

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 149	Site Name: Land to rear of Churchill Way			Settlement:	Nelson
Postcode Sector: BB9 7	Ward: Whitefield Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.70ha	Indicative No. Dwellings: 50	Indicative Density: 71dph	Co-ordinates:	384841, 437137	

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 would be required.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Site not in an identified Flood Zone. Site is adjacent to the canal.				Flood Zone 1
(S28) Conservation Area:	No	0.164km	(S29) Listed Building:	No	0.406km
(S30) Scheduled Monument:	No	3.271km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.075km	(S37) Poor air quality:	No	
(S33) Ecology:	Yes		(S34) Nature Conservation Designation:	Yes (part of site)	0.000km
(S33/S34) Natural environment comment:	Yes - the site is partially covered by a Site of Local Natural Importance. The site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site adjacent to the canal and in close proximity to the M65 motorway. New development unlikely to have an impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.681	(S13) Bus stop:	0.171	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.876	(S15) Secondary school:	0.419	(S16) Sports/leisure centre:	1.429
(S17) Doctors:	0.398	(S18) Hospital:	2.896	(S19) Town / Local centre:	0.466
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.103	(S22) Public house:	0.870
(S23) Corner shop:	0.355	(S24) Post Office:	0.997	(S25) Open space:	0.000
(S26) PROW:	0.205	(S27) Cycle route:	0.060		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Major 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 13

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is an undeveloped, Greenfield site adjacent to the canal in Nelson. The site would need major infrastructure improvements for development to take place. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.		
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Constraints:	Major infrastructure required. Position of the landowner unknown. Potential economic issues.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	50

Pendle Strategic Housing Land Availability Assessment

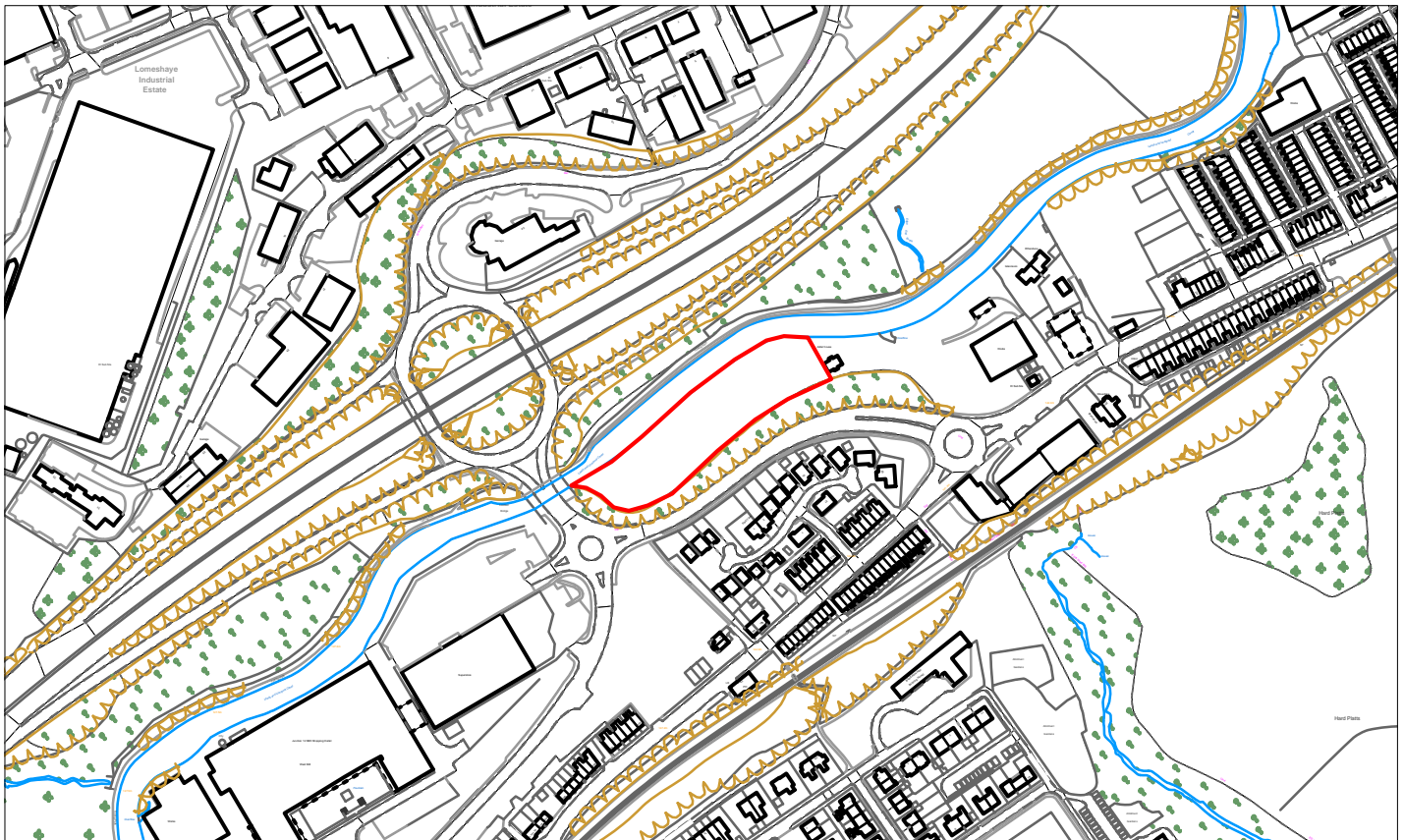
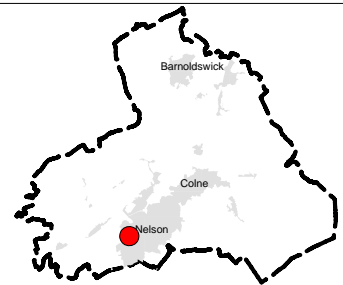
Site Name: Land to rear of Churchill Way

Location: Nelson

Site Ref: 149

Site Area: 0.7018 ha

Grid Ref: SD 384 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1044	Site Name: Former Joinery Works	Settlement: Nelson
Postcode Sector: BB9 7	Ward: Whitefield Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.88ha	Indicative No. Dwellings: 47
Indicative Density: 54dph	Co-ordinates: 385135, 437255	

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	Extend to existing connections.		

Suitability – environment and heritage

(S9) Contamination?		Potential	(S10) Topography:		Gentle slope / undulating	
(S11) Flooding issues / Flood zone:		Not within an identified Flood Zone. The site is adjacent to the canal.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	No	0.364km	
(S30) Scheduled Monument:	No	3.070km	(S31) Archaeology:	Potential		
(S32) TPO:	No	0.042km	(S37) Poor air quality:	No		
(S33) Ecology:	Yes		(S34) Nature Conservation Designation:	Yes (part of sie)		0.000km
(S33/S34) Natural environment comment:		Yes - the site is partially covered by a Site of Local Natural Importance. Part of the site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is mainly surrounded by existing residential properties. It is bounded by the canal and close to the M65 motorway and a petrol station. New development may have some amenity issues for the existing residential develop				
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.125	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.705	(S15) Secondary school:	1.877	(S16) Sports/leisure centre:	1.130
(S17) Doctors:	1.284	(S18) Hospital:	1.575	(S19) Town / Local centre:	0.733
(S20) Supermarket/store:	1.471	(S21) Employment area:	0.668	(S22) Public house:	0.990
(S23) Corner shop:	0.124	(S24) Post Office:	1.067	(S25) Open space:	0.000
(S26) PROW:	0.177	(S27) Cycle route:	0.532		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	2 owners - 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 previously had planning permission but this has lapsed without work commencing. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.		
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Constraints:	Position of the landowner unknown. Potential economic issues.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	47

Pendle Strategic Housing Land Availability Assessment

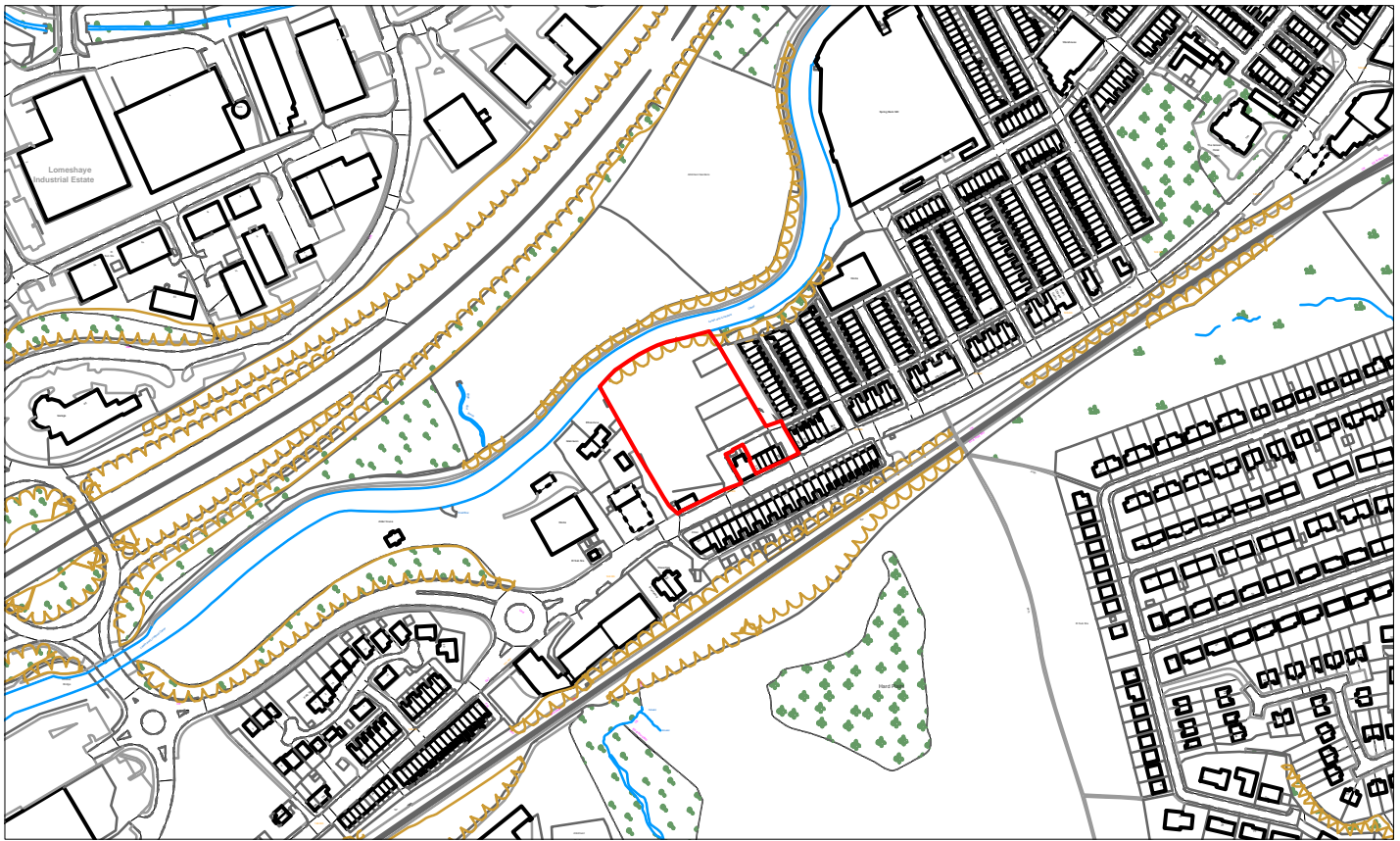
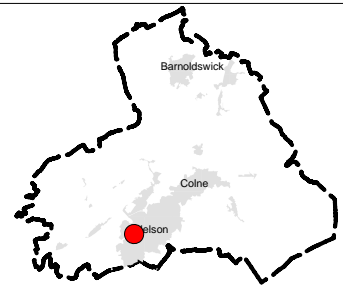
Site Name: Former Joinery Works

Location: Nelson

Site Ref: 1044

Site Area: 0.8767 ha

Grid Ref: SD 385 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 198	Site Name: Land across from Messenger Street			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.57ha	Indicative No. Dwellings: 20	Indicative Density: 35dph	Co-ordinates:	387020, 437100	

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	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	0.269km	(S29) Listed Building:	No	0.237km
(S30) Scheduled Monument:	No	1.895km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.058km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.426km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site close to industrial premises, existing residential properties and allotments. New development may have some amenity issues for the existing residential developments.				

Suitability – distance to services (km)

(S12) Railway station:	1.086	(S13) Bus stop:	0.211	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.614	(S15) Secondary school:	1.380	(S16) Sports/leisure centre:	1.155
(S17) Doctors:	1.196	(S18) Hospital:	1.380	(S19) Town / Local centre:	1.021
(S20) Supermarket/store:	2.200	(S21) Employment area:	0.000	(S22) Public house:	1.480
(S23) Corner shop:	0.824	(S24) Post Office:	1.266	(S25) Open space:	0.000
(S26) PROW:	0.073	(S27) Cycle route:	0.191		

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 - Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a landscaped site in Nelson possibly a former landfill site. The site is owned by the Council and forms part of the wider Further Clough Head development (Ref. 203) possibly coming forward as a later phase.

