | No 0.25 km |
| (S33/S34) Natural environment comment: | Partial - 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 - site is adjacent to existing residential properties and sports facilities. New development 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: | 0.787 | (S13) Bus stop: | 0.201 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.490 | (S15) Secondary school: | 1.496 | (S16) Sports/leisure centre: | 0.529 |
| (S17) Doctors: | 0.644 | (S18) Hospital: | 0.697 | (S19) Town / Local centre: | 0.129 |
| (S20) Supermarket/store: | 0.570 | (S21) Employment area: | 0.129 | (S22) Public house: | 0.218 |
| (S23) Corner shop: | 0.158 | (S24) Post Office: | 0.756 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.771 | (S27) Cycle route: | 0.369 | | |

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 5 |

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 is allocated for housing in the Bradley Area Action Plan. The council is likely to work with its development partner to bring this site forward in the future once the economic circumstances improve.

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 | 0 | 8 | 0 |

Pendle Strategic Housing Land Availability Assessment

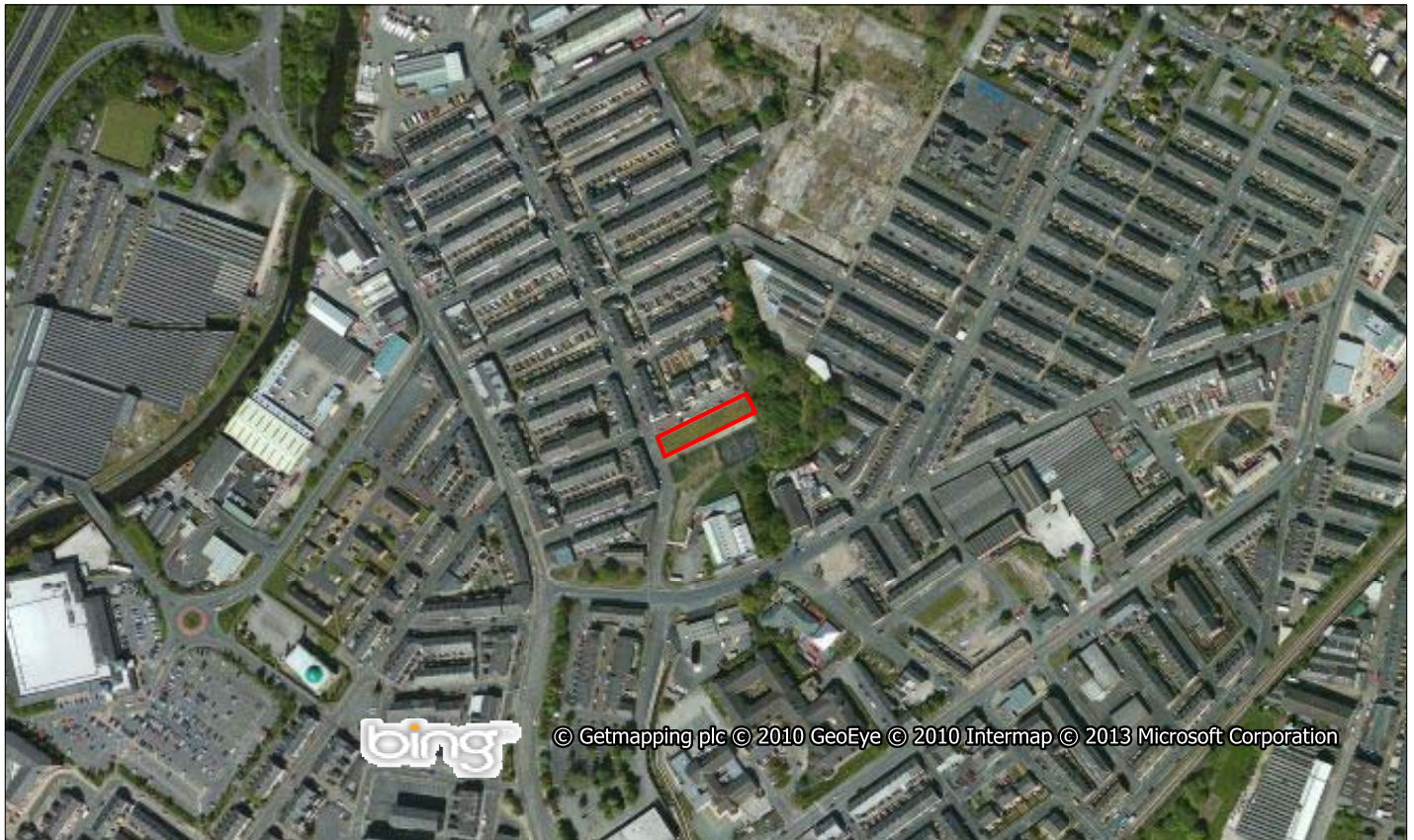
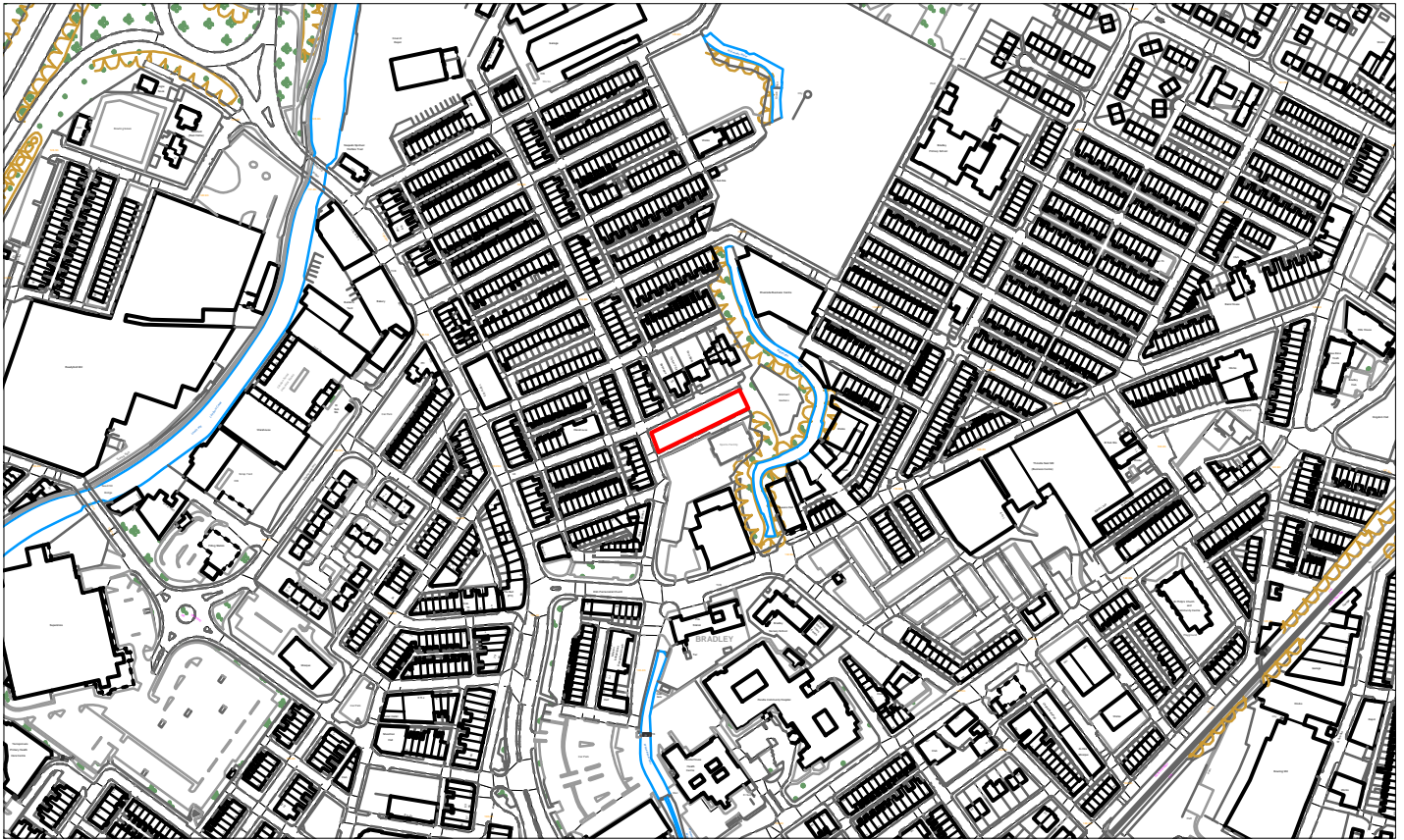
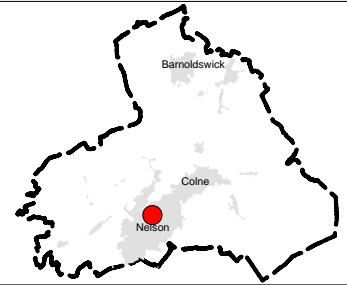
Site Name: Cooper Street

Location: Nelson

Site Ref: 1048

Site Area: 0.0934 ha

Grid Ref: SD 386 438



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|-----------------------------|----------------------------|---------------|-----------------|--------|
| Site Ref: 1046 | Site Name: Russell Bros Ltd | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Clover Hill Ward | Planning App: N/A | | SHLAA Typology: | PDVDLB |
| Site Area (gross): 0.2720ha | Indicative No. Dwellings: 8 | Indicative Density: 29 dph | Co-ordinates: | 386418, 436994 | |

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? | Partial | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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 | 0.34 km | (S29) Listed Building: No 0.37 km |
| (S30) Scheduled Monument: | No | 2.47 km | (S31) Archaeology: Potential |
| (S32) TPO: | No | 0.34 km | (S37) Poor air quality: No |
| (S33) Ecology: | Site covered by an area of ecological interest (LERN record). | (S34) Nature Conservation Designation: | No 0.71 km |
| (S33/S34) Natural environment comment: | Partial - 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 part of the site is classed as Urban and part is classed as Grade 4 - poor quality farmland. | | |
| (S35/S36) Bad neighbour uses and impact on surround area: | Medium bad neighbouring uses - the site is adjacent to a small commercial unit, existing residential properties and a nature reserve. New development may have some amenity issues on the existing surrounding uses. | | |
| (S39) Coal Mining: | Potential | (S40) Mineral Safeguarding Area (MSA): | Yes |

Suitability – distance to services (km)

| | | | | | |
|--------------------------|-------|-------------------------|-------|------------------------------|----------|
| (S12) Railway station: | 0.814 | (S13) Bus stop: | 0.054 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.689 | (S15) Secondary school: | 1.582 | (S16) Sports/leisure centre: | 1.297 |
| (S17) Doctors: | 1.450 | (S18) Hospital: | 1.376 | (S19) Town / Local centre: | 0.813 |
| (S20) Supermarket/store: | 1.665 | (S21) Employment area: | 0.705 | (S22) Public house: | 0.957 |
| (S23) Corner shop: | 0.404 | (S24) Post Office: | 0.283 | (S25) Open space: | 0.000 |
| (S26) PROW: | 0.513 | (S27) Cycle route: | 1.110 | | |

Availability

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

Achievability

| | | | |
|--------------------------|------------|-----------------------------|----------|
| (V1) Competing land use? | Yes | (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 site previously had planning permission for the erection of eight dwellings. Construction work has not started and the permission has now expired. There is no up-to-date information of the owner's intention to develop the site.

