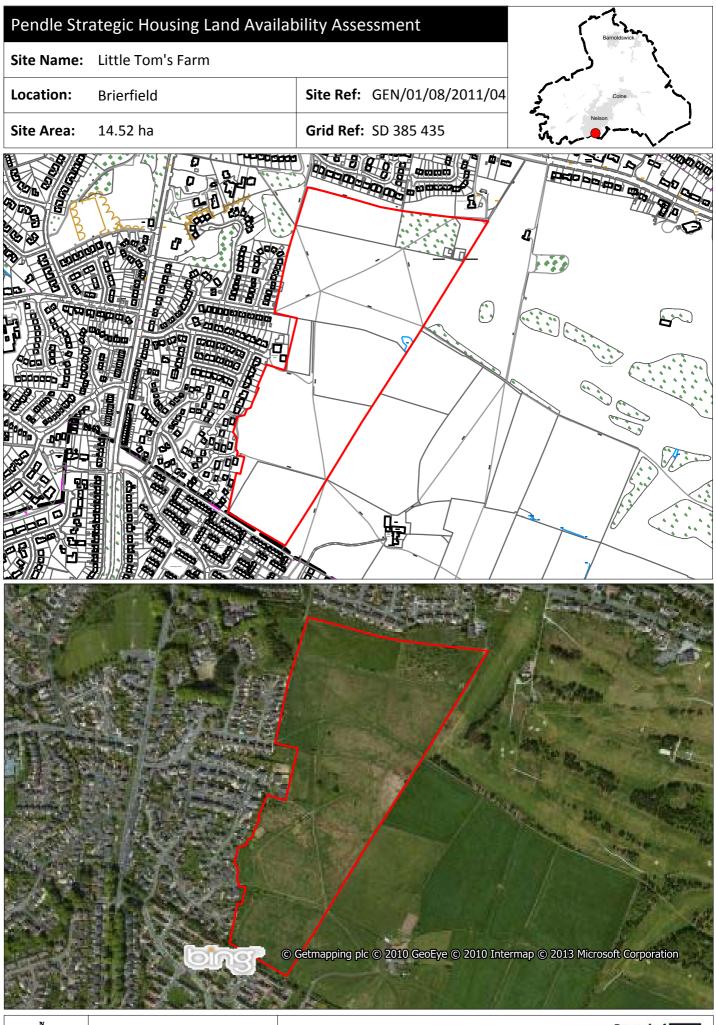
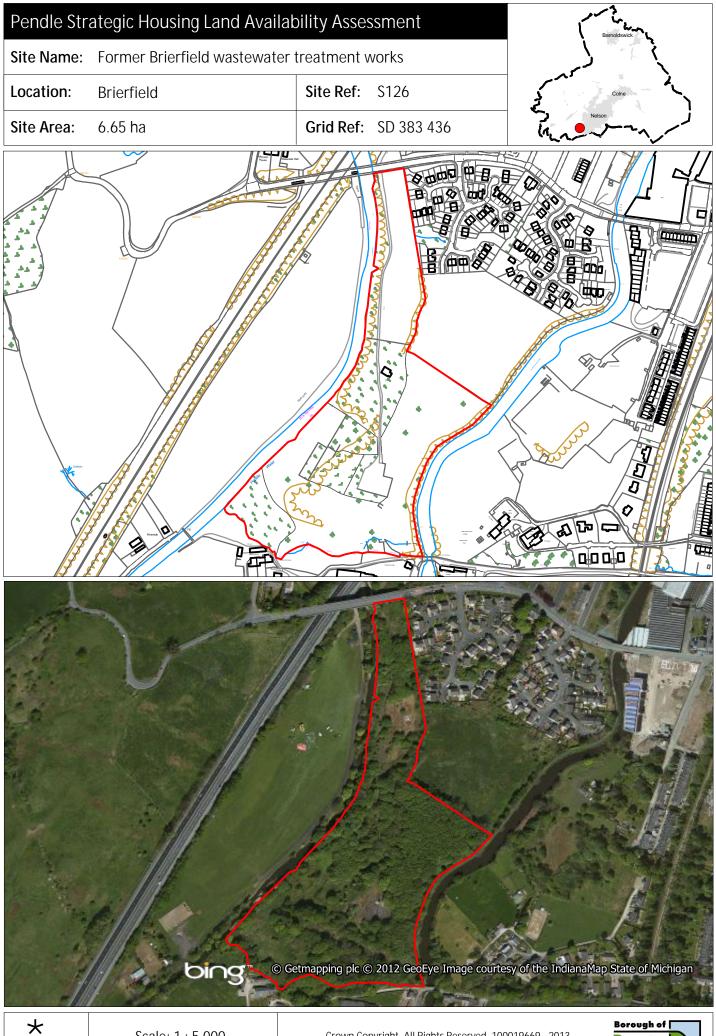
(S30) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential         (S32) TPO:       No       0.070km (S37) Poor air quality:       No         (S33) Ecology:       Site covered by an area of ecological interest (LERN record)       (S34) Nature Conservation No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       (S35/S36) Bad neighbour uses.       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability-distance to services (km)       (S12) Railway station:       1.000 (S13) Bus stop:       0.380 (S13a) Bus stop frequency: >15       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S21) Employment area:       1.600 (S22) Public house:       (S23) Corner shop:       1.100 (S12) Post Office:       1.600 (S25) Open space:       (S23) Corner shop:       1.100 (S12) Post Office:       1.600 (S25) Open space:       (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S26) PROW:       0.000 (S27) Cycle route:       2.	Site Details						
Site Area (gross):       14.52ha   indicative No. Dwellings:       436 indicative Density:       30dph  Co-ordinates:       385884, 43         Suitability-location and infrastructure       (51) Brownfield / Greenfield?       Greenfield         (52) Car parking?       Yes       (53) Loss of employment land?       No         (54) Protected employment area?       No       (55) Open space / settlement character?       No         (57) Suitable infrastructure?       No       (58) Infrastructure capacity?       No         (57/58) Infrastructure comment       Greenfield site. Utilities would need to be installed. Further information required in term capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.         Suitability-environment and heritege       No       0.340km (S29) Listed Building:       No       0.2         (S11) Flooding issues / Flood       No       0.3240km (S29) Listed Building:       No       0.2         (S22) Conservation Area:       No       0.3240km (S32) Listed Building:       No       0.2         (S33) Scheduled Monument:       No       0.3240km (S32) Listed Building:       No       0.2         (S33) Scheduled Monument:       No       0.3240km (S32) Listed Building:       No       0.2         (S34) Stalology:       Site covered by an area of colog	Site Ref: GEN/01/08/2011/04	Site Name:	Little T	om's Farm	Settlement:	Brierfield	
Suitability – location and infrastructure       (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       (S5) Open space / settlement character?       No         (S7) Suitable infrastructure comment       Greenfield site. Utilities would need to be installed. Further information required in term capacity to provide the necessary infrastructure. Along development therefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and heritage       (S10) Topography: Gentle slope / undulating         (S9) Contamination?       None identified       (S10) Topography: Gentle slope / undulating         (S22) Conservation Area:       No       0.3240km (S31) Archeeology: Potential         (S23) Scheduled Monument:       No       3.280km (S31) Archeeology: Potential         (S32) TPO:       No       0.070km (S37) Poor air quality: No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment: is covered by an area of Goolgical interest (LERN - record). In terms of agricultural classificatio the site is classed as Grade 4 - poor quality farmland.       (S35/S36) Bad neighbour uses No bad neighbouring uses - the site is surrounded by ex	Postcode Sector: BB9 0/5 W	ard: Reedley Ward	Planniı	ng App: N/A	SHLAA Typolog	y: VLNPD	
(S0) Within a Settlement Boundary? Adjacent       (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) Suitability for a space / settlement character?       No       (S8) Infrastructure. Major development therefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and heritage       (S10) Topography:       Genet ledse / undulating         (S11) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding:       Flood Zone 1         (S22) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (S33) Scheduled Monument:       No       0.340km (S31) Archaeology:       Potential       10         (S33) Ecology:       Site covered by an area of       (S34) Nature Conservation No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability – distance to services (km)       (S43) Naturel       Yes - there are no designated nature conservation sites on or near this site. A large part of the site is classed as Grade 4 - poor quality	Site Area (gross): 14.52ha In	dicative No. Dwellings	: 436 Indica	ative Density:	30dph Co-ordinate	s: 38588	4, 435843