Constraints: Possible contamination issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	20

Pendle Strategic Housing Land Availability Assessment

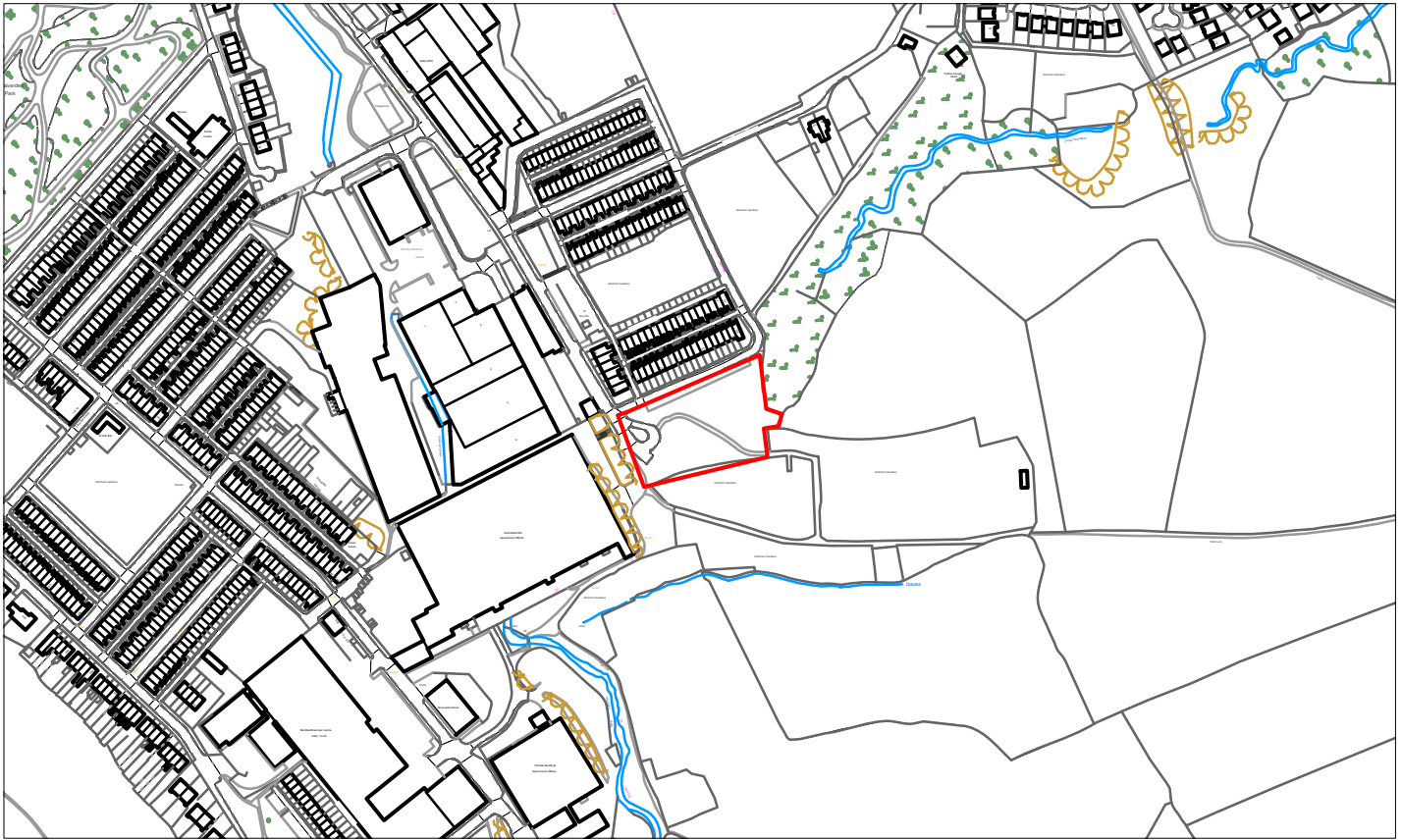
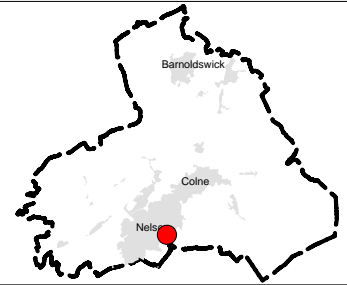
Site Name: Land across from Messenger Street

Location: Nelson

Site Ref: 198

Site Area: 0.5662 ha

Grid Ref: SD 387 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 152	Site Name: Land to side of Glanravon			Settlement:	Nelson
Postcode Sector: BB9 7	Ward: Whitefield Ward	Planning App: N/A		SHLAA Typology:	VLNPD/PDVDLB
Site Area (gross): 0.56ha	Indicative No. Dwellings: 17	Indicative Density: 30dph	Co-ordinates:	384994, 437192	

Suitability – location and infrastructure

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

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Site in Flood Zone 2. Main river (culverted) affects part of site. Site is adjacent to the canal.				Flood Zone 2
(S28) Conservation Area:	Potential/adjacent	0.073km	(S29) Listed Building:	No	0.493km
(S30) Scheduled Monument:	No	3.178km	(S31) Archaeology:	Yes	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Yes		(S34) Nature Conservation Designation:	Yes (part of site)	0.000km
(S33/S34) Natural environment comment:	Yes - the site is partially covered by a Site of Local Natural Importance. The site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site adjacent to the canal and in close proximity to the M65 motorway. New development unlikely to have an impact on the surrounding uses.				
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	0.828	(S13) Bus stop:	0.138	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.713	(S15) Secondary school:	0.455	(S16) Sports/leisure centre:	1.298
(S17) Doctors:	0.489	(S18) Hospital:	2.900	(S19) Town / Local centre:	0.541
(S20) Supermarket/store:	1.600	(S21) Employment area:	0.122	(S22) Public house:	0.723
(S23) Corner shop:	0.111	(S24) Post Office:	0.929	(S25) Open space:	0.000
(S26) PROW:	0.369	(S27) Cycle route:	0.554		

Availability

(A1) Access issues?	Yes	(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 9

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a previously developed site adjacent to the canal in Nelson. The site is still partially in use. The site would need major infrastructure improvements for development to take place. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.		
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Constraints:	Major infrastructure required. Position of the landowner unknown. Potential economic issues. Site still in partial use.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	17

Pendle Strategic Housing Land Availability Assessment

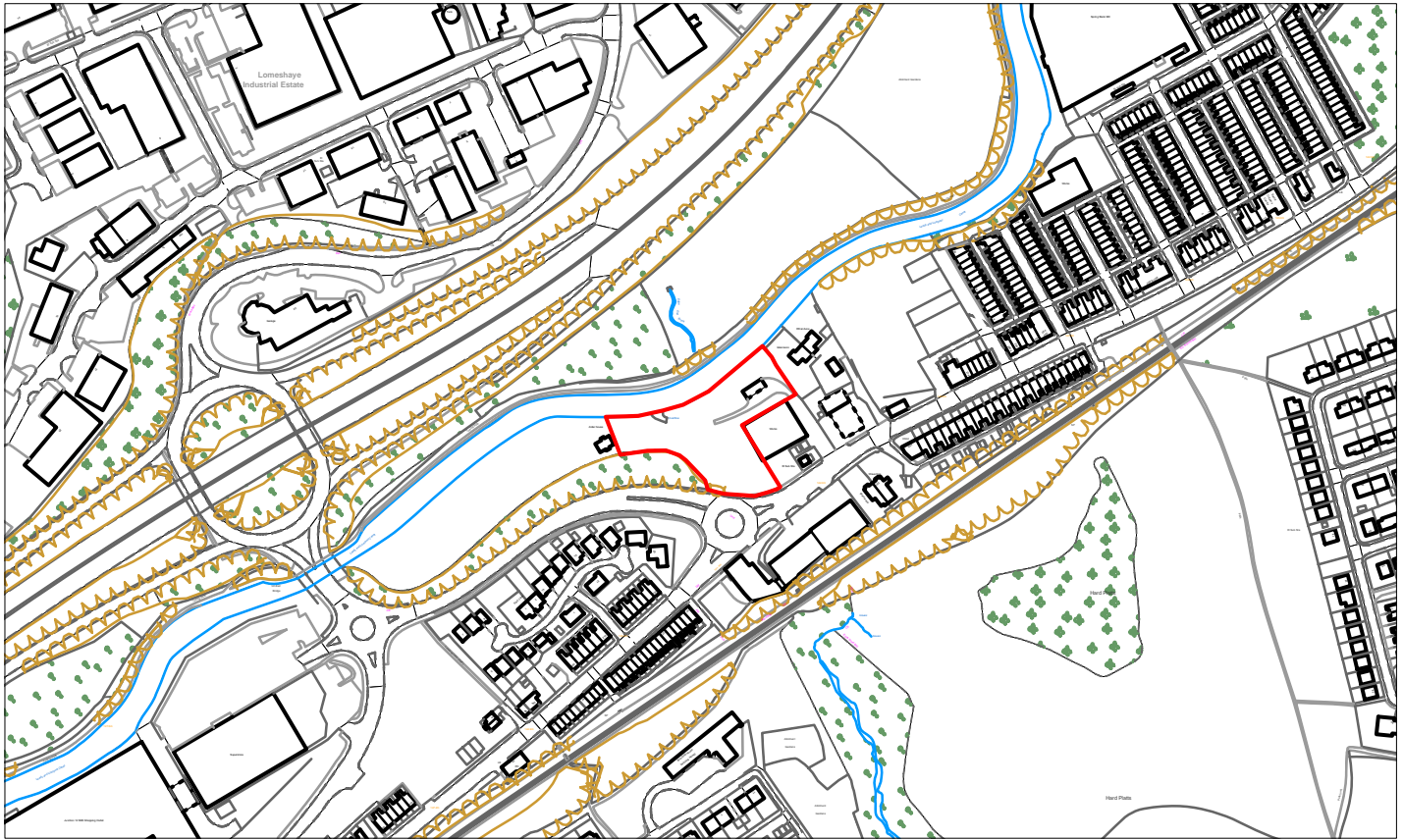
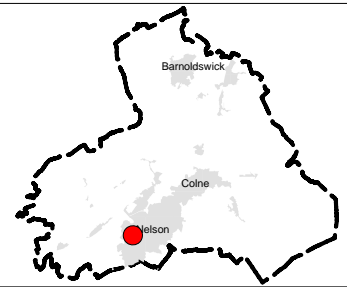
Site Name: Land to side of Glanravon

Location: Nelson

Site Ref: 152

Site Area: 0.5619 ha

Grid Ref: SD 384 437



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 217	Site Name: Land opposite 1 and 3 Fry Street			Settlement:	Nelson
Postcode Sector: BB9 9	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.42ha	Indicative No. Dwellings: 15	Indicative Density: 35dph	Co-ordinates:		386993, 437910

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?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Extend to existing connections.		

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	0.661km	(S29) Listed Building: No 0.478km
(S30) Scheduled Monument:	No	1.533km	(S31) Archaeology: Potential
(S32) TPO:	Partial	0.004km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	No 1.004km
(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:	Medium bad neighbouring uses - site is bound by an industrial unit, existing residential development and a cemetery. 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:	0.954	(S13) Bus stop:	0.130	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.418	(S15) Secondary school:	0.673	(S16) Sports/leisure centre:	0.811
(S17) Doctors:	0.799	(S18) Hospital:	0.900	(S19) Town / Local centre:	0.667
(S20) Supermarket/store:	1.900	(S21) Employment area:	0.000	(S22) Public house:	1.293
(S23) Corner shop:	0.294	(S24) Post Office:	1.238	(S25) Open space:	0.122
(S26) PROW:	0.000	(S27) Cycle route:	0.429		

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. This is a vacant, former horticultural nursery site in Nelson. The intentions of the owner are unclear, however the site is currently for sale. The current economic circumstances may restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	15