Constraints: Position of the landowner unknown.

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 | 0 | 8 | 0 |

Pendle Strategic Housing Land Availability Assessment

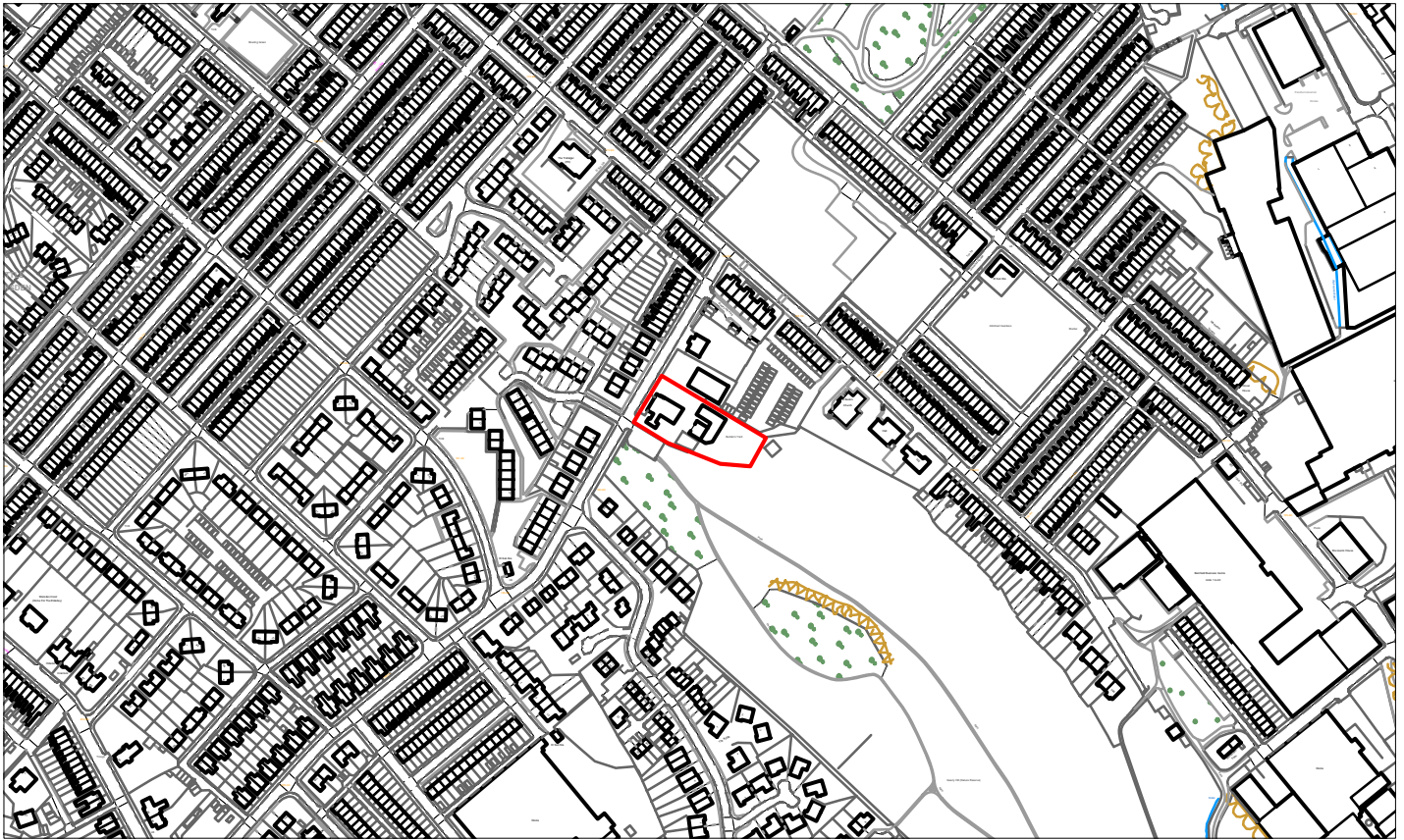
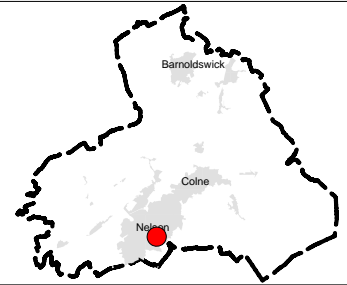
Site Name: Russell Bros Ltd

Location: Nelson

Site Ref: 1046

Site Area: 0.2720 ha

Grid Ref: SD 386 436



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 220 | Site Name: Land between Bamford Street and Tweed Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Southfield Ward | Planning App: N/A | | SHLAA Typology: | VLNPD |
| Site Area (gross): 0.2019ha | Indicative No. Dwellings: | 7 | Indicative Density: | 35 dph | Co-ordinates: 387233, 437631 |

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 to existing connections. | | |

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 flood risk issues identified on site. | | | Flood Zone 1 | |
| (S28) Conservation Area: | No | 0.31 km | (S29) Listed Building: | No | 0.26 km |
| (S30) Scheduled Monument: | No | 1.44 km | (S31) Archaeology: | None identified | |
| (S32) TPO: | No | 0.04 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | None identified | | (S34) Nature Conservation Designation: | No | 0.94 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 properties. 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: | 1.182 | (S13) Bus stop: | 0.083 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.280 | (S15) Secondary school: | 0.924 | (S16) Sports/leisure centre: | 1.101 |
| (S17) Doctors: | 1.101 | (S18) Hospital: | 0.924 | (S19) Town / Local centre: | 0.989 |
| (S20) Supermarket/store: | 2.200 | (S21) Employment area: | 0.327 | (S22) Public house: | 1.466 |
| (S23) Corner shop: | 0.081 | (S24) Post Office: | 1.504 | (S25) Open space: | 0.053 |
| (S26) PROW: | 0.000 | (S27) Cycle route: | 0.000 | | |

Availability

| | | | |
|---|-------------------|------------------------|-----------------------|
| (A1) Access issues? | No | (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 5 |

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 could be brought forward once economic circumstances improve.