(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       (S9) Infrastructure capacity?       No         (S7) Suitable infrastructure?       No       (S9) Infrastructure capacity?       No         (S7) Suitable infrastructure comment       Greenfield site. Utilities would need to be installed. Further information required in terrefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability—environment and herified       (S10) Topography:       Gentle slope / undulating         (S21) Contamination?       None identified. Further investigation may be required.       Flood Zone 1         (S22) Conservation Area:       No       0.3240km (S31) Archaeology:       Potential         (S22) Conservation Area:       No       0.070km (S37) Poor air quality:       No         (S33) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential         (S32) TPO:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Scheduled Monument:       No bad neighbouring uses - the site is surrounded by existing residential use, open countrysid       and impact on surround area:       a goff course.       1.0         (S33) Scheduled Mon	Suitability – location and infras	structure					
(54) Protected employment area?       No       (S5) Open space / settlement character?       No         (S7) Suitable infrastructure?       No       (S8) Infrastructure capacity?       No         (S7) Solitable infrastructure capacity is provide the necessary infrastructure. Major development therefore potentia impact on capacity of existing networks. New highways work will also be required.       Suitability – environment and heritage         (S9) Contamination?       None identified       (S10) Topography:       Gentle slope / undulating         (S30) Scheduled Monument:       No       0.340km (S29) Listed Building:       No       0.2         (S30) Scheduled Monument:       No       0.320km (S31) Archaeology:       Potential       0.2         (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       0.2         (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       0.2         (S33) Scalogy:       Site covered by an area of ecological interest (LERN record)       Designation:       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN record). In terms of agricultural classificatit the site is classed as Grade 4 - poor quality farmland.       (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this sit	(S0) Within a Settlement Bound	dary? Adjacent		S1) Brownfield / G	ireenfield?	Greenfiel	d
(S7) Suitable Infrastructure?       No       (S8) Infrastructure capacity?       No         (S7/S8) Infrastructure comment       Greenfield site. Utilities would need to be installed. Further information required in term capacity to provide the necessary infrastructure. Major development therefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and horitage       (S10) Topography:       Gentle slope / undulating         (S9) Contamination?       None identified       (S10) Topography:       Gentle slope / undulating         (S11) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.       Flood Zone 1         (S28) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (S33) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential       (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Kotaural       Yes - there are on designated nature conservation No       1.0       Is covered by an area of cological interest (LERN record). In terms of agricultural classificaticatic the site is classed as Grade 4 - poor quality farmland.       (S35/S36) Bad neighbour uses. No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:       a golf course.       S400 Mineral Safeguarding Area (MSA): Yes <td>(S2) Car parking?</td> <td>Yes</td> <td>(</td> <td>S3) Loss of employ</td> <td>/ment land?</td> <td>No</td> <td></td>	(S2) Car parking?	Yes	(	S3) Loss of employ	/ment land?	No	
(\$7/\$8) Infrastructure comment       Greenfield site. Utilities would need to be installed. Further information required in term capacity to provide the necessary infrastructure. Major development therefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and heritage       [\$10] Flooding issues / Flood       None identified       [\$10] Topography:       Gentle slope / undulating         [\$11] Flooding issues / Flood       None identified Flood Zone. Small pond on site. No other flooding issues / Flood       Flood Zone 1         [\$28] Conservation Area:       No       0.340km (\$29] Listed Building:       No       0.2         [\$30] Scheduled Monument:       No       3.280km (\$31] Archaeology:       Potential       [\$32] Scheduled Monument:       No       0.207km (\$37] Poor air quality:       No       1.0         [\$33] Ecology:       Site covered by an area of ecological interest (LERN record)       [Beignation:       1.0       [\$35/\$36] Bad neighbour uses       No bad neighbouring uses - the site is usurounded by existing residential use, open countryside and impact on surround area:       a golf course. A new housing development may have an impact on the golf course.       [\$39] Coal Mining:       Yes       \$251         [\$31] Primary school:       0.600 (\$13] Bus stop:       0.380 (\$13] area stop requerts:       >1.50         [\$23] Coarner shop:       1.000 (\$13] Bus stop:       0.300 (\$16] Sports/leisure centre:       \$252 <td>(S4) Protected employment are</td> <td>ea? No</td> <td>(</td> <td>S5) Open space / s</td> <td>settlement character</td> <td><b>?</b> No</td> <td></td>	(S4) Protected employment are	ea? No	(	S5) Open space / s	settlement character	<b>?</b> No	
capacity to provide the necessary infrastructure. Major development therefore potentia impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and heritage         (53) Contamination?         None identified       (510) Topography:       Gentle slope / undulating         (511) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.       [528) Conservation Area:       No       0.340km (\$29) Listed Building:       No       0.2         (S30) Scheduled Monument:       No       3.280km (\$23) Archaeology:       Potential       [533) Scology:       Site covered by an area of ecological interest (LERN record)       [S34] Nature Conservation No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       [S35/S36] Bad neighbouring uses - ho site is surrounded by existing residential use, open countrysidd and impact on surround area:       a golf course.       >100         (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S22) Public house:       (S23) Open space: <td>(S7) Suitable infrastructure?</td> <td>No</td> <td>(</td> <td>S8) Infrastructure</td> <td>capacity?</td> <td>No</td> <td></td>	(S7) Suitable infrastructure?	No	(	S8) Infrastructure	capacity?	No	
impact on capacity of existing networks. New highways work will also be required.         Suitability – environment and heritage         (\$9) Contamination?       None identified       (\$10) Topography:       Gentle slope / undulating         (\$11) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding       Flood Zone 1         (\$28) Conservation Area:       No       0.340km (\$29) Listed Building:       No       0.2         (\$30) Scheduled Monument:       No       0.320km (\$21) Archaeology:       Potential         (\$33) Scheduled Monument:       No       0.070km (\$37) Poor air quality:       No       1.0         (\$33) Ecology:       Site covered by an area of       ecological interest (LERN record)       Posignation:       1.0         (\$33) Scheduled Monument:       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       (\$35)\$S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.       \$30(23) Coal Mining:       Yes         Suitability	(S7/S8) Infrastructure commen	t Greenfield site.	Jtilities would r	need to be installed	l. Further informatior	n required in	terms of
Suitability – environment and heritage         (S9) Contamination?       None identified       (S10) Topography:       Gentle slope / undulating         (S11) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.       [Flood Zone 1         (S22) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (S33) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential       0.2         (S32) TPO:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Scheduled Monument:       No       0.070km (S37) Poor air quality:       No       1.0         (S33) Scheduled Monument:       No is covered by an area of ecological interest (LENN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       1.0         (S35/S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.       (S39) Coul Mining:       Yes							ential
(S9) Contamination?       None identified       (S10) Topography:       Gentle slope / undulating         (S11) Flooding issues / Flood zone:       Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.       Flood Zone 1         (S28) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (S30) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential       (S32) TPO:       No       0.070km (S37) Poor air quality:       No       0.2         (S33) Scology:       Site covered by an area of ecological interest (LERN record)       (S34) Nature Conservation No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on on ear this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.         (S35/S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.         (S39) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability – distance to services (km)       0.380 (S13) Bus stop frequency: >15       >1.000 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:         <		· · · ·	ity of existing n	etworks. New high	ways work will also b	e required.	