Pendle Strategic Housing Land Availability Assessment

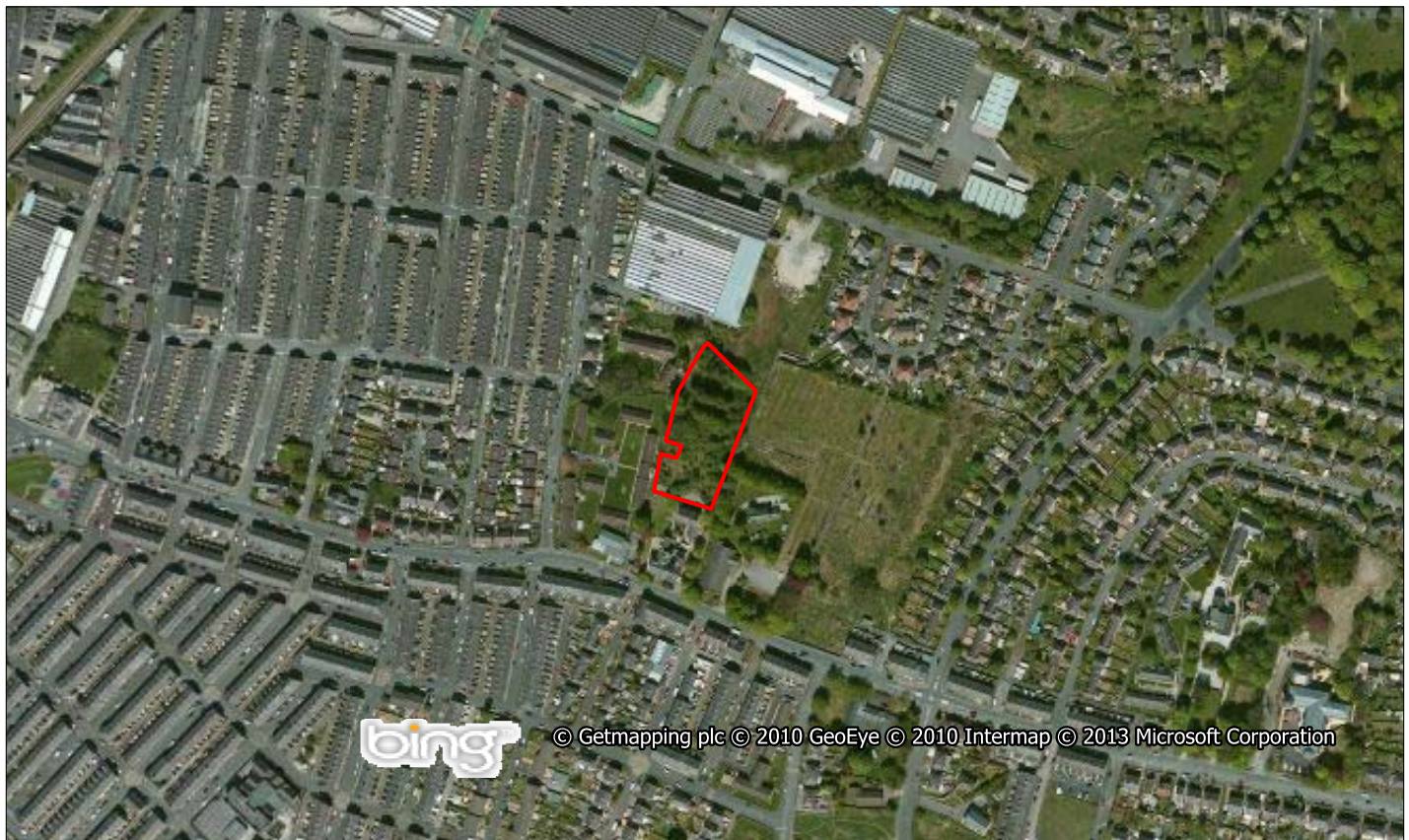
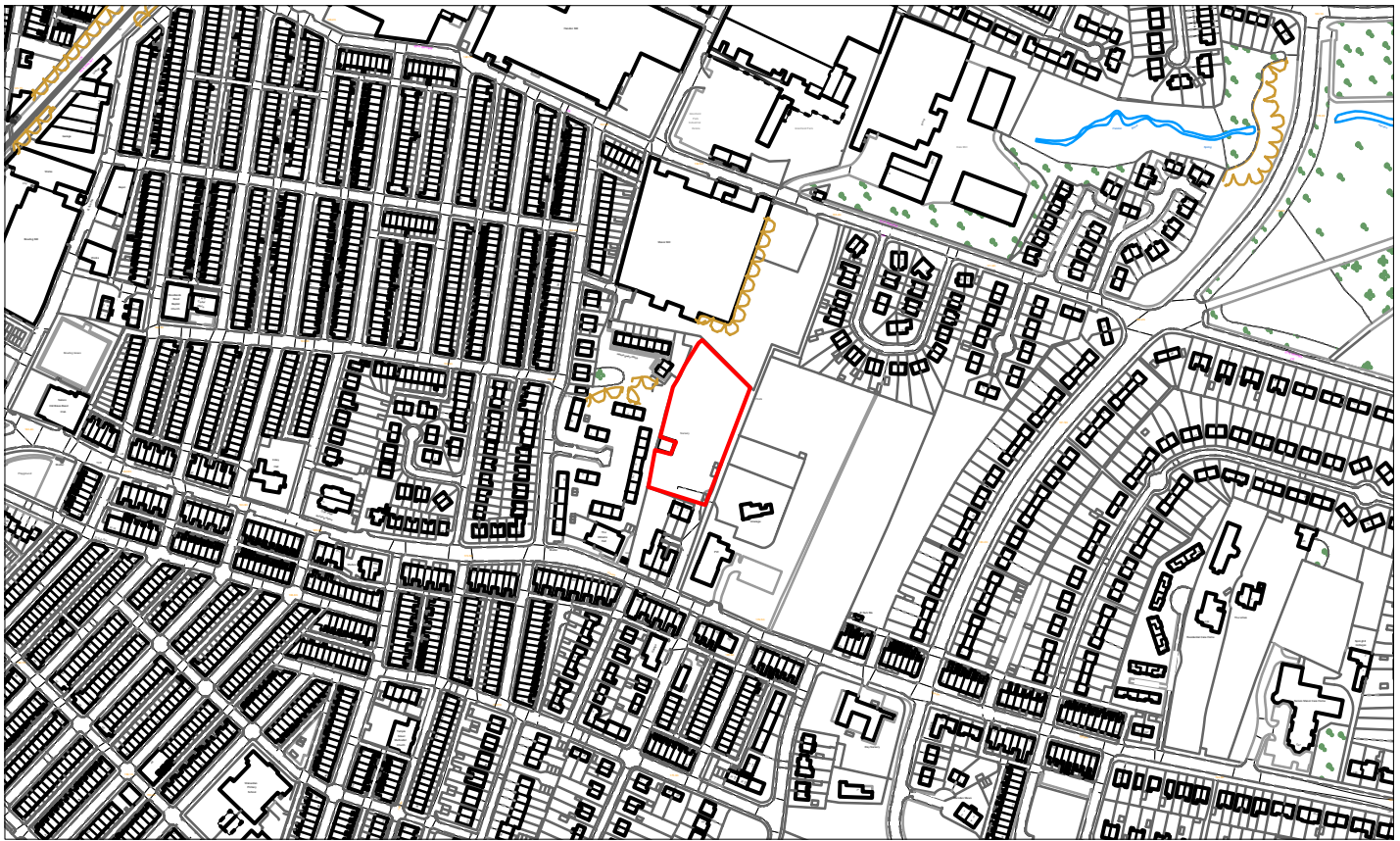
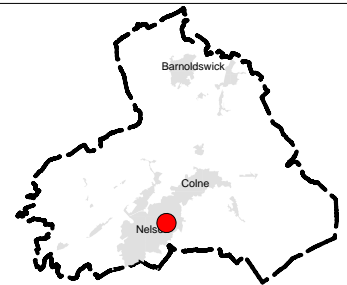
Site Name: Land opposite 1 and 3 Fry Street

Location: Nelson

Site Ref: 217

Site Area: 0.4240 ha

Grid Ref: SD 386 437



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 90	Site Name: Land to rear of Pilgrim Street			Settlement: Nelson
Postcode Sector: BB9 0	Ward: Clover Hill Ward	Planning App: N/A	SHLAA Typology: PDVDLB	
Site Area (gross): 0.22ha	Indicative No. Dwellings: 14	Indicative Density: 65dph	Co-ordinates:	386724, 436956

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:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	0.284km	(S29) Listed Building: No 0.161km
(S30) Scheduled Monument:	No	2.244km	(S31) Archaeology: Potential
(S32) TPO:	No	0.041km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.456km
(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: Bad neighbouring uses - site adjacent to industrial premises and 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
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Suitability – distance to services (km)

(S12) Railway station:	0.965	(S13) Bus stop:	0.095	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.665	(S15) Secondary school:	1.062	(S16) Sports/leisure centre:	1.098
(S17) Doctors:	1.153	(S18) Hospital:	1.062	(S19) Town / Local centre:	0.939
(S20) Supermarket/store:	2.100	(S21) Employment area:	0.069	(S22) Public house:	1.181
(S23) Corner shop:	0.276	(S24) Post Office:	0.651	(S25) Open space:	0.085
(S26) PROW:	0.061	(S27) Cycle route:	1.770		

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?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is an urban Brownfield site in Nelson. In 2011 there was an expression of interest to develop the site for employment use, however this is yet to come to fruition. The site is still available at the present time. However, there are other industrial uses adjacent to the site which may present a bad neighbouring use to any future housing development. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	14

Pendle Strategic Housing Land Availability Assessment

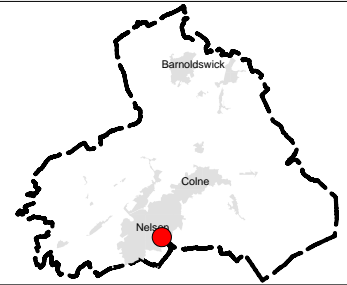
Site Name: Land to rear of Pilgrim Street

Location: Nelson

Site Ref: 90

Site Area: 0.2164 ha

Grid Ref: SD 386 436



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 213	Site Name: Land to rear of 12 Marsden Hall Road			Settlement:	Nelson
Postcode Sector: BB9 9	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.14ha	Indicative No. Dwellings: 9	Indicative Density: 66dph	Co-ordinates:	387209, 437775	

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	0.446km	(S29) Listed Building: No 0.398km
(S30) Scheduled Monument:	No	1.389km	(S31) Archaeology: Yes
(S32) TPO:	No	0.093km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.944km
(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 residential development. New development may have some amenity issues for the existing residential developments.

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

(S12) Railway station:	1.160	(S13) Bus stop:	0.063	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.373	(S15) Secondary school:	0.780	(S16) Sports/leisure centre:	1.051
(S17) Doctors:	1.046	(S18) Hospital:	1.126	(S19) Town / Local centre:	0.926
(S20) Supermarket/store:	2.100	(S21) Employment area:	0.210	(S22) Public house:	1.421
(S23) Corner shop:	0.112	(S24) Post Office:	1.477	(S25) Open space:	0.159
(S26) PROW:	0.145	(S27) Cycle route:	0.145		

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?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is an underused garage site in the ownership of Housing Pendle. They previously submitted the site to the call for sites consultation indicating that the site could be brought forward for residential development. The intentions of Housing Pendle to bring this site forward are unclear. The location and economic viability of the site are possibly restricting it from being developed.

Constraints: Position of the landowner unclear. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	9

Pendle Strategic Housing Land Availability Assessment

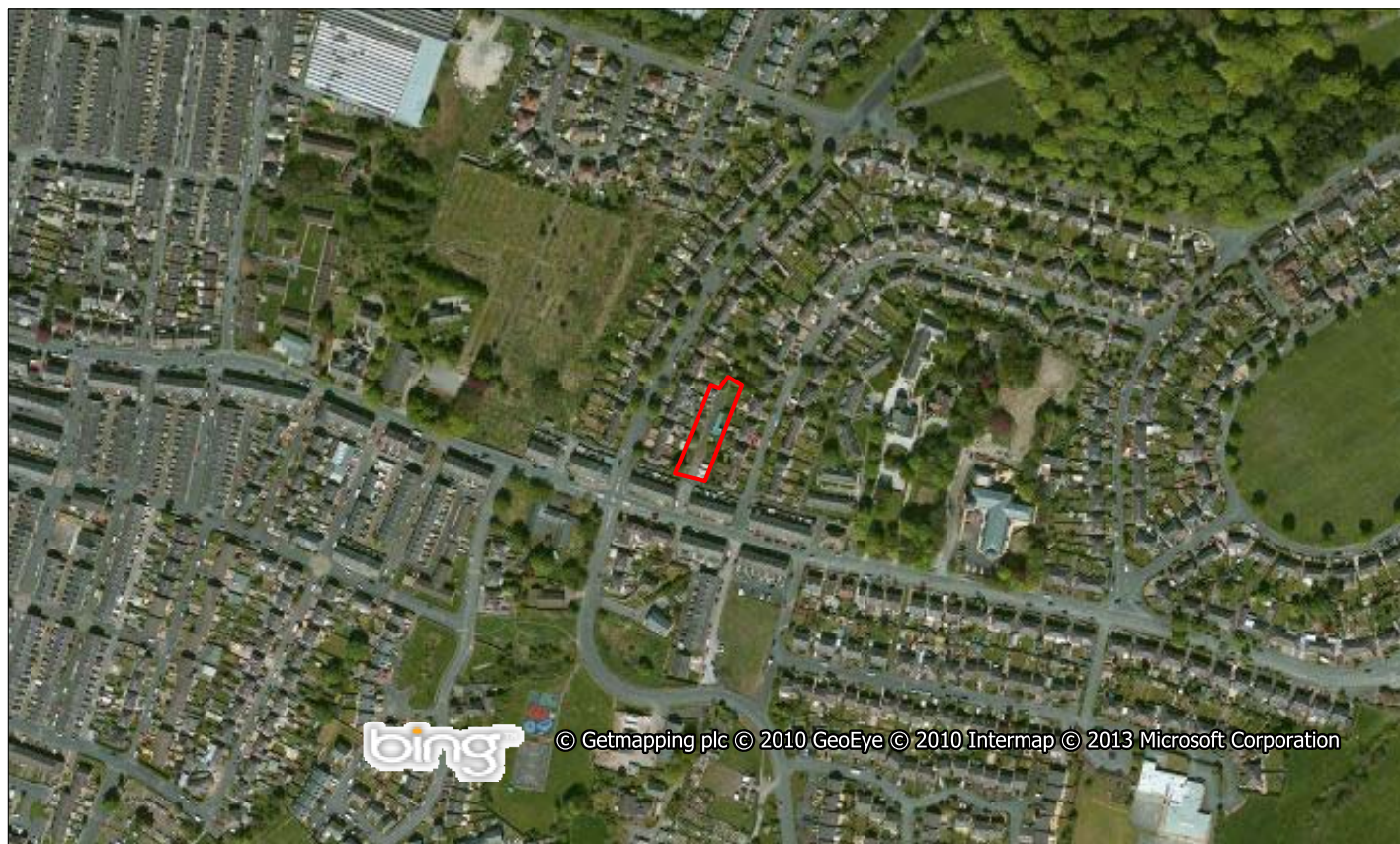
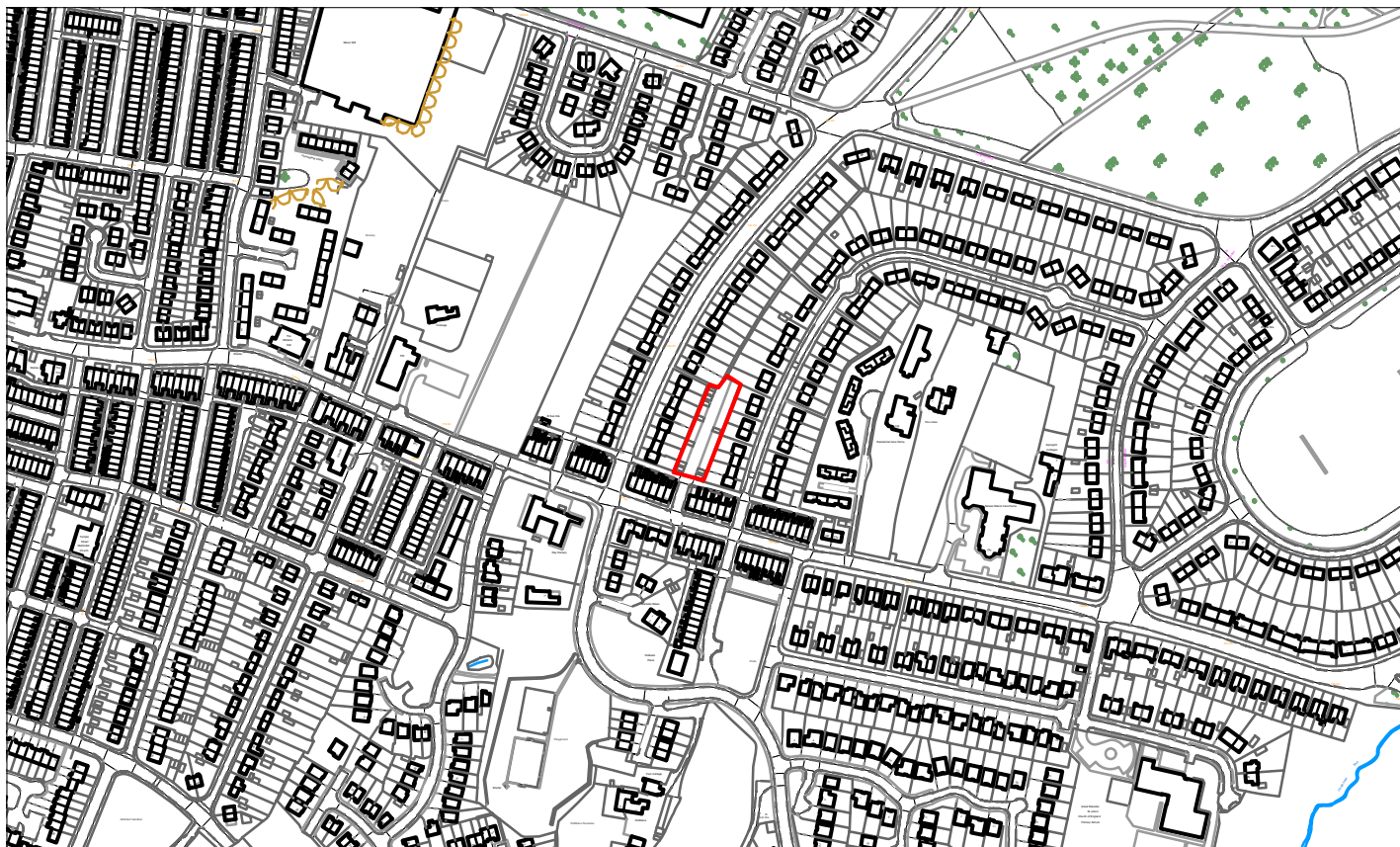
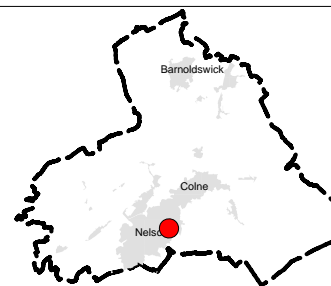
Site Name: Land to rear of 12 Masrden Hall Road