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 | 0 | 7 | 0 |

Pendle Strategic Housing Land Availability Assessment

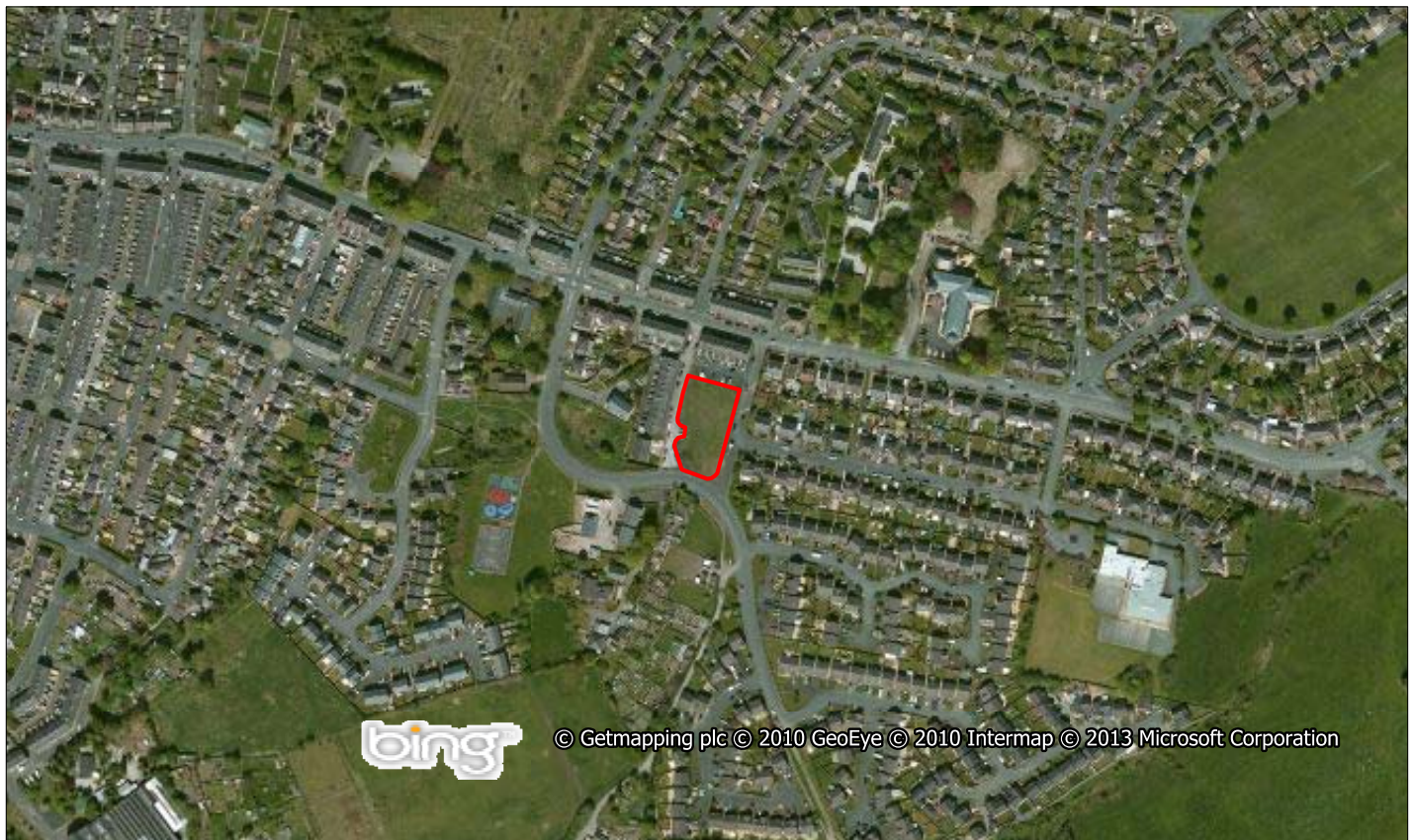
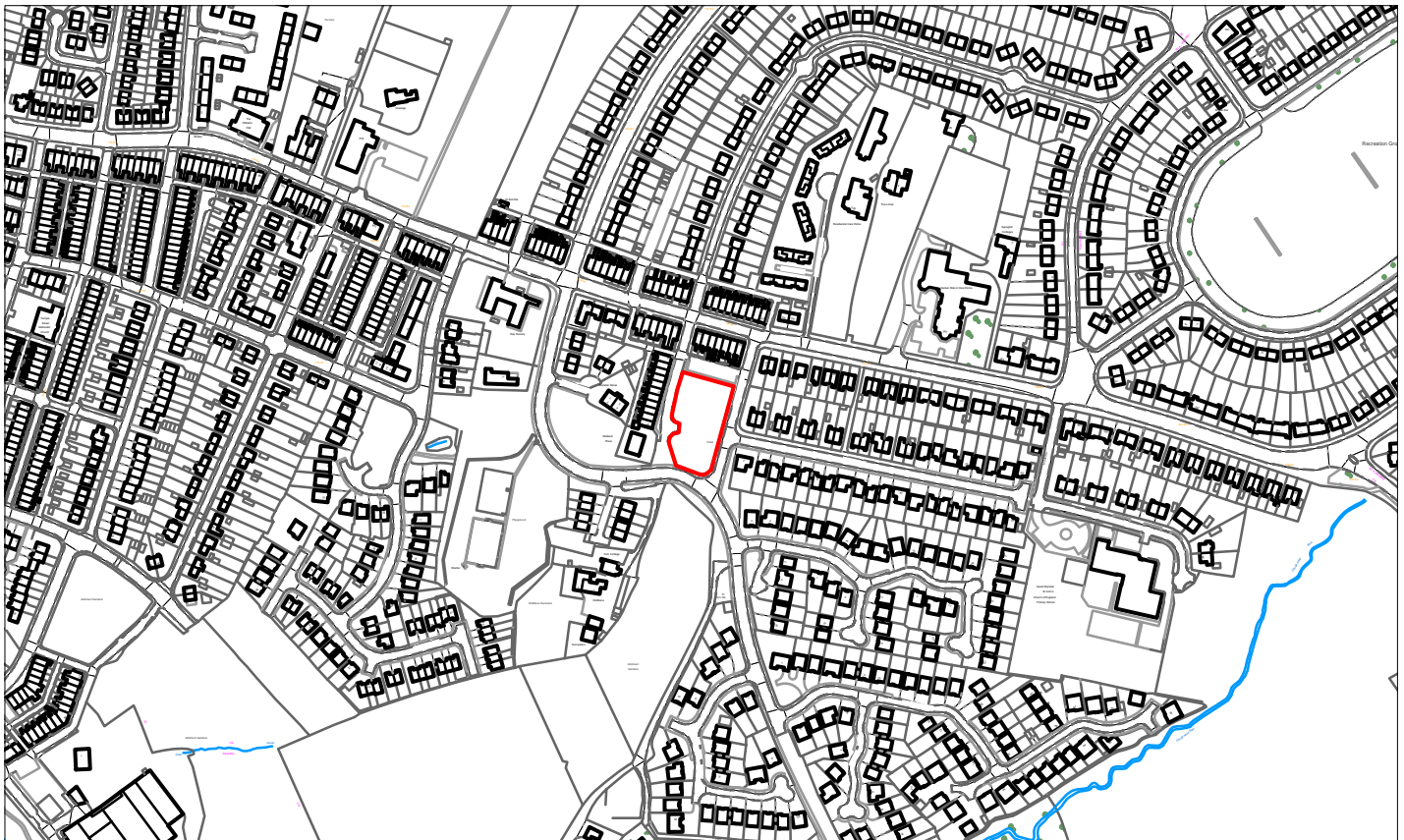
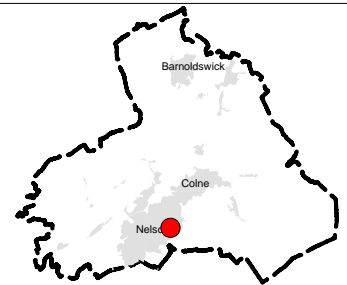
Site Name: Land between Bamford Street and Tweed Street

Location: Nelson

Site Ref: 220

Site Area: 0.2019 ha

Grid Ref: SD 387 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--------------------------------|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 167 | Site Name: Land at High Street | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Walverden Ward | Planning App: N/A | | SHLAA Typology: | I (Car Park) |
| Site Area (gross): 0.0898ha | Indicative No. Dwellings: | 7 | Indicative Density: | 78 dph | Co-ordinates: 385784, 437438 |

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? | Partial | (S8) Infrastructure capacity? | Partial |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

Suitability – environment and heritage

| | | | |
|--|---|--|------------------------------------|
| (S9) Contamination? | None identified | (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 | 0.12 km | (S29) Listed Building: No 0.22 km |
| (S30) Scheduled Monument: | No | 2.76 km | (S31) Archaeology: None identified |
| (S32) TPO: | Yes | 0.00 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | 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: No bad neighbouring uses - the site is surrounded by existing residential properties. New development 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: | 0.301 | (S13) Bus stop: | 0.121 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.111 | (S15) Secondary school: | 0.651 | (S16) Sports/leisure centre: | 0.580 |
| (S17) Doctors: | 0.655 | (S18) Hospital: | 0.960 | (S19) Town / Local centre: | 0.084 |
| (S20) Supermarket/store: | 1.100 | (S21) Employment area: | 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) Vehicular access: | Good |
| (A3) Visibility splays / highways issues? | Adequate | (A4) In use? | Yes |
| (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 current intentions of the landowner are unknown.

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 | 0 | 7 | 0 |

Pendle Strategic Housing Land Availability Assessment

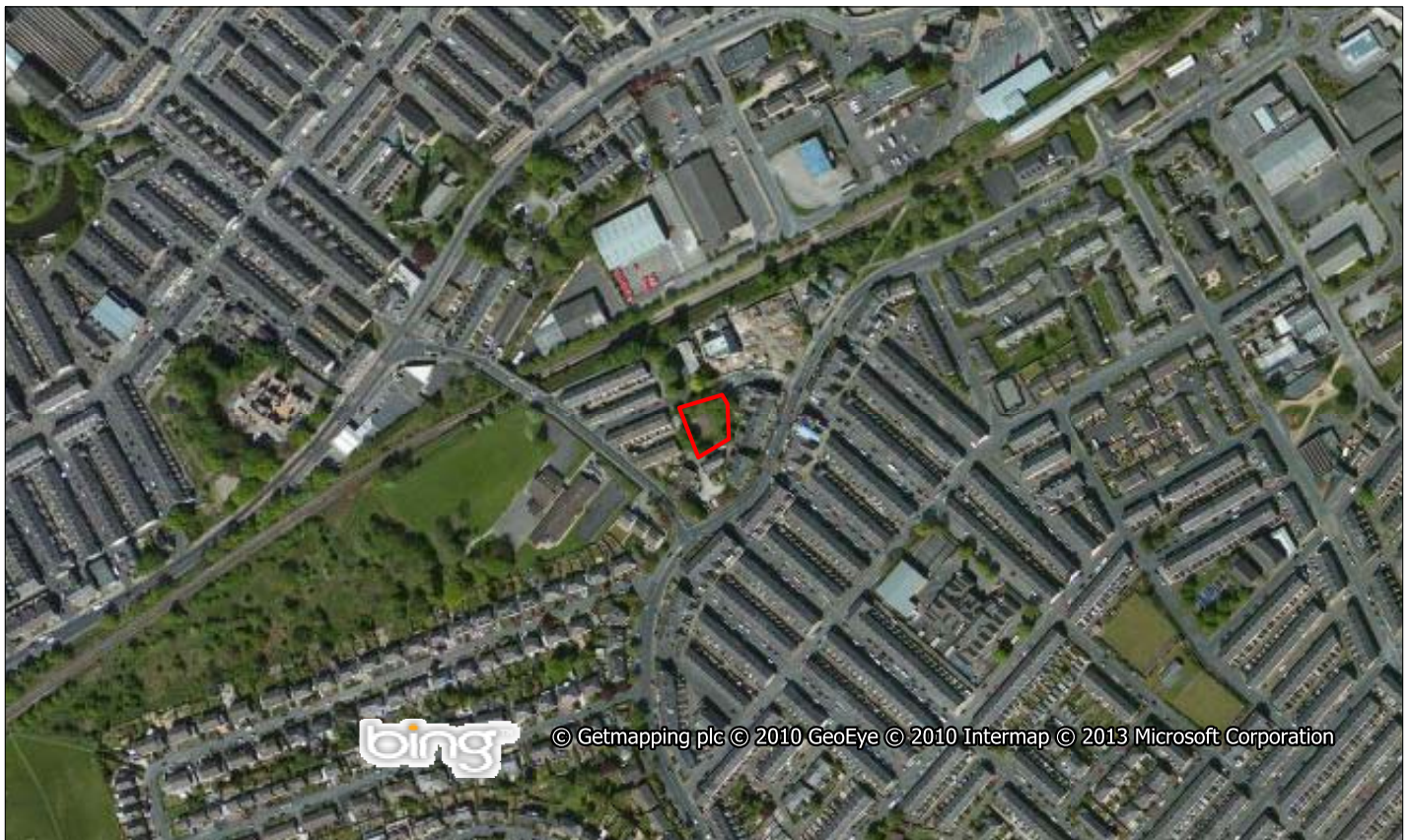
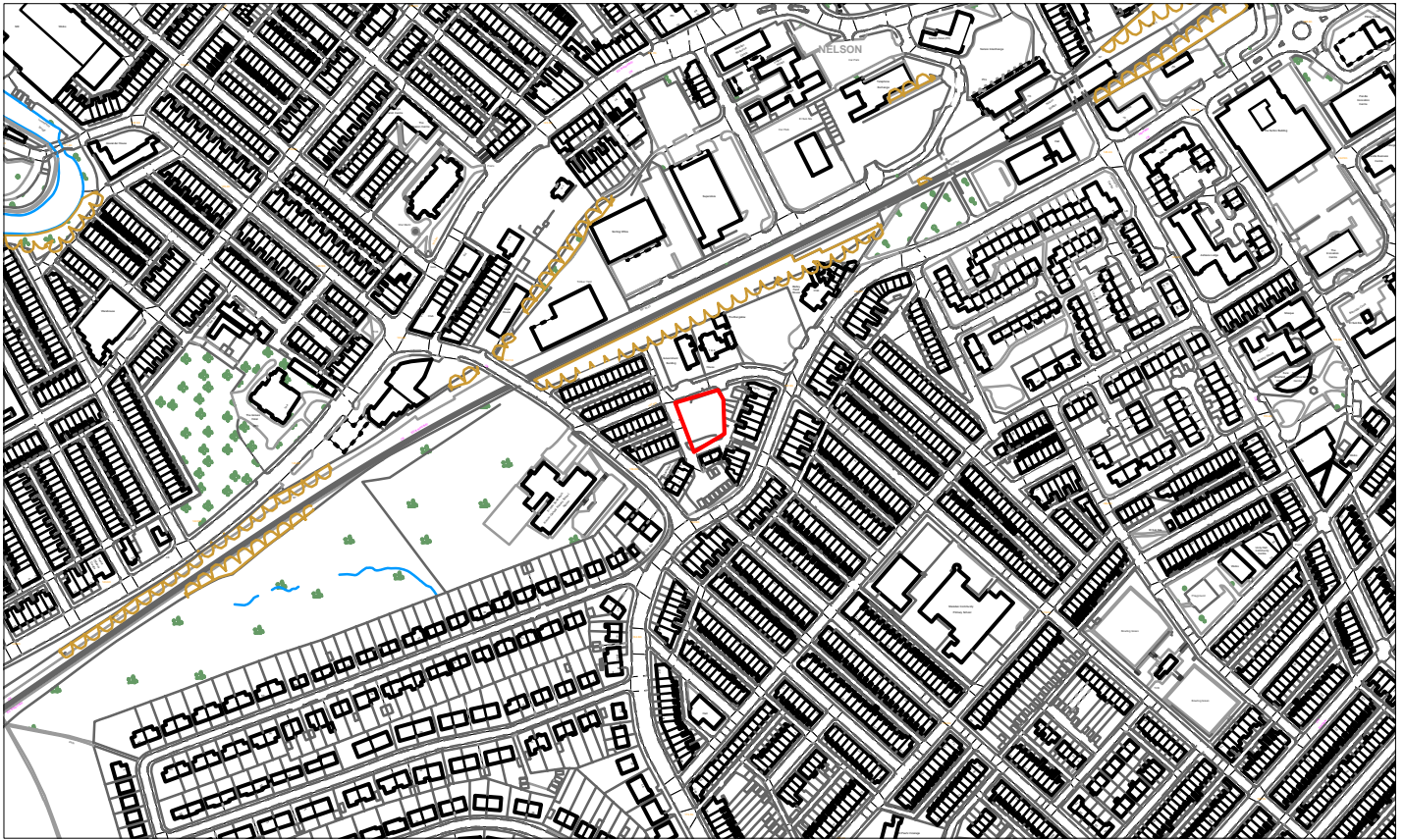
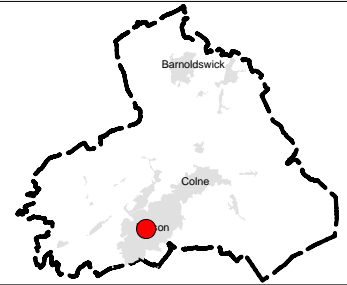
Site Name: Land at High Street