(S11) Flooding issues / Flood       Not within an identified Flood Zone. Small pond on site. No other flooding issues identified. Further investigation may be required.       Flood Zone 1         (S22) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (S30) Scheduled Monument:       No       0.3280km (S31) Archaeology:       Potential         (S32) TPO:       No       0.0070km (S37) Poor air quality:       No       0.333 (S33) Notural       (S34) Nature Conservation No       1.0         (S33) Ecology:       Site covered by an area of ecological interest (LERN record)       Designation:       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       (S35/S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.       (S39) Coal Mining:       Yes         (S11) Finary school:       0.660 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S21) Employment area:       1.600 (S22) Public house:						/	
zone:       issues identified. Further investigation may be required.         (528) Conservation Area:       No       0.340km (529) Listed Building:       No       0.2         (530) Scheduled Monument:       No       3.280km (531) Archaeology:       Potential       0.2         (532) TPO:       No       0.070km (537) Poor air quality:       No       1.0         (533) Ecology:       Site covered by an area of ecological interest (LERN record)       Designation:       1.0         (533/534) Natural environment:       Yes - there are no designated nature conservation sites on or near this site. A large part of the site is classed as Grade 4 - poor quality farmland.       1.0         (535/536) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:       a golf course. A new housing development may have an impact on the golf course.         (532) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability-distance to services (km)       (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S12) Railway station:       1.900 (S13) Hospital:       1.700 (S19) Town / Local centre:       (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S26) Photes:       1.600 (S23) Open space:       (S26) Phote:       2.060					•		0
(528) Conservation Area:       No       0.340km (S29) Listed Building:       No       0.2         (530) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential         (532) TPO:       No       0.070km (S37) Poor air quality:       No         (533) Ecology:       Site covered by an area of ecological interest (LERN record)       Designation:       1.0         (533/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.         (S35/S36) Bad neighbour uses a golf course. A new housing development may have an impact on the golf course.       (S39) Coal Mining:       Yes         (S39) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes       Suitability-distance to services (km)         (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13) Bus stop frequency: >15       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S19) Town / Local centre:       (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S22) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S20) Supermarket/store:       2.060         Availability       (A2) Vehicular access:	• • •				No other flooding	Flood Zon	e 1
(S30) Scheduled Monument:       No       3.280km (S31) Archaeology:       Potential         (S32) TPO:       No       0.070km (S37) Poor air quality:       No         (S33) Ecology:       Site covered by an area of ecological interest (LERN record)       (S34) Nature Conservation No       1.0         (S33/S34) Natural       Yes - there are no designated nature conservation sites on or near this site. A large part of the environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classificatic the site is classed as Grade 4 - poor quality farmland.       (S35/S36) Bad neighbour uses. No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.         (S39) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability- distance to services (km)       (S11) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:         (S17) Doctors:       1.600 (S21) Employment area:       1.600 (S22) Public house:       (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:         (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S23) Corner shop:       1.000 (S12) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (A2) Vehicular access:       Poor				· ·	No.		0.250km