Location: Nelson

Site Ref: 213

Site Area: 0.1355 ha

Grid Ref: SD 387 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 94		Site Name: Garages behind 270-286 Railway Street		Settlement: Nelson	
Postcode Sector: BB9 0		Ward: Clover Hill Ward		Planning App: N/A	
				SHLAA Typology: I (Garage Site)	
Site Area (gross): 0.25ha		Indicative No. Dwellings: 9		Indicative Density: 37dph	
				Co-ordinates: 386469, 437019	

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?	No	(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	0.353km	(S29) Listed Building: No 0.361km
(S30) Scheduled Monument:	No	2.411km	(S31) Archaeology: Potential
(S32) TPO:	No	0.301km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	No 0.692km
(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 - site adjacent to existing residential properties, small commercial units and a nature reserve. 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:	0.747	(S13) Bus stop:	0.081	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.600	(S15) Secondary school:	0.826	(S16) Sports/leisure centre:	0.928
(S17) Doctors:	0.993	(S18) Hospital:	0.826	(S19) Town / Local centre:	0.739
(S20) Supermarket/store:	1.900	(S21) Employment area:	0.280	(S22) Public house:	0.921
(S23) Corner shop:	0.247	(S24) Post Office:	0.275	(S25) Open space:	0.000
(S26) PROW:	0.366	(S27) Cycle route:	1.216		

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 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is an underused garage site in Nelson. The owner of the site has previously indicated an intention to bring the site forward for development. However, the current intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	9

Pendle Strategic Housing Land Availability Assessment

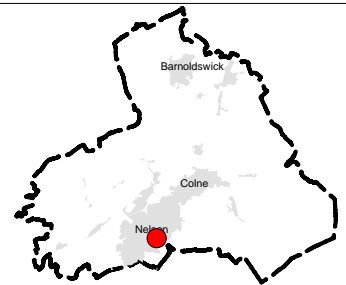
Site Name: Garages behind 270-286 Railway Street

Location: Nelson

Site Ref: 94

Site Area: 0.2450 ha

Grid Ref: SD 386 437



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 98	Site Name: Land to the side of 13 Townsley Street			Settlement:	Nelson
Postcode Sector: BB9 0	Ward: Clover Hill Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.12ha	Indicative No. Dwellings: 8	Indicative Density: 65dph	Co-ordinates:	386349, 436785	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	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	0.247km	(S29) Listed Building: No 0.331km
(S30) Scheduled Monument:	No	2.660km	(S31) Archaeology: Potential
(S32) TPO:	No	0.188km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.709km
(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 Grade 4 - poor quality farmland.		

(S35/S36) Bad neighbour uses and impact on surround area: Bad neighbouring uses - site adjacent to industrial premises and 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
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Suitability – distance to services (km)

(S12) Railway station:	0.902	(S13) Bus stop:	0.120	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.543	(S15) Secondary school:	0.676	(S16) Sports/leisure centre:	1.129
(S17) Doctors:	1.201	(S18) Hospital:	0.676	(S19) Town / Local centre:	0.888
(S20) Supermarket/store:	2.100	(S21) Employment area:	0.494	(S22) Public house:	1.218
(S23) Corner shop:	0.552	(S24) Post Office:	0.537	(S25) Open space:	0.212
(S26) PROW:	0.674	(S27) Cycle route:	1.229		

Availability

(A1) Access issues?	Yes	(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 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is a small undeveloped piece of land in Nelson. Ownership and access issues may restrict the site from being brought forward. The intentions of the owner are unknown and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	8

Pendle Strategic Housing Land Availability Assessment

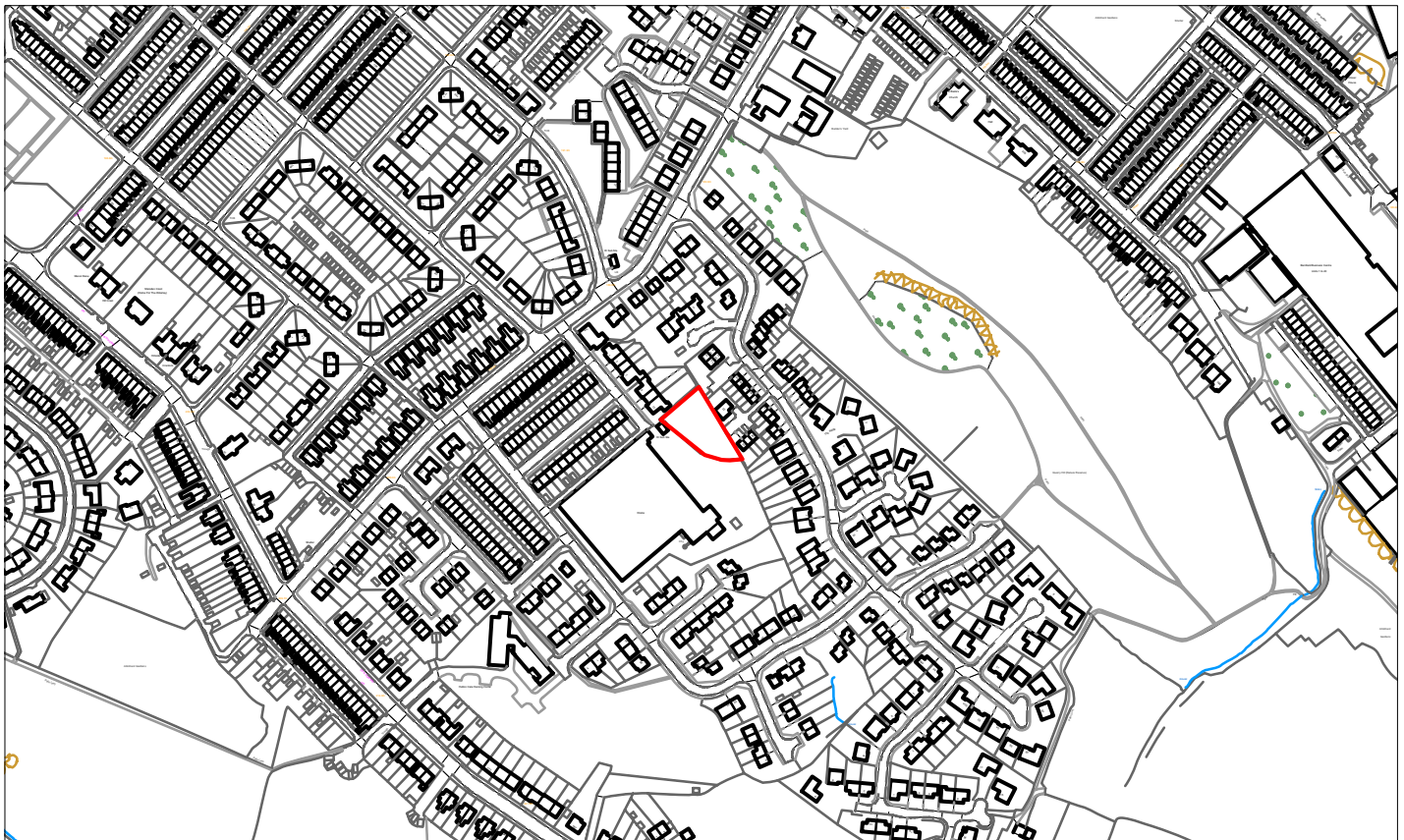
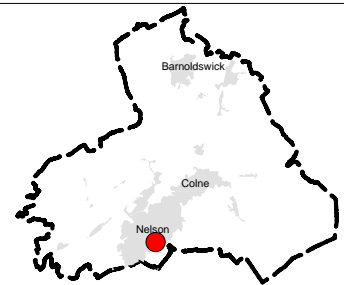
Site Name: Land to the side of 13 Townsley Street

Location: Nelson

Site Ref: 98

Site Area: 0.1230 ha

Grid Ref: SD 386 436



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1014	Site Name: Robert Street Garage Site			Settlement:	Nelson
Postcode Sector: BB9 9	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.22ha	Indicative No. Dwellings: 7	Indicative Density: 33dph	Co-ordinates:	386497, 437833	

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?	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	0.437km	(S29) Listed Building:	No	0.522km
(S30) Scheduled Monument:	No	2.034km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.443km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.767km
(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 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:	0.551	(S13) Bus stop:	0.064	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.316	(S15) Secondary school:	1.587	(S16) Sports/leisure centre:	0.626
(S17) Doctors:	0.743	(S18) Hospital:	0.500	(S19) Town / Local centre:	0.398
(S20) Supermarket/store:	1.012	(S21) Employment area:	0.114	(S22) Public house:	0.668
(S23) Corner shop:	0.190	(S24) Post Office:	0.648	(S25) Open space:	0.024
(S26) PROW:	0.326	(S27) Cycle route:	1.158		

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?	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. This is a garage site in Nelson which is still in use. The intentions of the owner are unknown and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	7