Location: Nelson

Site Ref: 167

Site Area: 0.0898 ha

Grid Ref: SD 385 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--|----------------------------|---------------|-----------------|--------|
| Site Ref: 1031 | Site Name: Former playground off Rakeshouse Road | | | Settlement: | Nelson |
| Postcode Sector: BB9 8 | Ward: Bradley Ward | Planning App: N/A | | SHLAA Typology: | PDVDLB |
| Site Area (gross): 0.0740ha | Indicative No. Dwellings: 6 | Indicative Density: 48 dph | Co-ordinates: | 386695, 438717 | |

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? | Yes |
| (S7) Suitable infrastructure? | Partial | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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 | 0.99 km | (S29) Listed Building: No 0.46 km |
| (S30) Scheduled Monument: | No | 1.51 km | (S31) Archaeology: Yes |
| (S32) TPO: | No | 0.60 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 0.41 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 properties and the ambulance station. New development 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: | 1.603 | (S13) Bus stop: | 0.114 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.589 | (S15) Secondary school: | 0.690 | (S16) Sports/leisure centre: | 1.162 |
| (S17) Doctors: | 0.501 | (S18) Hospital: | 1.141 | (S19) Town / Local centre: | 0.958 |
| (S20) Supermarket/store: | 1.470 | (S21) Employment area: | 0.355 | (S22) Public house: | 0.794 |
| (S23) Corner shop: | 0.408 | (S24) Post Office: | 0.321 | (S25) Open space: | 0.307 |
| (S26) PROW: | 0.157 | (S27) Cycle route: | 0.967 | | |

Availability

| | | | |
|---|--------------------|------------------------|-----------------------|
| (A1) Access issues? | No | (A2) Vehicular access: | Moderate/Minor issues |
| (A3) Visibility splays / highways issues? | Minor Improvements | (A4) In use? | No |
| (A5) Ownership? | 1 owner - Council | | |

Achievability

| | | | |
|--------------------------|------------|-----------------------------|----------|
| (V1) Competing land use? | No | (V2) Market Attractiveness? | Medium |
| (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 is owned by Pendle Borough Council and has been declared surplus. The site could be brought forward once economic circumstances improve.

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 | 0 | 6 | 0 |

Pendle Strategic Housing Land Availability Assessment

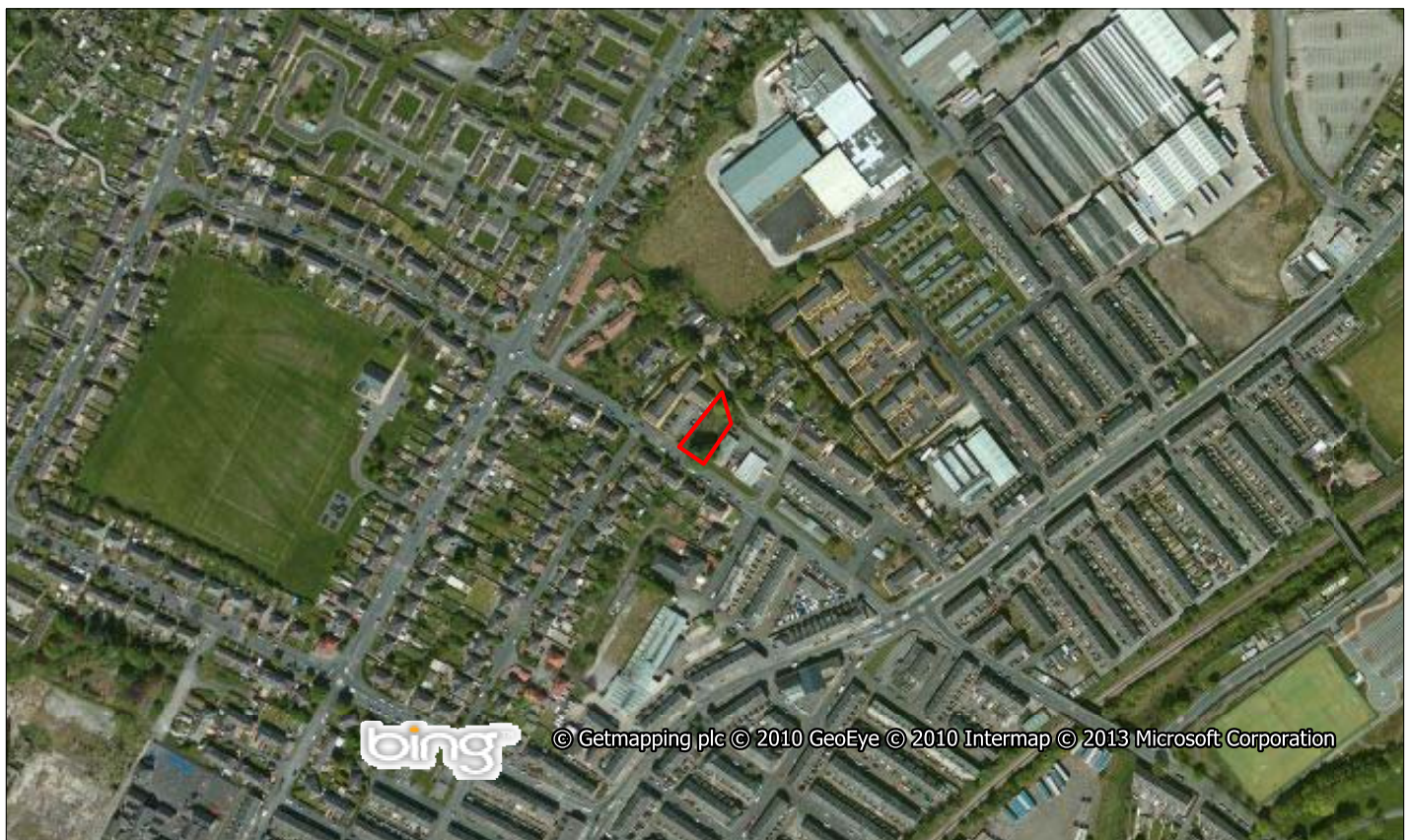
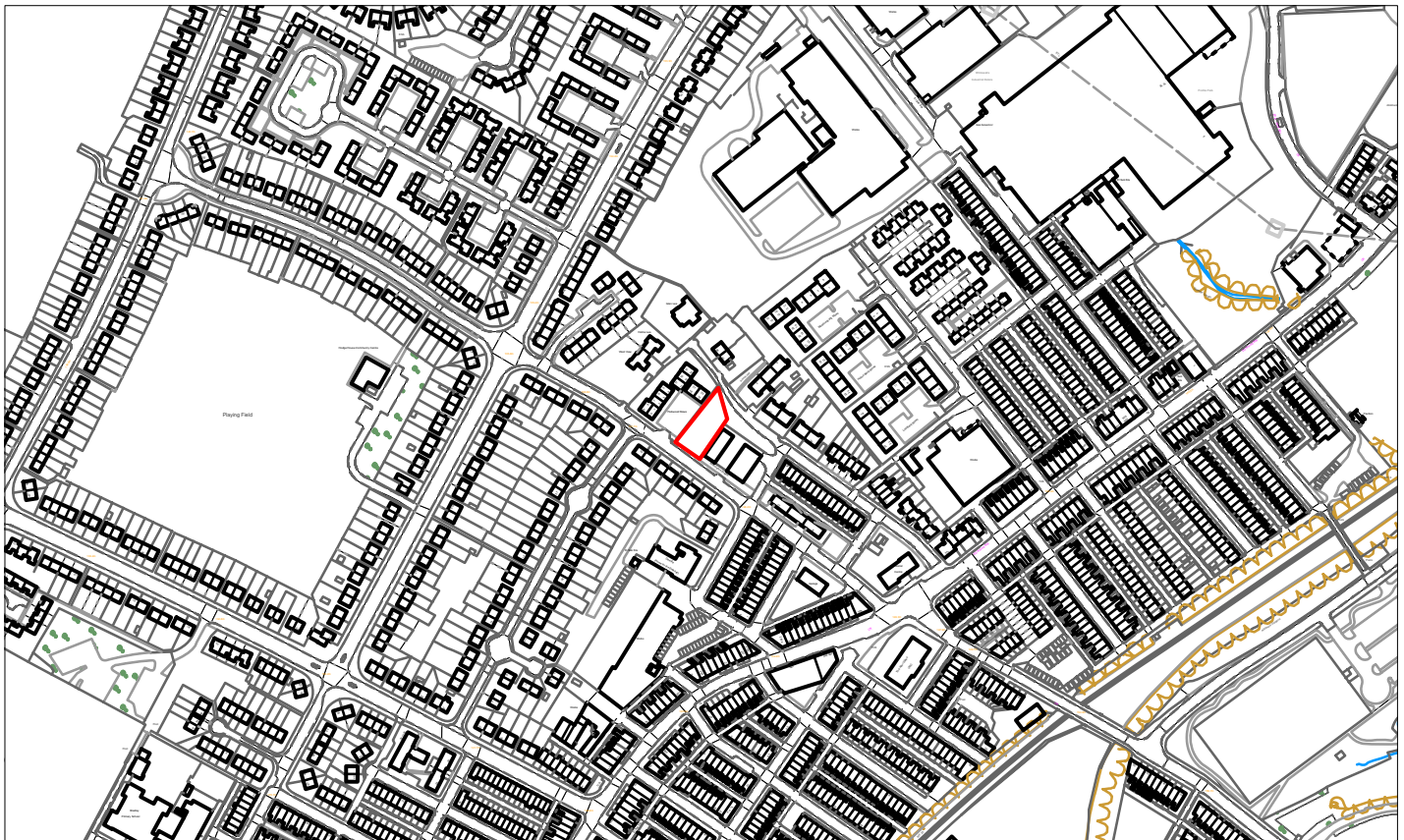
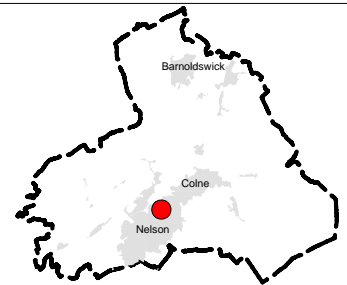
Site Name: Former playground off Rakeshouse Road