(532) TPO:       No       0.070km       (537) Poor air quality:       No         (533) Ecology:       Site covered by an area of ecological interest (LERN record)       (534) Nature Conservation No       1.0         (533) Scale       Yes - there are no designated nature conservation sites on or near this site. A large part of the site is classed as Grade 4 - poor quality familand.       1.0         (535/S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area: a golf course. A new housing development may have an impact on the golf course.       (S40) Mineral Safeguarding Area (MSA): Yes         Stitability-distance to services (Km)       (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S17) Doctors:       1.600 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S23) Coure rshop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S26) PNOW:          (S26) PROW:       0.0000 (S27) Cycle route:       2.060       Availability       (A1) Access issues?       Partial       (A2) Vehicular access:       Poor       (A3) Visibility splays / highways issues? Minor Improvements       (A4) In use?       Partial       (A2) Vehicular access:       Poor       (A3) Visibility model suggests the this stype of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing deve		-		-	-		0.230km
(S33) Ecology:Site covered by an area of ecological interest (LERN record)(S34) Nature Conservation No Designation:1.0(S33/S34) Natural environment comment:Yes - there are no designated nature conservation sites on or near this site. A large part of the is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.1.0(S35/S36) Bad neighbour uses and impact on surround area:No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:a golf course. A new housing development may have an impact on the golf course.(S39) Coal Mining: (S12) Railway station:Yes(S40) Mineral Safeguarding Area (MSA): YesSUitability – distance to services (km)(S13) Bus stop:0.380(S12) Railway station:1.900(S13) Bus stop:0.380(S17) Doctors:1.600(S13) Hospital:1.700(S20) Supermarket/store:3.100(S21) Employment area:1.600(S23) Corner shop:1.100(S24) Post Office:1.600(S26) PROW: (S26) PROW:0.000(S27) Cycle route:2.060Availability (V1) Competing land use?Noir Improvements(A4) In use?Partial(A5) Ownership?1 owner - Private(V2) Market Attractiveness?Low(V3) Viabile?Not Viable(V3) Viability Model Refers:Scheme 17Comments:This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests the this type of site is unlikely to be viable to devel							
ecological interest (LERN record)Designation:(533/S34) Natural environment comment:Yes - there are no designated nature conservation sites on or near this site. A large part of the is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.(535/S36) Bad neighbour uses and impact on surround area: a golf course. A new housing development may have an impact on the golf course.(539) Coal Mining: (S12) Railway station:Yes(S40) Mineral Safeguarding Area (MSA): YesSuitability - distance to services (km)(S12) Railway station:1.900 (S13) Bus stop:0.380 (S13a) Bus stop frequency:>15(S14) Primary school:0.660 (S15) Secondary school:1.000 (S16) Sports/leisure centre:(S23) Corner shop:1.100 (S21) Employment area:1.600 (S22) Public house:(S23) Corner shop:1.100 (S24) Post Office:1.600 (S25) Open space:(S26) PROW:0.000 (S27) Cycle route:2.060Availability(A1) Access issues?Partial(A2) Vehicular access:Poor(A3) Visibility splays / highways issues?Minor Improvements(A4) In use?Partial(V1) Competing land use?No(V2) Market Attractiveness?Low(V3) Viable?Not Viable(V3) Viability Model Ref:Scheme 17Comments:This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests the this type of site is unlikely to be viable to develop. The owner of th		-					1.000km
environment comment:       is covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.         (S35/S36) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:       a golf course. A new housing development may have an impact on the golf course.         (S39) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability – distance to services (km)       (S12) Railway station:       1.900 [S13) Bus stop:       0.380 [S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 [S15) Secondary school:       1.000 [S16] Sports/leisure centre:       (S20) Supermarket/store:       3.100 [S12] Employment area:       1.600 [S22) Public house:       (S23) Corner shop:       1.100 [S24] Post Office:       1.600 [S25] Open space:       (S26) Open space:       (S27) Cycle route:       2.060         Availability       Its space / Partial       (A2) Vehicular access: Poor       (A3) Visibility splays / highways issues? Minor Improvements       (A4) In use?       Partial       (Y1) Competing land use? No       (V2) Market Attractiveness? Low       (V3) Viability Model Ref:       Schem							1.0001