Pendle Strategic Housing Land Availability Assessment

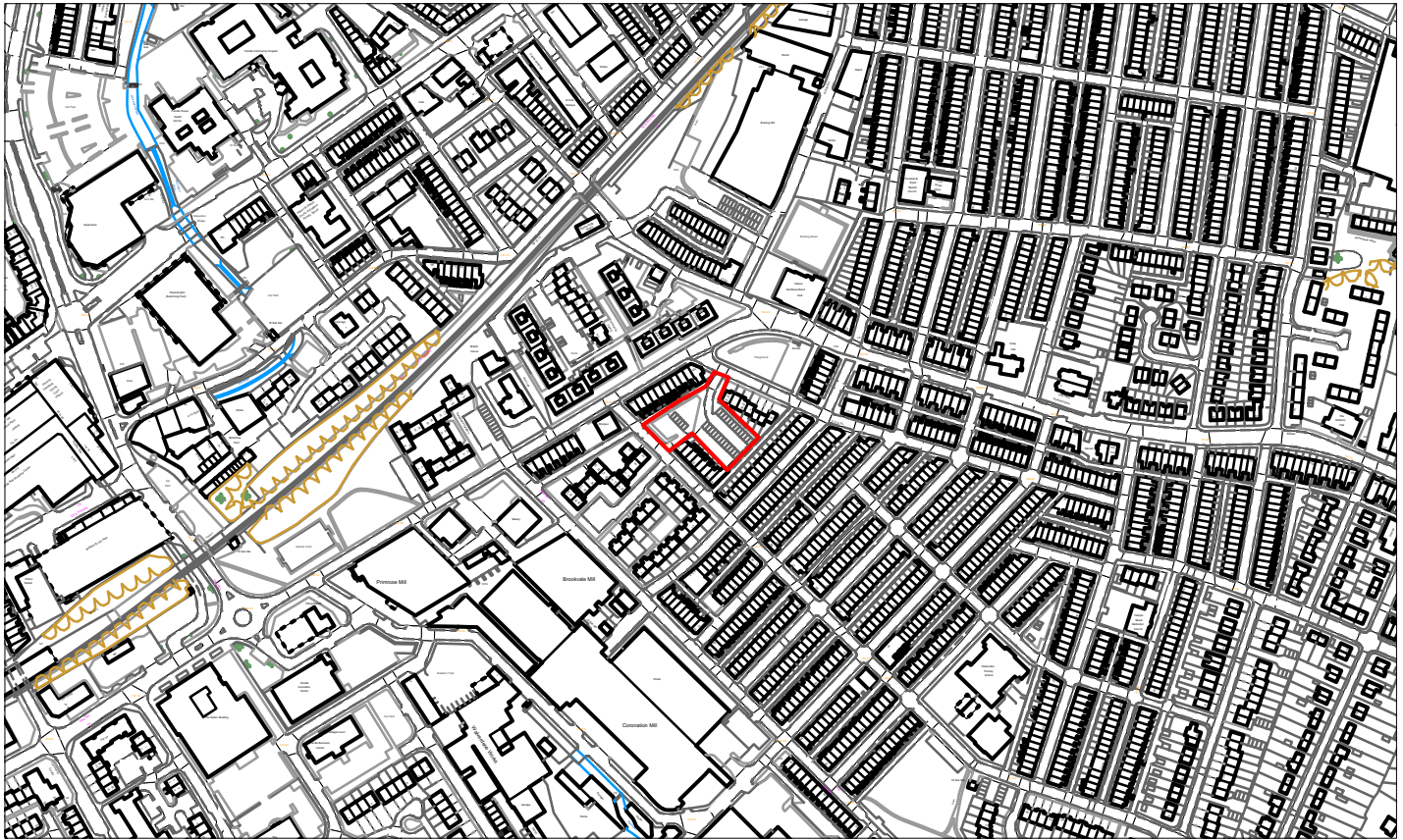
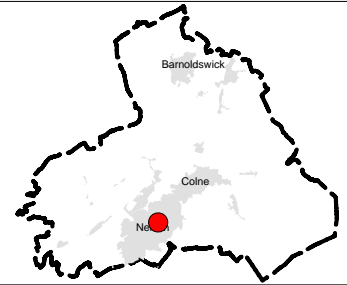
Site Name: Robert Street Garage Site

Location: Nelson

Site Ref: 1014

Site Area: 0.2205 ha

Grid Ref: SD 386 437



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1062	Site Name: Nelson Discount Furniture, Cooper Street			Settlement:	Nelson
Postcode Sector: BB9 7	Ward: Bradley Ward	Planning App: N/A		SHLAA Typology:	RCB
Site Area (gross): 0.04ha	Indicative No. Dwellings: 5	Indicative Density: 143dph	Co-ordinates:	386071, 438264	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	No	(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	0.277km	(S29) Listed Building:	No	0.445km
(S30) Scheduled Monument:	No	1.913km	(S31) Archaeology:	Yes	
(S32) TPO:	No	0.286km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.195km
(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 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 surrounded by existing residential properties. The scale of 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:	0.729	(S13) Bus stop:	0.132	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.530	(S15) Secondary school:	1.536	(S16) Sports/leisure centre:	0.473
(S17) Doctors:	0.593	(S18) Hospital:	0.644	(S19) Town / Local centre:	0.135
(S20) Supermarket/store:	0.506	(S21) Employment area:	0.135	(S22) Public house:	0.162
(S23) Corner shop:	0.106	(S24) Post Office:	0.680	(S25) Open space:	0.123
(S26) PROW:	0.789	(S27) Cycle route:	0.319		

Availability

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

Achievability

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

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This building previously had planning permission for its conversion to five dwellings. However, the planning permission expired without work commencing on-site. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward. There may also be competing alternative uses for the site.		
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Constraints:	Position of the landowner unclear. Potential economic issues. Potential alternative use for the site.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	5

Pendle Strategic Housing Land Availability Assessment

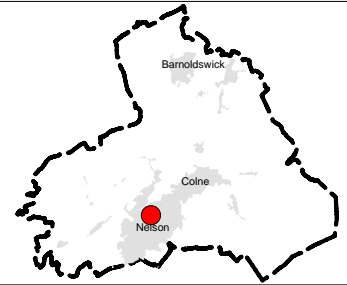
Site Name: Nelson Discount Furniture, Cooper Street

Location: Nelson

Site Ref: 1062

Site Area: 0.0350 ha

Grid Ref: SD 386 438



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 239	Site Name: Land to rear of 9 and 10 Malvern Court			Settlement:	Nelson
Postcode Sector: BB9 9	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.05ha	Indicative No. Dwellings: 4	Indicative Density: 75dph	Co-ordinates:	386574, 437995	

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	0.547km	(S29) Listed Building: No 0.668km
(S30) Scheduled Monument:	No	1.940km	(S31) Archaeology: Potential
(S32) TPO:	No	0.437km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.767km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site is bound by an industrial unit, existing residential development and a bowling green. New development may have some amenity issues for the existing residential developments.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	0.628	(S13) Bus stop:	0.094	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.324	(S15) Secondary school:	0.830	(S16) Sports/leisure centre:	0.417
(S17) Doctors:	0.391	(S18) Hospital:	0.450	(S19) Town / Local centre:	0.256
(S20) Supermarket/store:	1.400	(S21) Employment area:	0.224	(S22) Public house:	0.556
(S23) Corner shop:	0.377	(S24) Post Office:	0.789	(S25) Open space:	0.000
(S26) PROW:	0.403	(S27) Cycle route:	0.997		

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?	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. This is a vacant piece of land in the urban area of Nelson. The site has planning permission for industrial units although work is yet to start on this site. The site could still be developed for housing. However, there are other industrial uses adjacent to the site which may present a bad neighbouring use to any future housing development. The site should be reviewed next year to check its availability.		
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Constraints:	Potential alternative use for the site.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	4

Pendle Strategic Housing Land Availability Assessment

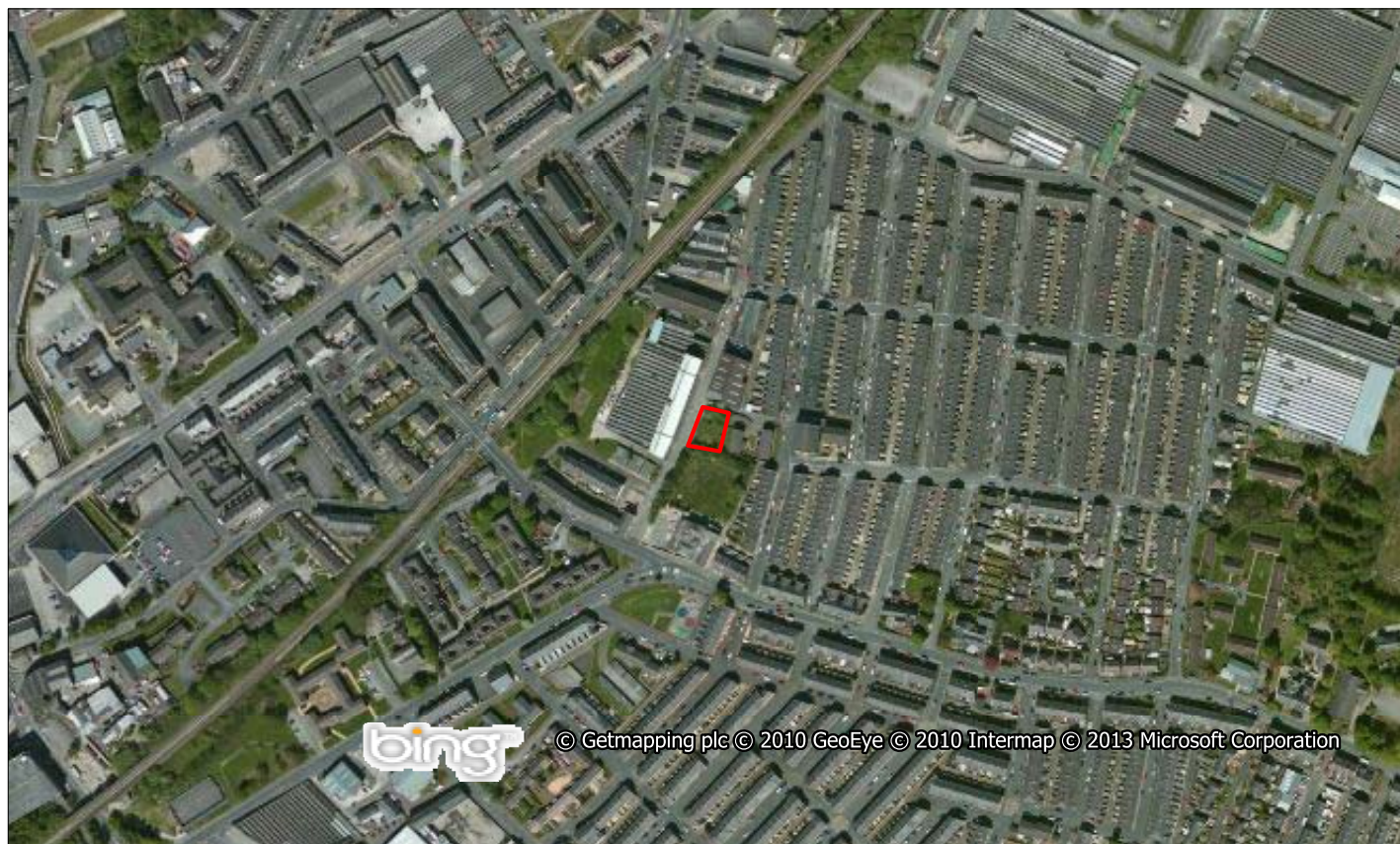
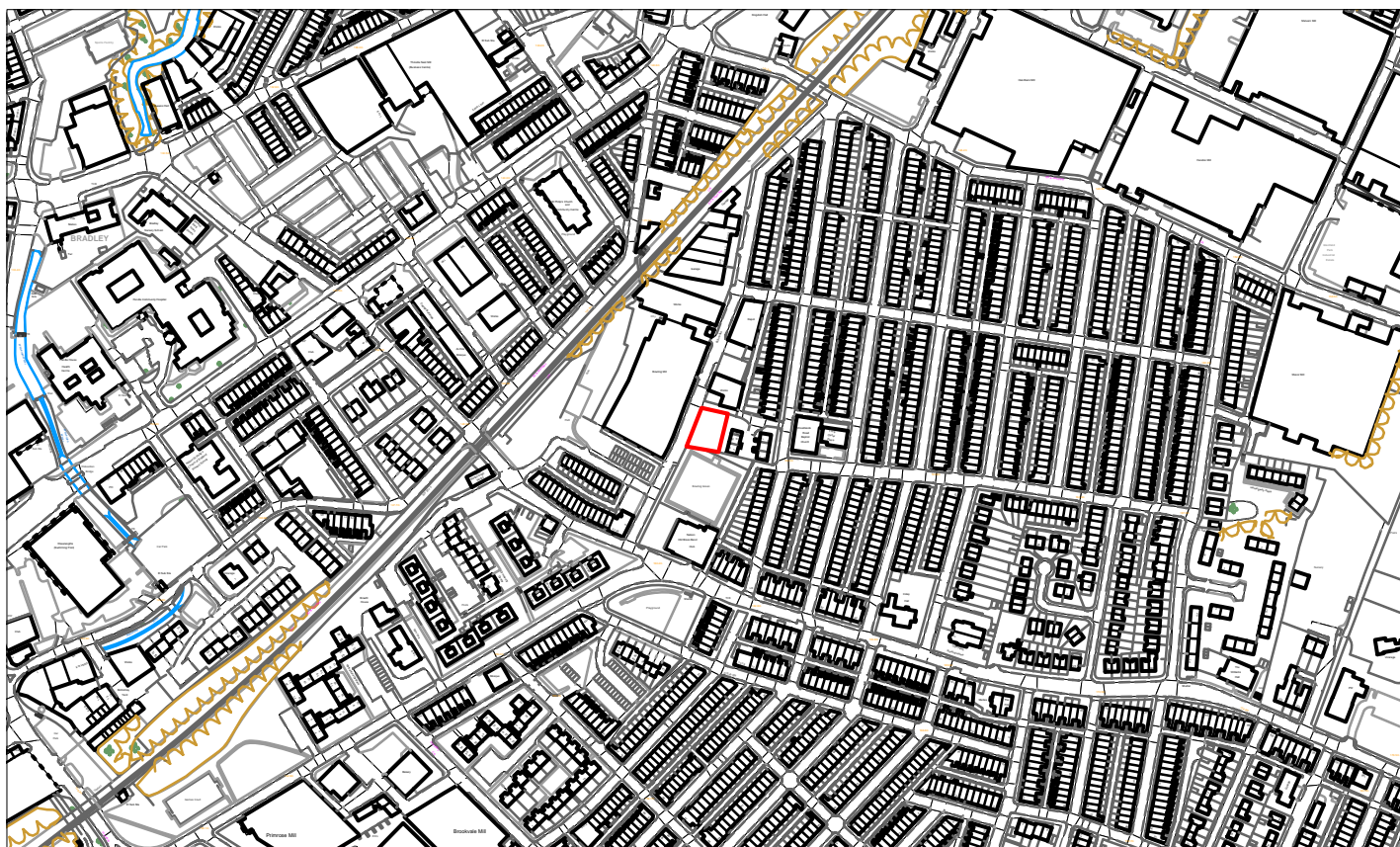
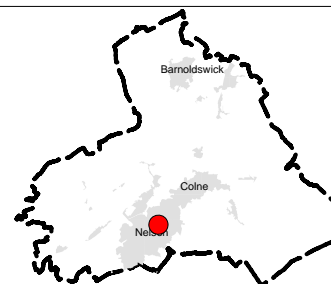
Site Name: Land to rear of 9 and 10 Malvern Court

Location: Nelson

Site Ref: 239

Site Area: 0.0532 ha

Grid Ref: SD 386 437



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 216	Site Name: Land to rear of The Vicarage, Coleman Street			Settlement:	Nelson
Postcode Sector: BB9 9	Ward: Southfield Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.10ha	Indicative No. Dwellings: 4	Indicative Density: 40dph	Co-ordinates:		387039, 437883

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	Extend to existing connections.		