Location: Nelson

Site Ref: 1031

Site Area: 0.0740 ha

Grid Ref: SD 386 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 413 | Site Name: Land at the end of Bevan Place | | | Settlement: | Nelson |
| Postcode Sector: BB9 8 | Ward: Bradley Ward | Planning App: N/A | | SHLAA Typology: | I (Garage Site) |
| Site Area (gross): 0.1602ha | Indicative No. Dwellings: | 5 | Indicative Density: | 31 dph | Co-ordinates: 386511, 438964 |

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? | Partial | (S8) Infrastructure capacity? | Partial |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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 | 0.68 km | (S29) Listed Building: No 0.18 km |
| (S30) Scheduled Monument: | No | 1.23 km | (S31) Archaeology: None identified |
| (S32) TPO: | No | 0.35 km | (S37) Poor air quality: No |
| (S33) Ecology: | Potential from proximity to a designated site. | (S34) Nature Conservation Designation: | Site within 250m of a designation 0.17 km |
| (S33/S34) Natural environment comment: | 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 and impact on surround area: | No bad neighbouring uses - the site is surrounded by existing residential properties. New development 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: | 1.382 | (S13) Bus stop: | 0.106 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.550 | (S15) Secondary school: | 0.789 | (S16) Sports/leisure centre: | 1.024 |
| (S17) Doctors: | 0.974 | (S18) Hospital: | 1.609 | (S19) Town / Local centre: | 0.663 |
| (S20) Supermarket/store: | 0.850 | (S21) Employment area: | 0.140 | (S22) Public house: | 1.086 |
| (S23) Corner shop: | 0.738 | (S24) Post Office: | 1.072 | (S25) Open space: | 0.273 |
| (S26) PROW: | 0.179 | (S27) Cycle route: | 0.243 | | |

Availability

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

Achievability

| | | | |
|--------------------------|------------|-----------------------------|----------|
| (V1) Competing land use? | No | (V2) Market Attractiveness? | Medium |
| (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.

Constraints: Position of the landowner unknown.

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 | 0 | 5 | 0 |

Pendle Strategic Housing Land Availability Assessment

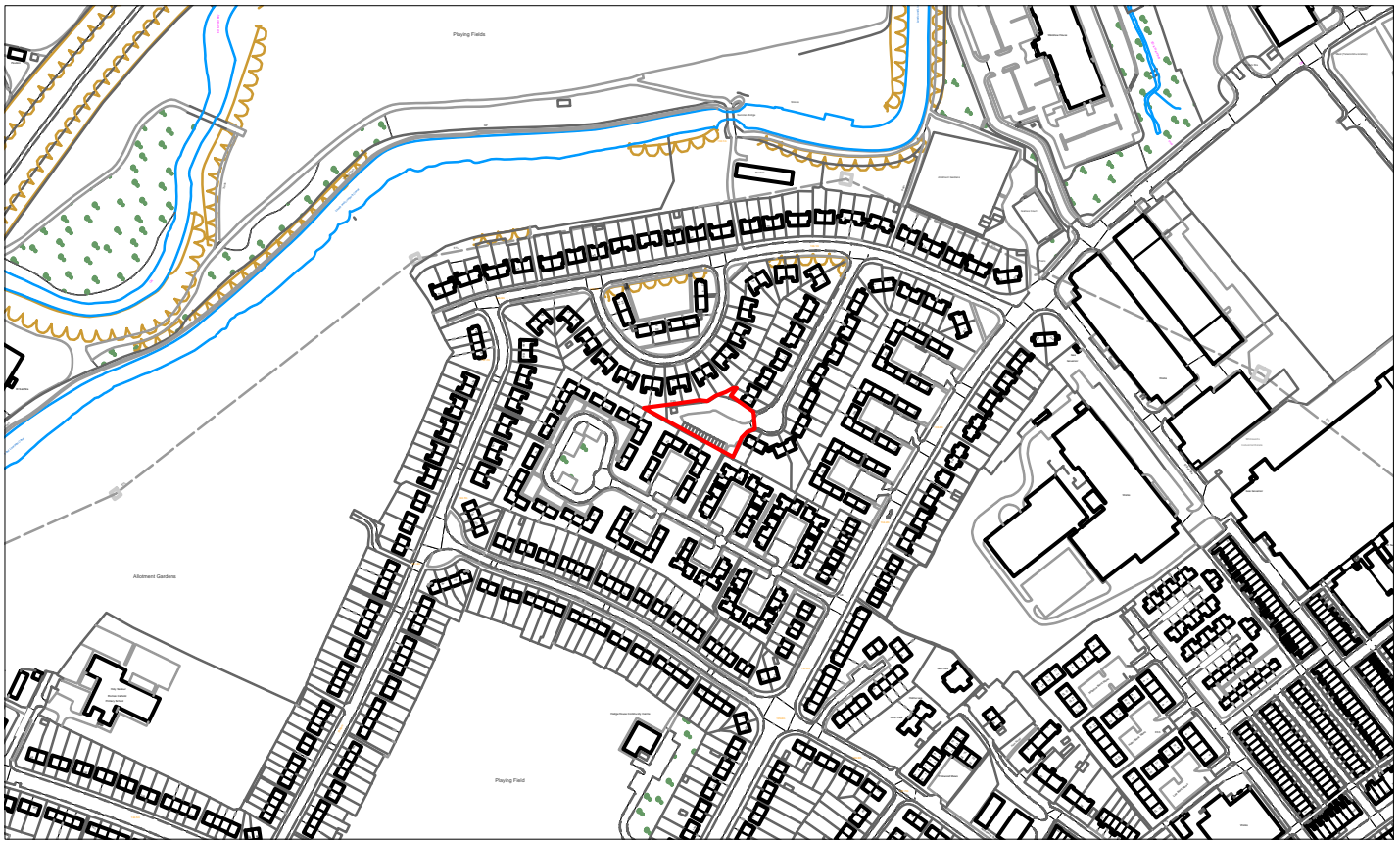
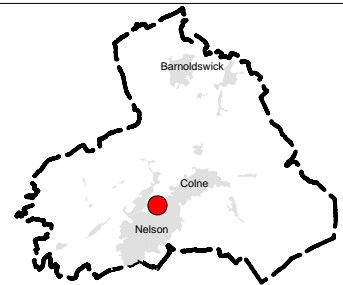
Site Name: Land at the end of Bevan Place

Location: Nelson

Site Ref: 413

Site Area: 0.1602 ha

Grid Ref: SD 386 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--|-------------------|---------------------|-----------------|------------------------------|
| Site Ref: 414 | Site Name: Land to rear of 75 Reedyford Road | | | Settlement: | Nelson |
| Postcode Sector: BB9 7 | Ward: Bradley Ward | Planning App: N/A | | SHLAA Typology: | PDVDLB |
| Site Area (gross): 0.0797ha | Indicative No. Dwellings: | 4 | Indicative Density: | 50 dph | Co-ordinates: 386370, 438547 |

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? | Partial | (S8) Infrastructure capacity? | Partial |
| (S7/S8) Infrastructure comment | Connect to existing | | |

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 | 0.66 km | (S29) Listed Building: | No | 0.63 km |
| (S30) Scheduled Monument: | No | 1.62 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | No | 0.52 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | None identified | | (S34) Nature Conservation Designation: | 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: | Medium bad neighbouring uses - the site is adjacent to existing residential properties and a vacant and derelict employment site. New development 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: | 0.940 | (S13) Bus stop: | 0.074 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.111 | (S15) Secondary school: | 0.815 | (S16) Sports/leisure centre: | 0.647 |
| (S17) Doctors: | 0.568 | (S18) Hospital: | 0.965 | (S19) Town / Local centre: | 0.395 |
| (S20) Supermarket/store: | 1.000 | (S21) Employment area: | 0.060 | (S22) Public house: | 0.759 |
| (S23) Corner shop: | 0.100 | (S24) Post Office: | 0.435 | (S25) Open space: | 0.297 |
| (S26) PROW: | 0.252 | (S27) Cycle route: | 0.520 | | |