the site is classed as Grade 4 - poor quality farmland.         (S35/S36) Bad neighbour uses         No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:         a golf course. A new housing development may have an impact on the golf course.         (S39) Coal Mining:       Yes         (S40) Mineral Safeguarding Area (MSA):       Yes         Suitability – distance to services (km)       (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S18) Hospital:       1.700 (S19) Town / Local centre:         (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S26) PROW:       0.000 (S27) Cycle route:       2.060         Availability       (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?       Not       (V2) Market Attractiveness? Low         (V1) Competing land use?       Not       Not Viable       (V3) Viabili	(S33/S34) Natural	Yes - there are no desi	gnated nature of	conservation sites of	on or near this site. A	large part o	f the site
(535/536) Bad neighbour uses       No bad neighbouring uses - the site is surrounded by existing residential use, open countryside and impact on surround area:       a golf course. A new housing development may have an impact on the golf course.         (539) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability – distance to services (km)       (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S18) Hospital:       1.700 (S19) Town / Local centre:       (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S26) PROW:       0.000 (S27) Cycle route:       2.060       Availability         (A1) Access issues?       Partial       (A2) Vehicular access:       Poor       (A3) Visibility splays / highways issues? Minor Improvements       (A4) In use?       Partial       (A4) In use?       Partial       (V1) Competing land use? No       (V2) Market Attractiveness? Low       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierifield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	environment comment:	-	-		d). In terms of agricu	ltural classif	ication
and impact on surround area:       a golf course. A new housing development may have an impact on the golf course.         (S39) Coal Mining:       Yes       (S40) Mineral Safeguarding Area (MSA): Yes         Suitability-distance to services (km)       (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S18) Hospital:       1.700 (S19) Town / Local centre:       (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S26) PROW:       0.000 (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (A2) Vehicular access:       Poor       (A3) Visibility splays / highways issue?       Minor Improvements       (A4) In use?       Partial       (X4) In use?       Partial       (X4) In use?       Partial       (X5) Ownership?       1 owner - Private         Achievability       Iowner - Private       Iowne	(S35/S36) Bad neighbour uses				sting residential use,	open counti	ryside and
Suitability – distance to services (km)         (S12) Railway station:       1.900 (S13) Bus stop:       0.380 (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660 (S15) Secondary school:       1.000 (S16) Sports/leisure centre:       (S17) Doctors:       1.600 (S18) Hospital:       1.700 (S19) Town / Local centre:         (S20) Supermarket/store:       3.100 (S21) Employment area:       1.600 (S22) Public house:       (S23) Corner shop:       1.100 (S24) Post Office:       1.600 (S25) Open space:       (S26) PROW:       0.000 (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (A2) Vehicular access: Poor       (A3) Visibility splays / highways issues? Minor Improvements       (A4) In use?       Partial         (A5) Ownership?       1 owner - Private       Achievability       (V2) Market Attractiveness? Low       (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be observed.				-	-		
(S12) Railway station:       1.900       (S13) Bus stop:       0.380       (S13a) Bus stop frequency:       >15         (S14) Primary school:       0.660       (S15) Secondary school:       1.000       (S16) Sports/leisure centre:       (S17) Doctors:       1.600       (S18) Hospital:       1.700       (S19) Town / Local centre:       (S20) Supermarket/store:       3.100       (S21) Employment area:       1.600       (S22) Public house:       (S23) Corner shop:       1.100       (S24) Post Office:       1.600       (S25) Open space:       (S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (A2) Vehicular access:       Poor       (A3) Visibility splays / highways issues?       Minor Improvements       (A4) In use?       Partial       (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 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be as the potential constra	(S39) Coal Mining:	Yes		S40) Mineral Safe	guarding Area (MSA)	: Yes	