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	0.633km	(S29) Listed Building: No 0.524km
(S30) Scheduled Monument:	No	1.512km	(S31) Archaeology: Yes
(S32) TPO:	Partial	0.000km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	No 1.003km
(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 adjacent to a cemetery, vicarage and existing residential properties. The scale of 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:	1.010	(S13) Bus stop:	0.152	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.435	(S15) Secondary school:	0.688	(S16) Sports/leisure centre:	0.864
(S17) Doctors:	0.850	(S18) Hospital:	0.900	(S19) Town / Local centre:	0.717
(S20) Supermarket/store:	1.900	(S21) Employment area:	0.033	(S22) Public house:	1.293
(S23) Corner shop:	0.286	(S24) Post Office:	1.272	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.451		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(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. This is a vacant site in Nelson. The site was once occupied by a dwelling house. A planning application was made for residential development on this site in 1999 but was withdrawn. The site is suitable for residential development however, the intentions of the landowner are unknown and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	4

Pendle Strategic Housing Land Availability Assessment

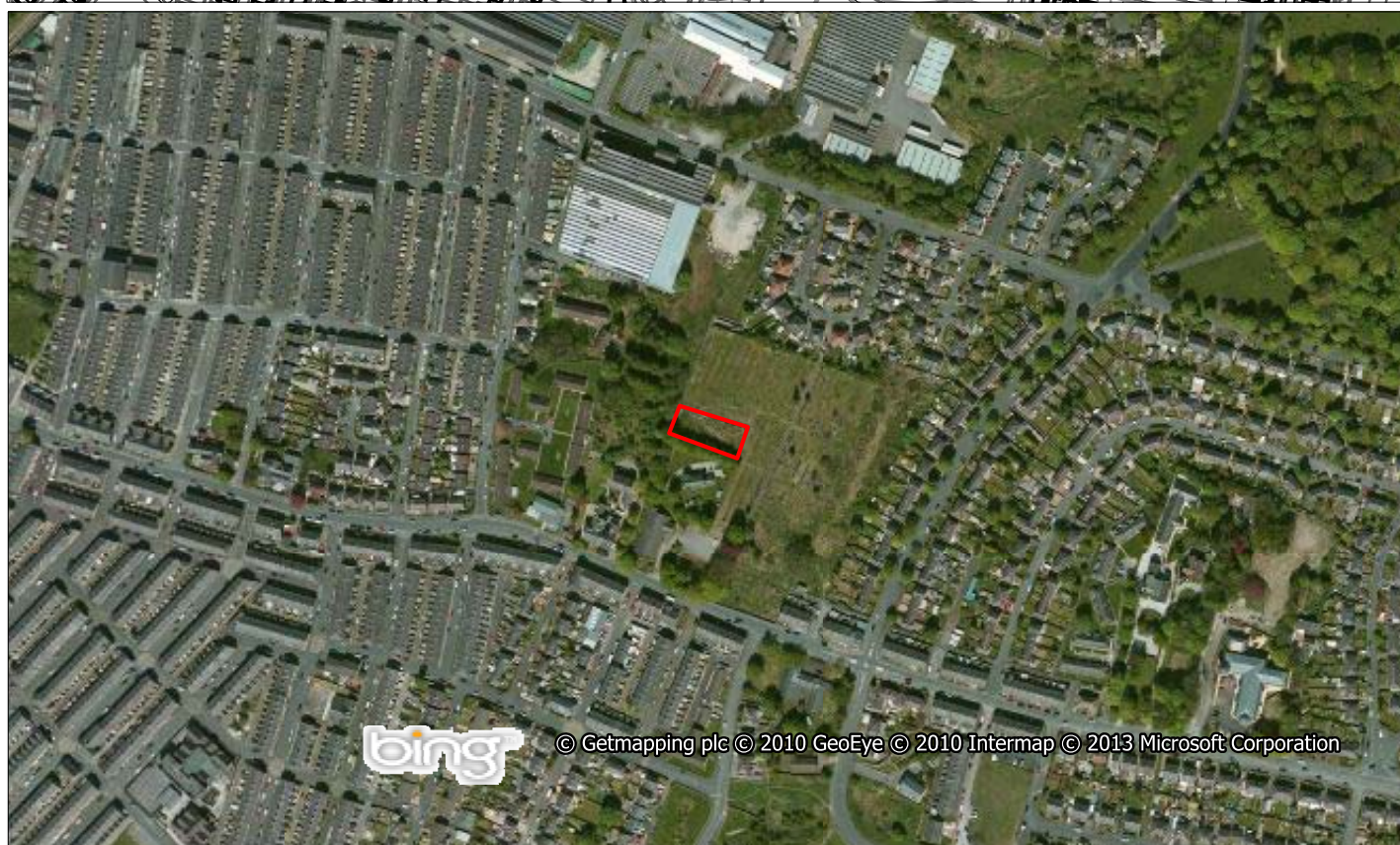
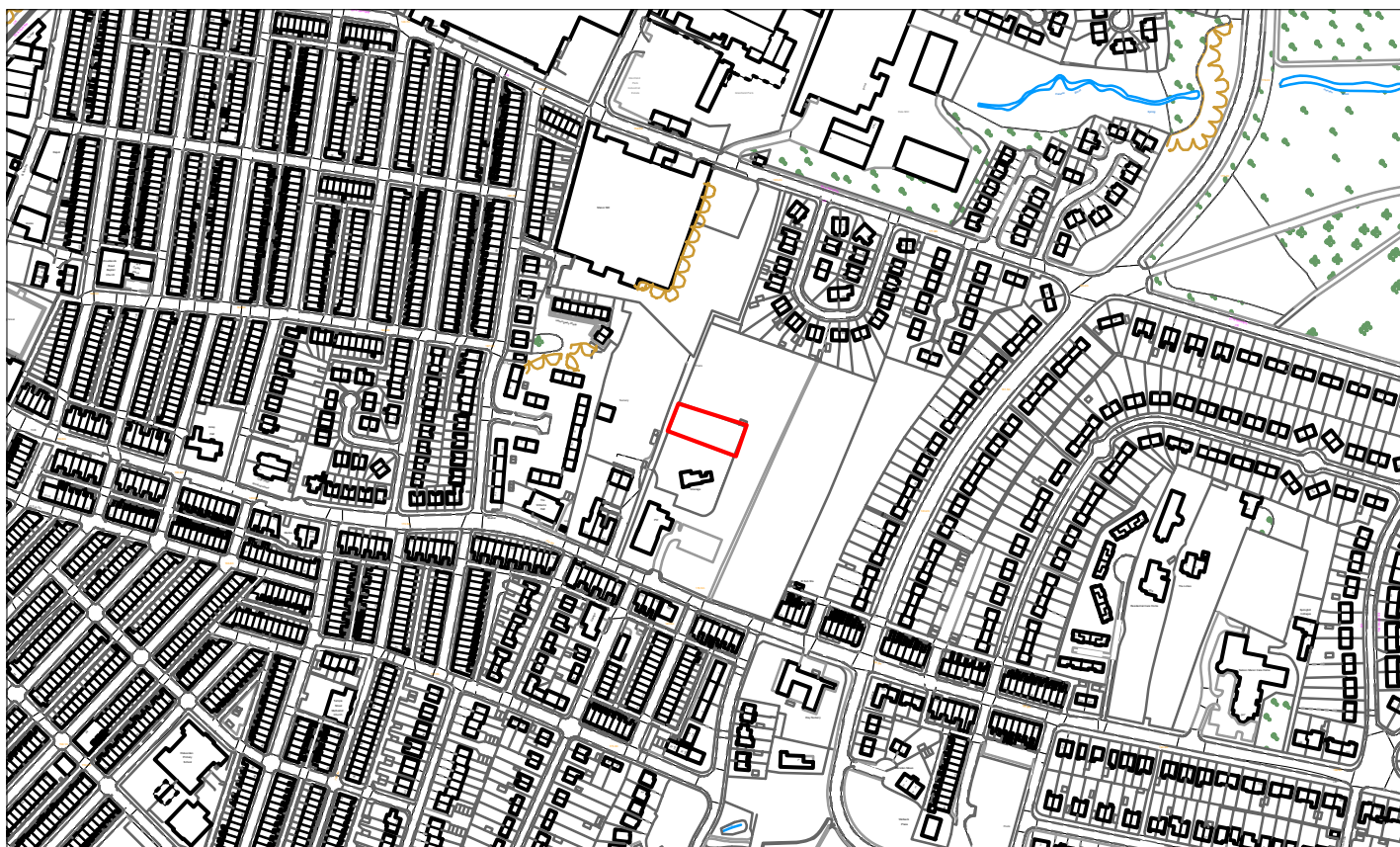
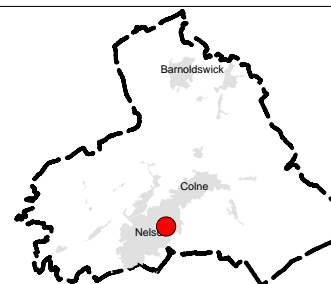
Site Name: Land to rear of The Vicarage, Coleman Street

Location: Nelson

Site Ref: 216

Site Area: 0.1005 ha

Grid Ref: SD 387 437



bing

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1061		Site Name: Land to rear of 213 Hibson Road and side of 19 Delph Mount		Settlement: Nelson	
Postcode Sector: BB9 0		Ward: Walverden Ward		Planning App: N/A	
SHLAA Typology: I (Garage Site)					
Site Area (gross): 0.12ha		Indicative No. Dwellings: 3		Indicative Density: 25dph	
Co-ordinates:		385746, 436920			

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	0.165km	(S29) Listed Building:	Potential/adjacent	0.081km
(S30) Scheduled Monument:	No	3.092km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.152km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.667km

(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.				
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(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is surrounded by existing residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.				
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(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No		
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Suitability – distance to services (km)

(S12) Railway station:	0.782	(S13) Bus stop:	0.119	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.123	(S15) Secondary school:	0.144	(S16) Sports/leisure centre:	1.075
(S17) Doctors:	0.908	(S18) Hospital:	1.440	(S19) Town / Local centre:	0.566
(S20) Supermarket/store:	2.000	(S21) Employment area:	0.746	(S22) Public house:	1.094
(S23) Corner shop:	0.102	(S24) Post Office:	1.075	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.741		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(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 Lancashire County Council. The site has not been identified for disposal at this time.				
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Constraints:	No constraints identified.				
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	3