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 5 |

| | | | |
|-----------|---|--|--|
| 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 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019-24 | 2024-29 |
| 0 | 0 | 0 | 0 | 0 | 4 | 0 |

Pendle Strategic Housing Land Availability Assessment

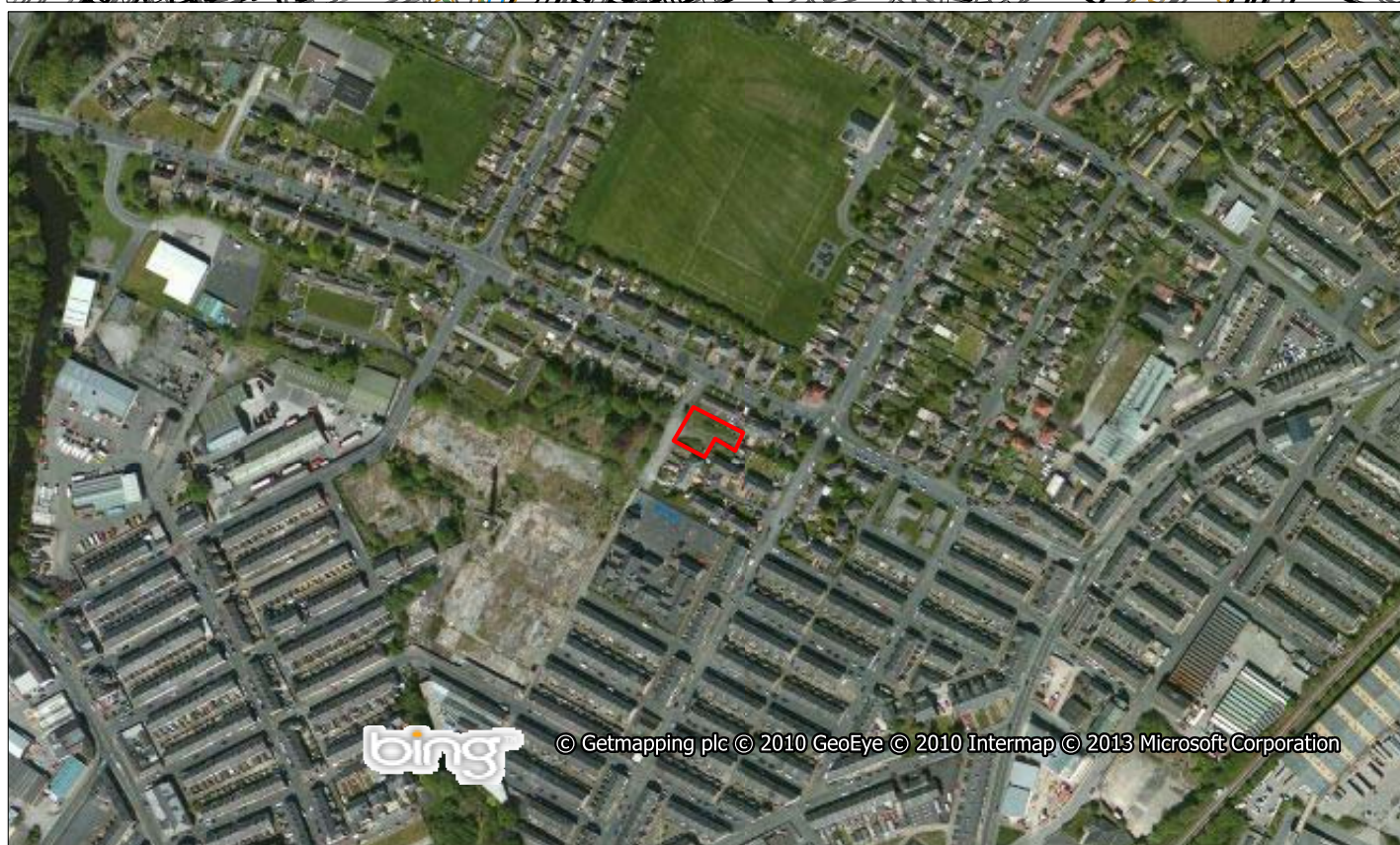
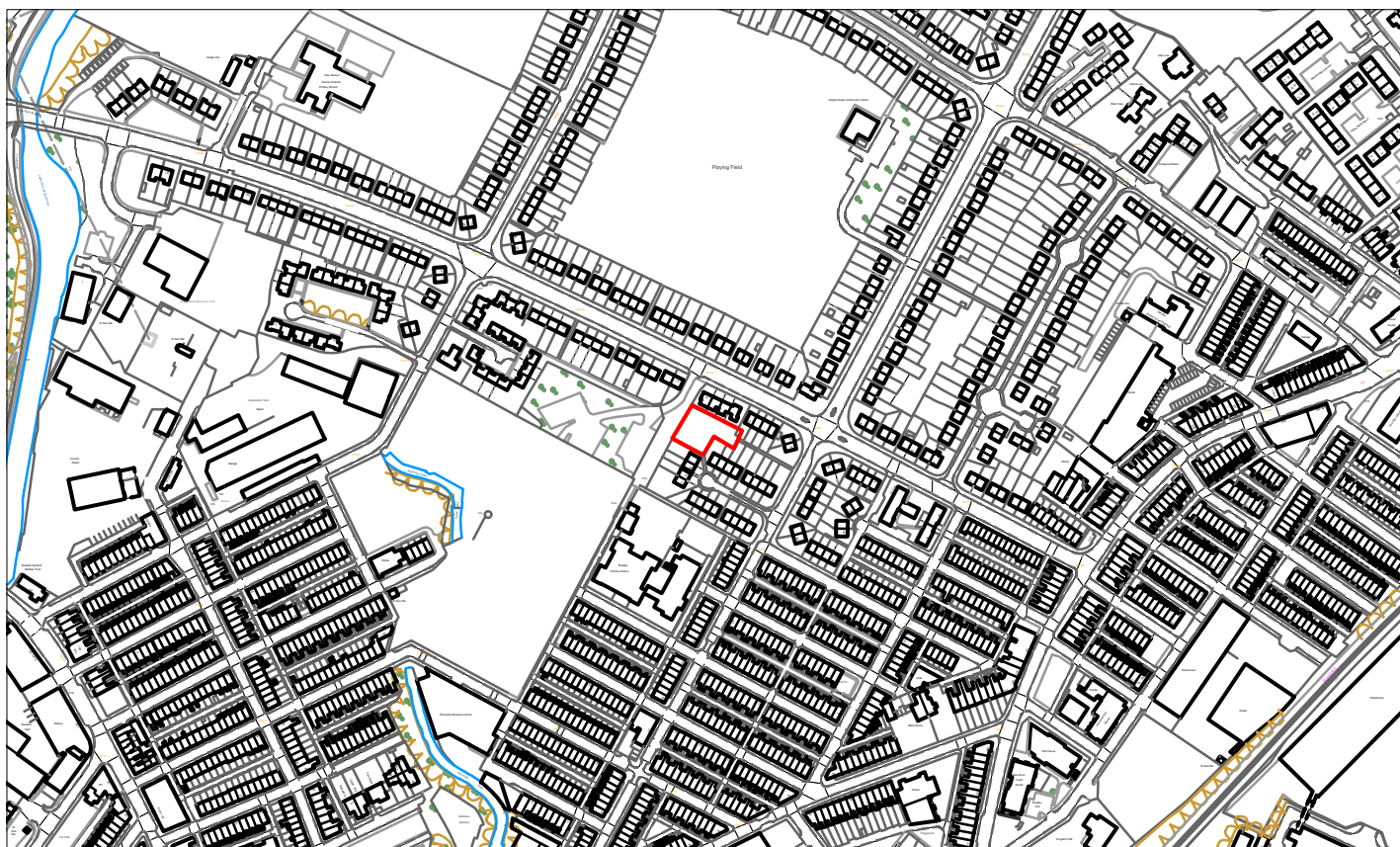
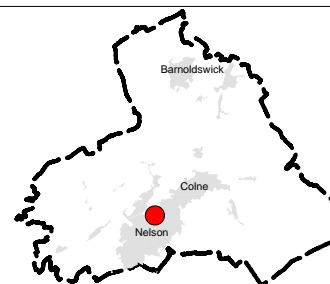
Site Name: Land to rear of 75 Reedyford Road

Location: Nelson

Site Ref: 414

Site Area: 0.0797 ha

Grid Ref: SD 386 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|---|----------------------------|---------------|-----------------|--------|
| Site Ref: 224 | Site Name: Land to side of 15 Clough Road | | | Settlement: | Nelson |
| Postcode Sector: BB9 0 | Ward: Southfield Ward | Planning App: N/A | | SHLAA Typology: | VLNPD |
| Site Area (gross): 0.0502ha | Indicative No. Dwellings: 2 | Indicative Density: 40 dph | Co-ordinates: | 387064, 437638 | |

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? | Yes | (S8) Infrastructure capacity? | Partial |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

Suitability – environment and heritage

| | | | |
|--|---|--|------------------------------------|
| (S9) Contamination? | Within 250m buffer | (S10) Topography: | Flat |
| (S11) Flooding issues / Flood zone: | Not within an identified Flood Zone. There is an open drainage channel to the south of the site. | | Flood Zone 1 |
| (S28) Conservation Area: | No | 0.45 km | (S29) Listed Building: No 0.31 km |
| (S30) Scheduled Monument: | No | 1.60 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 0.97 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 - site mainly surrounded by existing residential properties and a play ground. 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: | 1.021 | (S13) Bus stop: | 0.103 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 0.371 | (S15) Secondary school: | 0.924 | (S16) Sports/leisure centre: | 0.943 |
| (S17) Doctors: | 0.948 | (S18) Hospital: | 0.924 | (S19) Town / Local centre: | 0.841 |
| (S20) Supermarket/store: | 2.000 | (S21) Employment area: | 0.280 | (S22) Public house: | 1.445 |
| (S23) Corner shop: | 0.236 | (S24) Post Office: | 1.380 | (S25) Open space: | 0.039 |
| (S26) PROW: | 0.188 | (S27) Cycle route: | 0.188 | | |

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: | 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. On-site investigations will be required to establish the exact location of the utilities that may restrict the development of the site. The site could be brought forward once economic circumstances improve. | | |
|-----------|--|--|--|

| | | | |
|--------------|--|--|--|
| Constraints: | Main utility services may run under or close to this site. Further on-site investigation required. | | |
|--------------|--|--|--|

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 | 0 | 2 | 0 |

Pendle Strategic Housing Land Availability Assessment

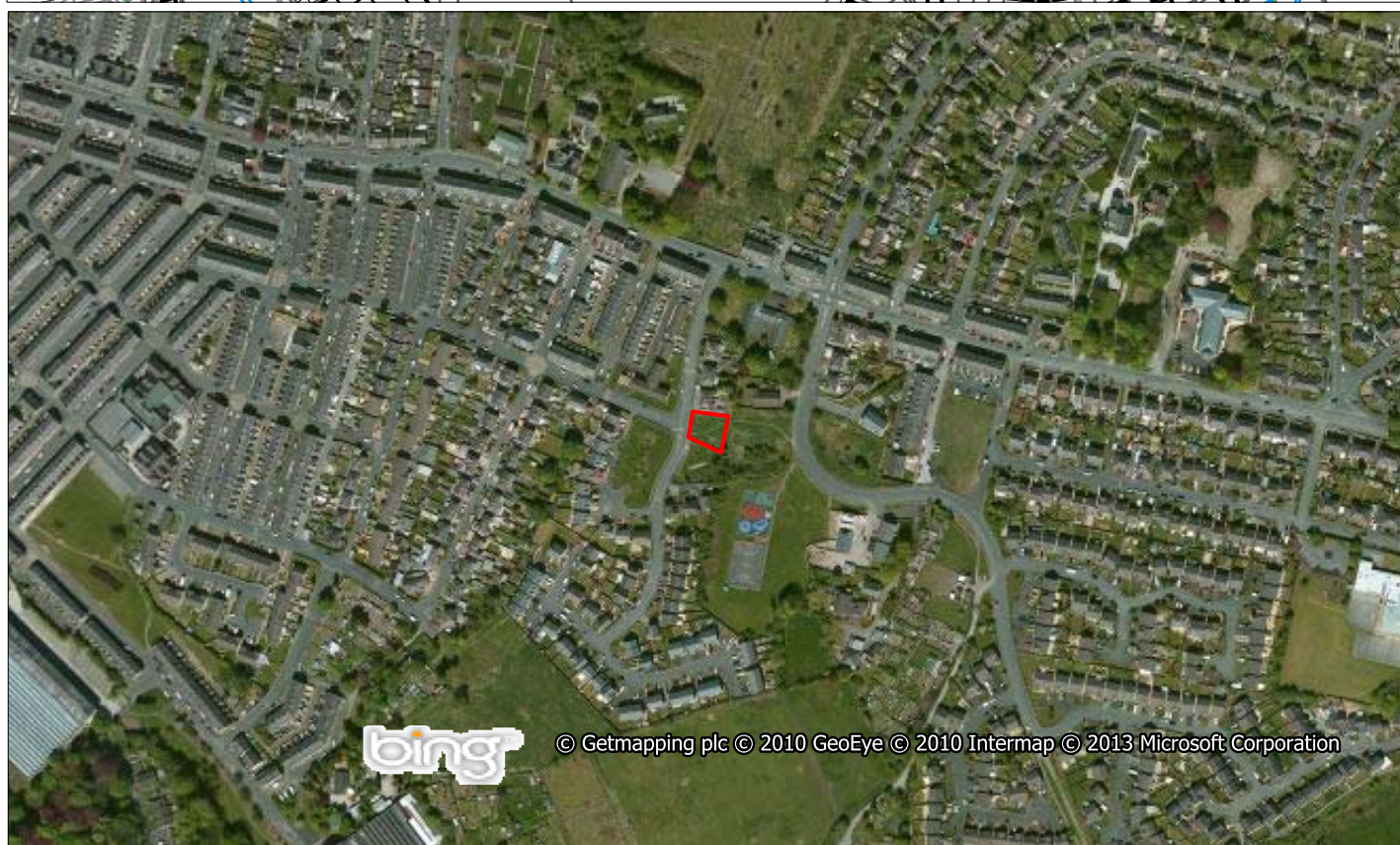
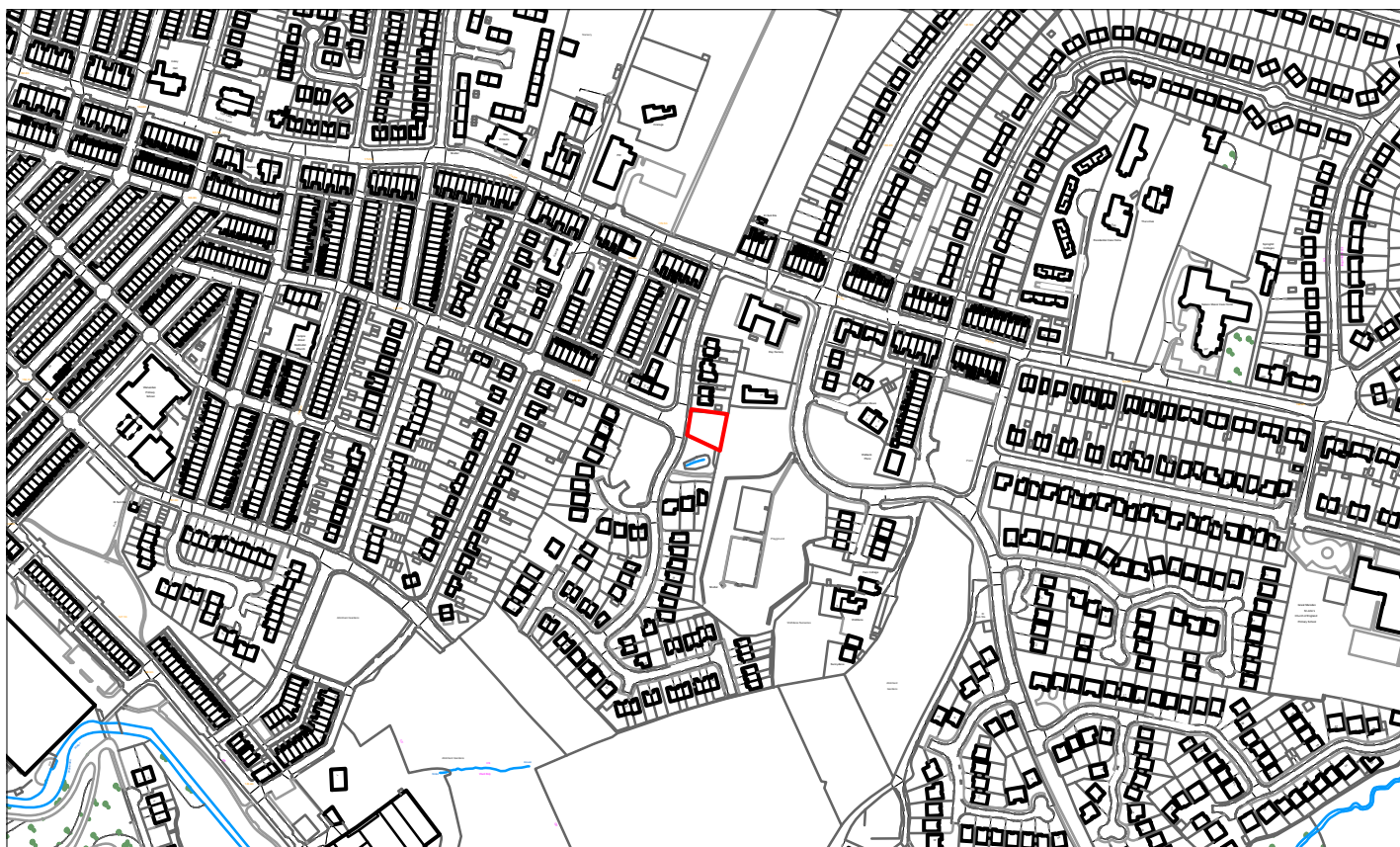
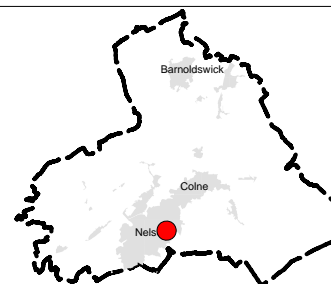
Site Name: Land to side of 15 Clough Road

Location: Nelson

Site Ref: 224

Site Area: 0.0502 ha

Grid Ref: SD 387 437



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | |
|-----------------------------|---|----------------------------|---------------------------------|--------------------|
| Site Ref: NN069 | Site Name: Land adjacent to 3 Proctor Close | | | Settlement: Nelson |
| Postcode Sector: BB9 0 | Ward: Brierfield Ward | Planning App: 13/07/0717P | SHLAA Typology: I (Garden Land) | |
| Site Area (gross): 0.0510ha | Indicative No. Dwellings: 1 | Indicative Density: 20 dph | Co-ordinates: | 386600, 436183 |

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? | Yes | (S8) Infrastructure capacity? | Yes |
| (S7/S8) Infrastructure comment | Connect to existing networks. | | |

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 | 0.08 km | (S29) Listed Building: | No | 0.20 km |
| (S30) Scheduled Monument: | No | 2.88 km | (S31) Archaeology: | None identified | |
| (S32) TPO: | No | 0.06 km | (S37) Poor air quality: | No | |
| (S33) Ecology: | None identified | | (S34) Nature Conservation Designation: | No | 0.58 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 - site mainly surrounded by existing residential properties. New development 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: | 2.057 | (S13) Bus stop: | 0.254 | (S13a) Bus stop frequency: | >15 mins |
| (S14) Primary school: | 1.226 | (S15) Secondary school: | 1.529 | (S16) Sports/leisure centre: | 2.509 |
| (S17) Doctors: | 2.372 | (S18) Hospital: | 2.589 | (S19) Town / Local centre: | 2.053 |
| (S20) Supermarket/store: | 2.939 | (S21) Employment area: | 2.053 | (S22) Public house: | 1.130 |
| (S23) Corner shop: | 1.206 | (S24) Post Office: | 2.137 | (S25) Open space: | 0.181 |
| (S26) PROW: | 0.140 | (S27) Cycle route: | 1.235 | | |

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 1 |

| | |
|-----------|---|
| Comments: | The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started but work has stopped. Building Control records indicate that the developer is progressing with the commencement of the site. The Council has no site specific evidence to suggest that the development will not occur 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 | 0 | 0 | 1 | 0 |