Pendle Strategic Housing Land Availability Assessment

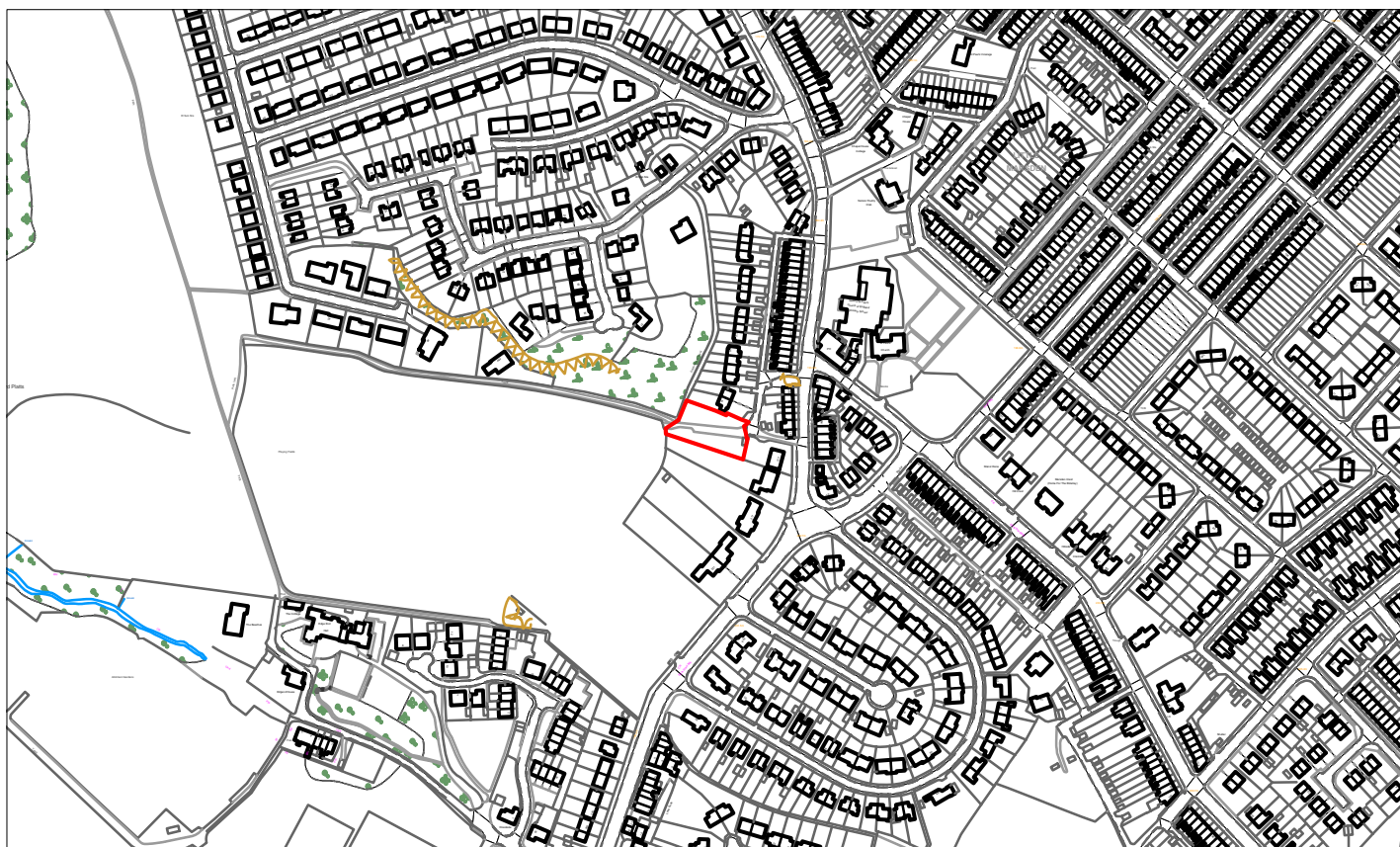
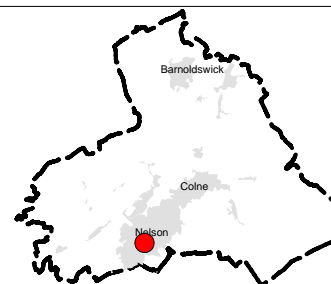
Site Name: Land to rear of 213 Hibson Road

Location: Nelson

Site Ref: 1061

Site Area: 0.1219 ha

Grid Ref: SD 385 436



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 288	Site Name: Land to side of 46 Park Avenue			Settlement:	Nelson
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.06ha	Indicative No. Dwellings: 3	Indicative Density: 47dph	Co-ordinates:	385064, 438015	

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:	Yes	0.000km	(S29) Listed Building: Potential/adjacent 0.082km
(S30) Scheduled Monument:	No	2.449km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.291km
(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 Grade 4 - poor quality farmland.		

(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is located adjacent to existing residential properties, Victoria park and open countryside. The scale of new development is unlikely to have an adverse impact on surrounding uses.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	1.009	(S13) Bus stop:	0.080	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.458	(S15) Secondary school:	1.280	(S16) Sports/leisure centre:	0.678
(S17) Doctors:	1.084	(S18) Hospital:	1.280	(S19) Town / Local centre:	0.635
(S20) Supermarket/store:	1.000	(S21) Employment area:	0.168	(S22) Public house:	1.106
(S23) Corner shop:	0.957	(S24) Post Office:	1.251	(S25) Open space:	0.045
(S26) PROW:	0.000	(S27) Cycle route:	0.000		

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?	High
(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. A previous planning application was refused on the grounds that any development would be poorly positioned in the site as not to affect the TPO trees. This would severely restrict any potential future development. The intentions of the owner are unknown and the current economic circumstances will restrict the site from being brought forward.		
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Constraints:	TPO trees on-site. Position of the landowner unclear. Potential economic issues.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	3

Pendle Strategic Housing Land Availability Assessment

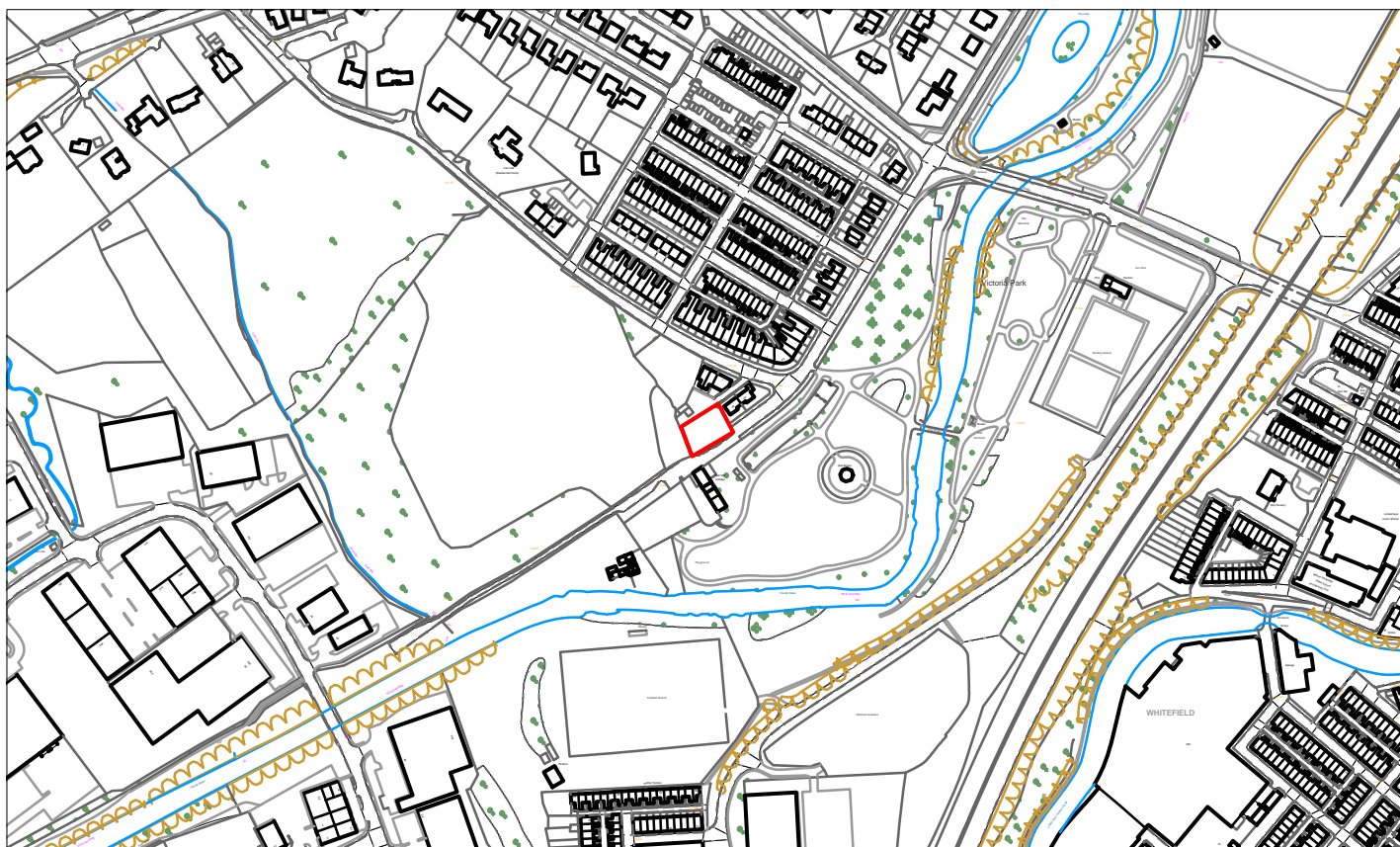
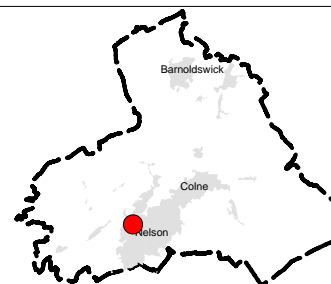
Site Name: Land to side of 46 Park Avenue

Location: Nelson

Site Ref: 288

Site Area: 0.0641 ha

Grid Ref: SD 385 438



bing

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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 287	Site Name: Land to rear of 1 Carr Hall Road			Settlement:	Nelson
Postcode Sector: BB9 6	Ward: Barrowford Ward	Planning App: N/A		SHLAA Typology:	PDVDLB
Site Area (gross): 0.03ha	Indicative No. Dwellings: 1	Indicative Density: 30dph	Co-ordinates:	385057, 438031	

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:	Yes	0.000km	(S29) Listed Building: Potential/adjacent 0.099km
(S30) Scheduled Monument:	No	2.447km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.310km
(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 Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is located adjacent to existing residential properties and open countryside. The scale of new development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	1.025	(S13) Bus stop:	0.063	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.468	(S15) Secondary school:	1.295	(S16) Sports/leisure centre:	0.677
(S17) Doctors:	1.094	(S18) Hospital:	1.295	(S19) Town / Local centre:	0.648
(S20) Supermarket/store:	1.000	(S21) Employment area:	0.177	(S22) Public house:	1.092
(S23) Corner shop:	0.944	(S24) Post Office:	1.255	(S25) Open space:	0.082
(S26) PROW:	0.120	(S27) Cycle route:	0.072		

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?	High
(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 intentions of the owner are unknown and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unclear. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	1

Pendle Strategic Housing Land Availability Assessment

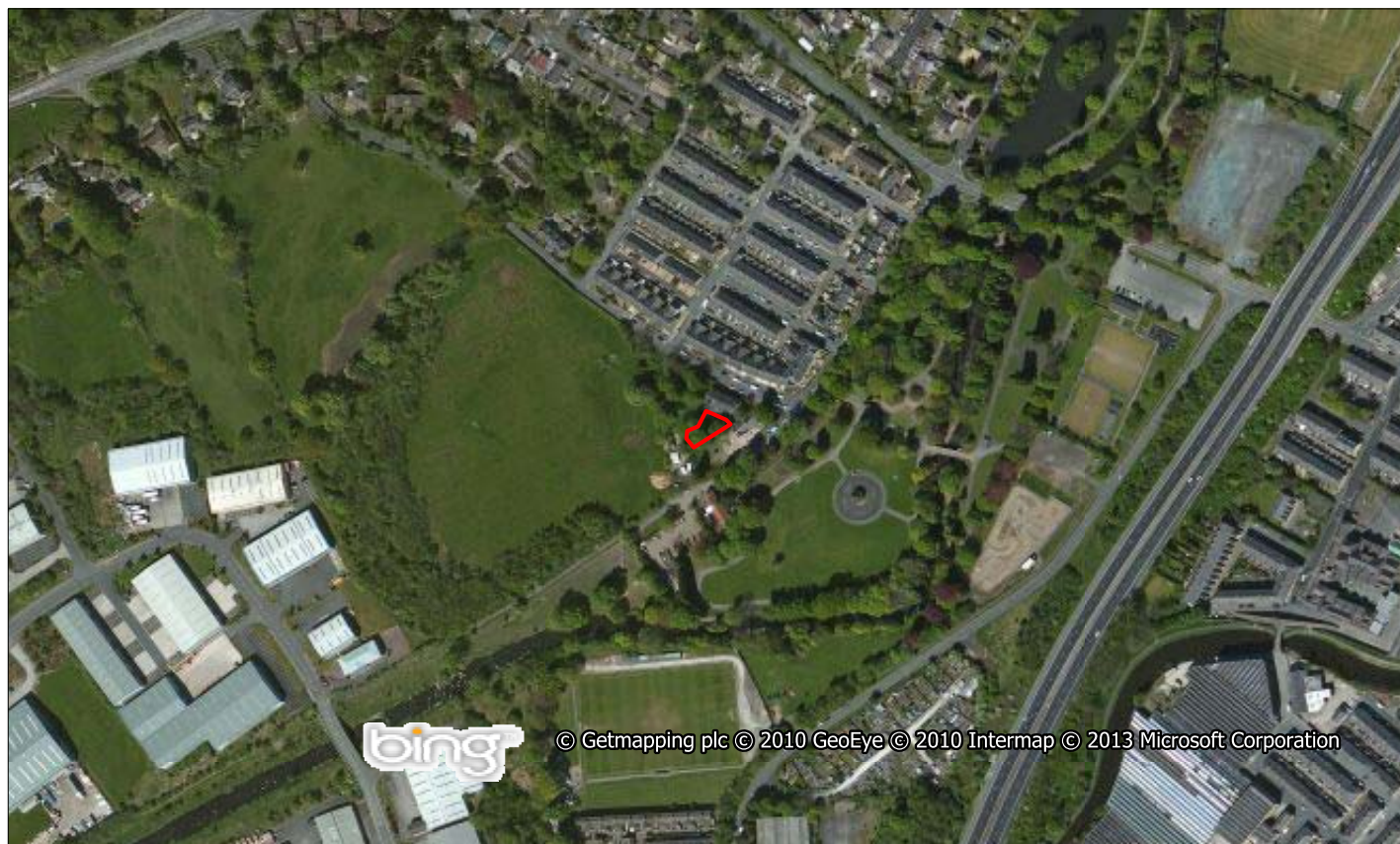
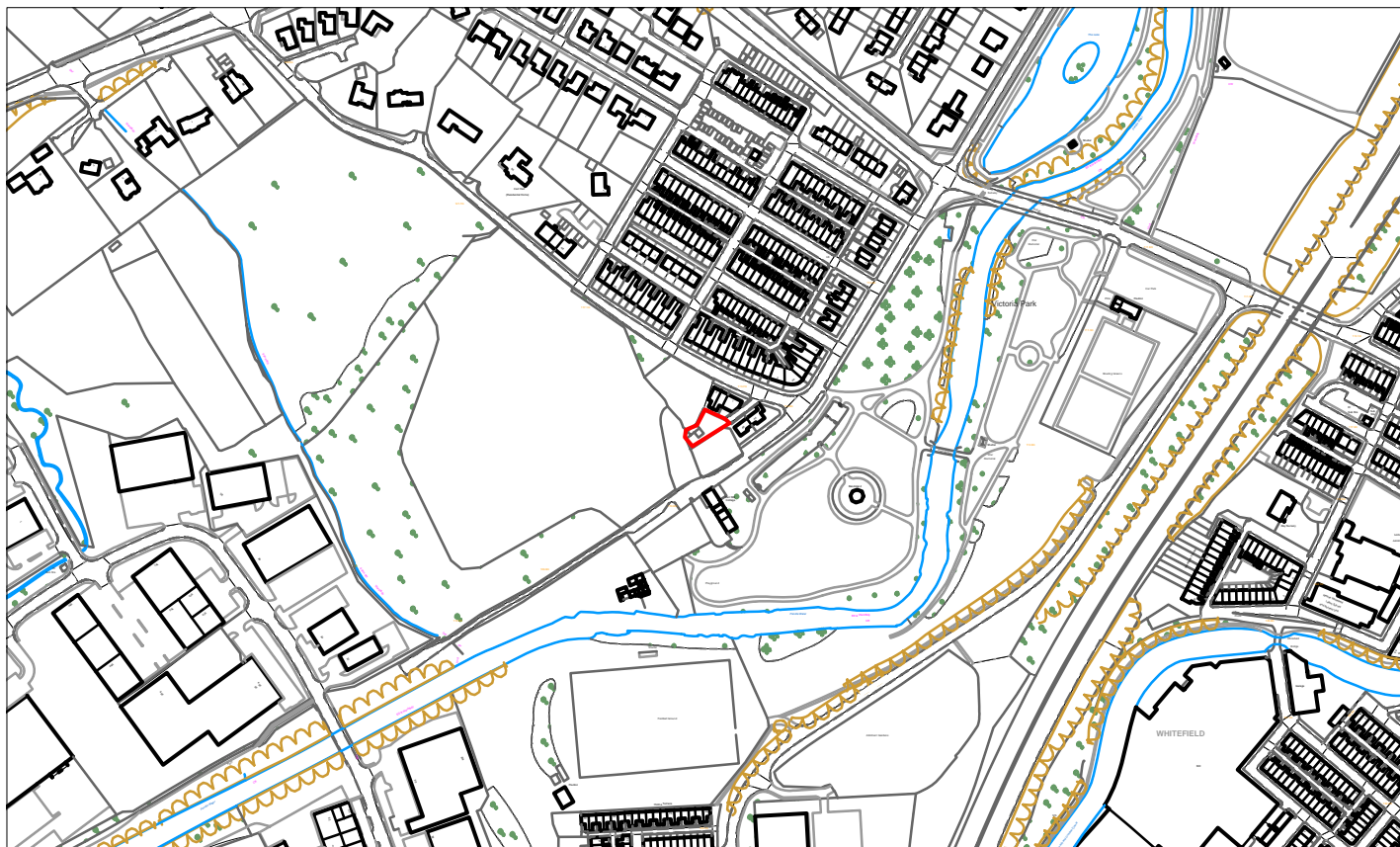
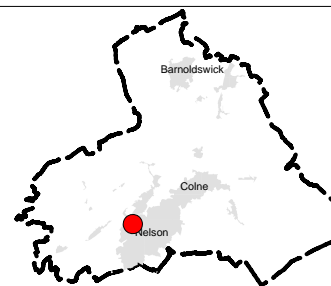
Site Name: Land to rear 1 Carr Hall Road