Pendle Strategic Housing Land Availability Assessment

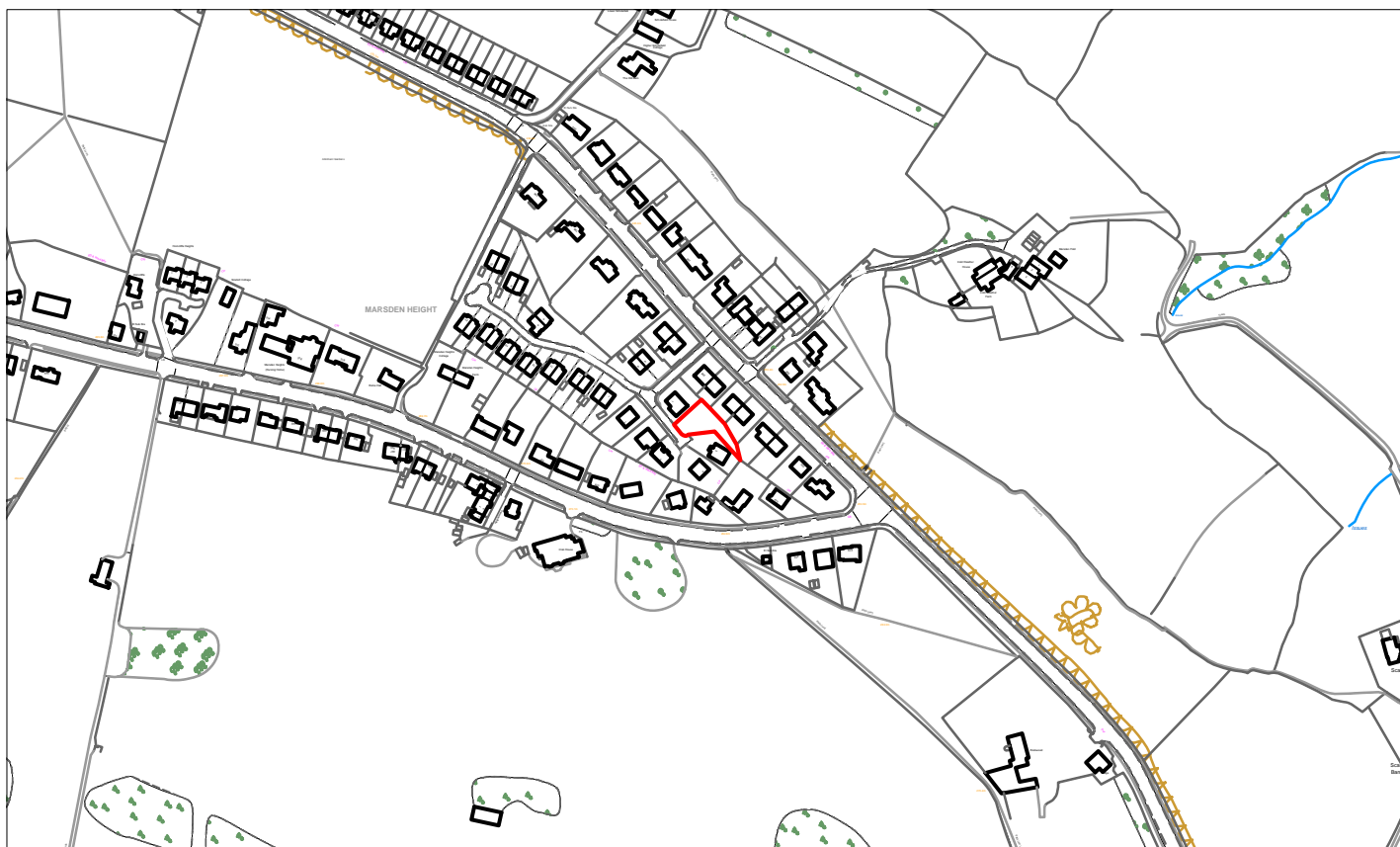
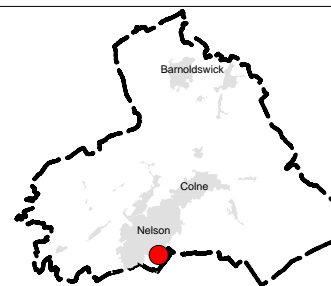
Site Name: Land adjacent to 3 Proctor Close

Location: Nelson

Site Ref: NN069

Site Area: 0.051 ha

Grid Ref: SD 386 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

| | | | | | |
|-----------------------------|--|----------------------------|---------------------------------|----------------|--------|
| Site Ref: NN046 | Site Name: Former Garage Site, Bradley Road East | | | Settlement: | Nelson |
| Postcode Sector: BB9 9 | Ward: Bradley Ward | Planning App: 13/10/0003P | SHLAA Typology: I (Garage Site) | | |
| Site Area (gross): 0.0430ha | Indicative No. Dwellings: 1 | Indicative Density: 23 dph | Co-ordinates: | 386268, 438111 | |

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 | Connect to existing networks. | | |

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 | 0.29 km | (S29) Listed Building: No 0.52 km |
| (S30) Scheduled Monument: | No | 2.06 km | (S31) Archaeology: Yes |
| (S32) TPO: | No | 0.53 km | (S37) Poor air quality: No |
| (S33) Ecology: | None identified | (S34) Nature Conservation Designation: | No 0.43 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 near the community hospital, existing residential properties, a nursery and a small commercial premises. New development 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: | 0.702 | (S13) Bus stop: | 0.085 | (S13a) Bus stop frequency: | <15 mins |
| (S14) Primary school: | 0.222 | (S15) Secondary school: | 1.332 | (S16) Sports/leisure centre: | 0.307 |
| (S17) Doctors: | 0.490 | (S18) Hospital: | 0.257 | (S19) Town / Local centre: | 0.000 |
| (S20) Supermarket/store: | 0.758 | (S21) Employment area: | 0.000 | (S22) Public house: | 0.263 |
| (S23) Corner shop: | 0.240 | (S24) Post Office: | 0.664 | (S25) Open space: | 0.103 |
| (S26) PROW: | 0.710 | (S27) Cycle route: | 0.581 | | |

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 1 |

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The extension of time permission has now expired and work has not started at the site. A new planning permission will be required before the site can be brought forward.

Constraints: Position of the landowner unknown.

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 | 0 | 1 | 0 |

Pendle Strategic Housing Land Availability Assessment

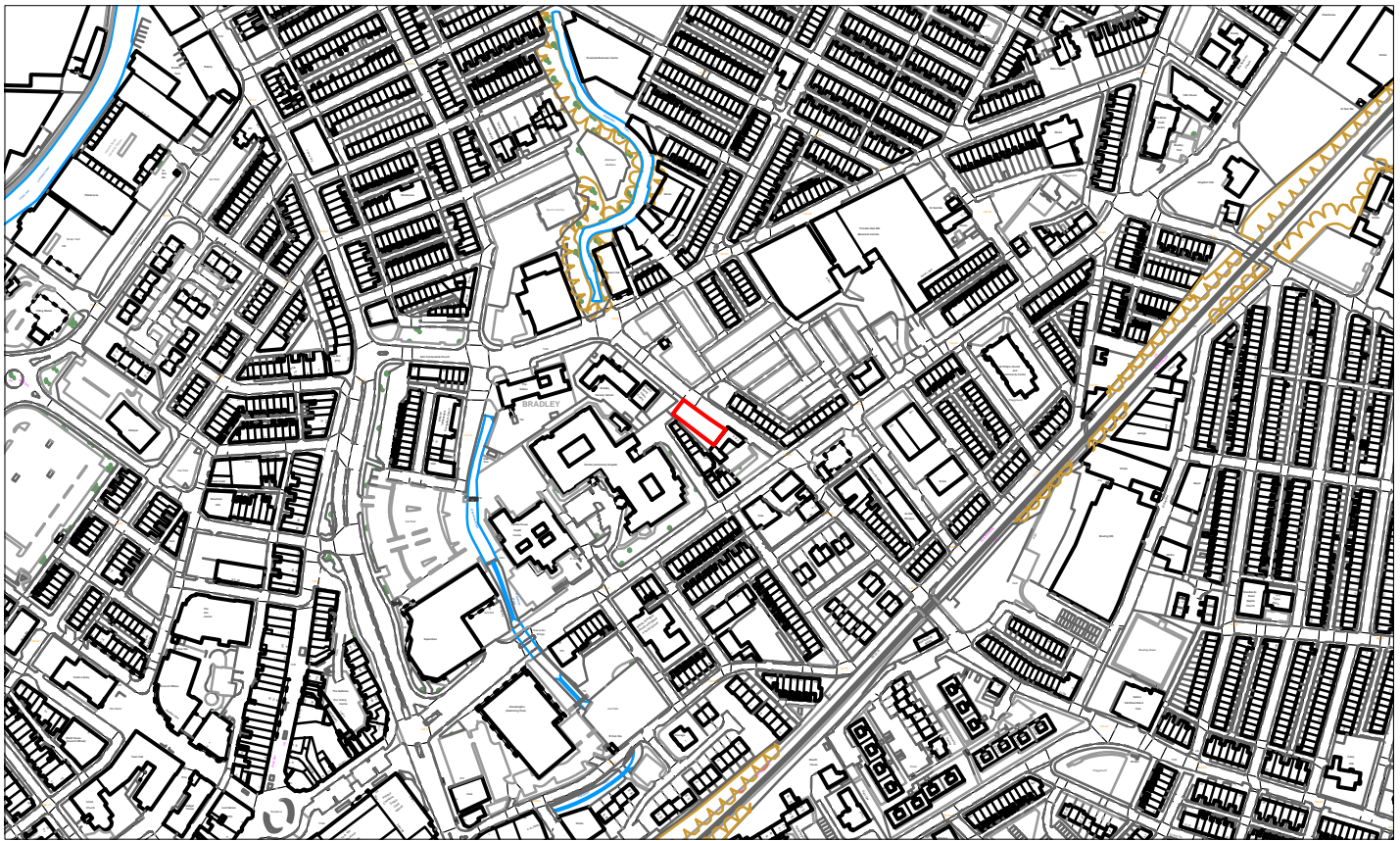
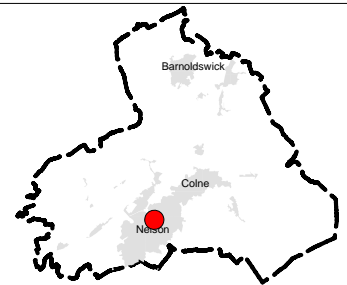
Site Name: Former garage site, Bradley Hall Road East

Location: Nelson

Site Ref: NN046

Site Area: 0.0430 ha

Grid Ref: SD 386 438



Scale: 1 : 5,000

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