Location: Nelson

Site Ref: 287

Site Area: 0.0332 ha

Grid Ref: SD 385 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 157	Site Name: Land to rear of 1 Hargreaves Street			Settlement:	Nelson
Postcode Sector: BB9 7	Ward: Whitefield Ward	Planning App: N/A		SHLAA Typology:	I (Garden Land)
Site Area (gross): 0.03ha	Indicative No. Dwellings: 1	Indicative Density:	31dph	Co-ordinates:	385409, 437354

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	No	(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:	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:	Yes	0.000km	(S29) Listed Building:	No	0.262km
(S30) Scheduled Monument:	No	2.936km	(S31) Archaeology:	Yes	
(S32) TPO:	No	0.022km	(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	0.171km
(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:	No bad neighbouring uses - site mainly surrounded by residential development. The scale of 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:	0.677	(S13) Bus stop:	0.016	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.273	(S15) Secondary school:	0.616	(S16) Sports/leisure centre:	0.920
(S17) Doctors:	0.867	(S18) Hospital:	1.287	(S19) Town / Local centre:	0.160
(S20) Supermarket/store:	1.100	(S21) Employment area:	0.334	(S22) Public house:	0.719
(S23) Corner shop:	0.227	(S24) Post Office:	0.732	(S25) Open space:	0.072
(S26) PROW:	0.154	(S27) Cycle route:	0.242		

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. Planning permission has been both granted and refused for residential development on the site. However, no development has occurred. The intentions of the owner are unknown and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unclear. Potential economic issues.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	1

Pendle Strategic Housing Land Availability Assessment

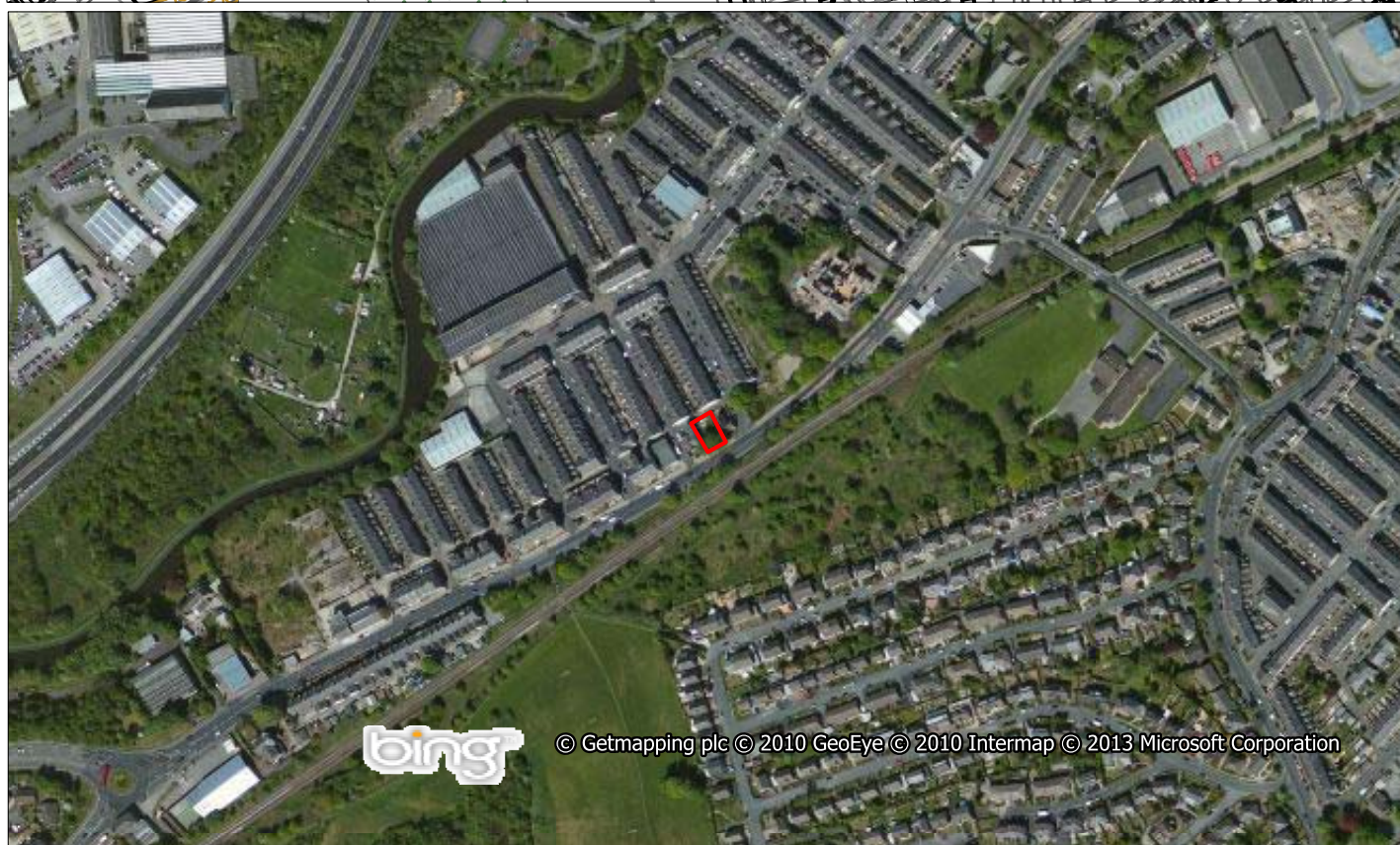
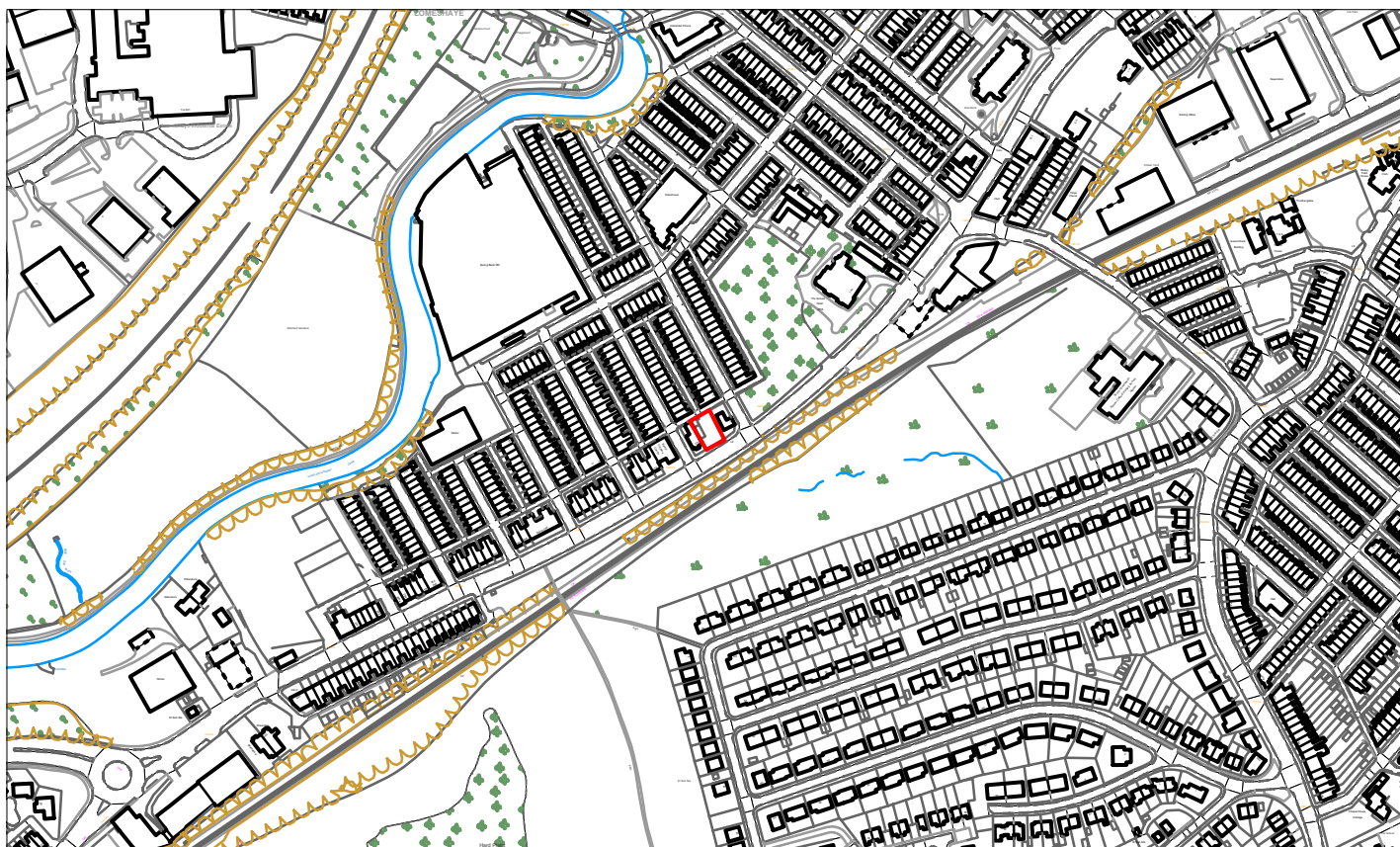
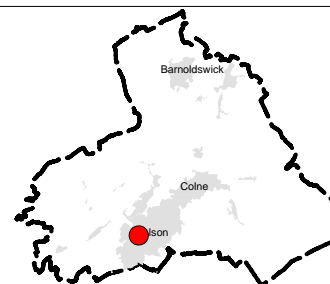
Site Name: Land to rear of 1 Hargreaves Street

Location: Nelson

Site Ref: 157

Site Area: 0.0321 ha

Grid Ref: SD 385 437



Scale: 1 : 5,000

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