(S14) Primary school:       0.660       (S15) Secondary school:       1.000       (S16) Sports/leisure centre:         (S17) Doctors:       1.600       (S18) Hospital:       1.700       (S19) Town / Local centre:         (S20) Supermarket/store:       3.100       (S21) Employment area:       1.600       (S22) Public house:         (S23) Corner shop:       1.100       (S24) Post Office:       1.600       (S25) Open space:         (S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (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         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be viable to develop. The owner of potential constraints which need to be viable to develop. The owner of potential constraints which need to be viable to develop. The owner of potential constraints which need to be vi	Suitability – distance to service	es (km)					
(S17) Doctors:       1.600       (S18) Hospital:       1.700       (S19) Town / Local centre:         (S20) Supermarket/store:       3.100       (S21) Employment area:       1.600       (S22) Public house:         (S23) Corner shop:       1.100       (S24) Post Office:       1.600       (S25) Open space:         (S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (A2) Vehicular access:       Poor         (A3) Visibility splays / highways issues?       Minor Improvements       (A4) In use?       Partial         (A5) Ownership?       1 owner - Private       Achievability       Visibility Model Ref:       Scheme 17         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be positive for a number of potential constraints which need to be positive for a number of potential constraints which need to be positive for a number of potential constraints which need to be positive for a number of potential constraints which need to be positive for the set open positive for the set open positive for the set open positive formarea open positive for the set open positive	(S12) Railway station:	1.900 <b>(S13) Bus</b>	stop:	0.380	(S13a) Bus stop freq	juency:	>15 mins
(S20) Supermarket/store:       3.100       (S21) Employment area:       1.600       (S22) Public house:         (S23) Corner shop:       1.100       (S24) Post Office:       1.600       (S25) Open space:         (S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (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?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be site forward for housing development. However, there are a number of potential constraints which need to be site forward for housing development.	(S14) Primary school:	0.660 <b>(S15) Sec</b>	ondary school:	1.000	(S16) Sports/leisure	centre:	2.800
(S23) Corner shop:       1.100       (S24) Post Office:       1.600       (S25) Open space:         (S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (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?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(S17) Doctors:	1.600 <b>(S18) Hos</b>	pital:	1.700	(S19) Town / Local c	entre:	1.700
(S26) PROW:       0.000       (S27) Cycle route:       2.060         Availability       (A1) Access issues?       Partial       (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?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be potential constraints which need t	(S20) Supermarket/store:	3.100 <b>(S21) Em</b>	ployment area:	1.600	(S22) Public house:		1.800
Availability         (A1) Access issues?       Partial         (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?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(S23) Corner shop:	1.100 <b>(S24) Pos</b>	t Office:	1.600	(S25) Open space:		0.000
(A1) Access issues?       Partial       (A2) Vehicular access: Poor         (A3) Visibility splays / highways issues?       Minor Improvements       (A4) In use?       Partial         (A5) Ownership?       1 owner - Private       Partial       I owner - Private         Achievability       (V1) Competing land use?       No       (V2) Market Attractiveness?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(S26) PROW:	0.000 <b>(S27) Cyc</b>	e route:	2.060			
(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?       Low         (V3) Viable?       Not Viable       (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	Availability						
(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:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(A1) Access issues?	Partial		A2) Vehicular acce	ess: Poor		
Achievability         (V1) Competing land use?       No         (V2) Market Attractiveness?       Low         (V3) Viable?       Not Viable         (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(A3) Visibility splays / highways	s issues? Minor Impro	ovements	A4) In use?	Partial		
(V1) Competing land use?       No         (V3) Viable?       Not Viable         (V3) Viable?       Not Viable         (V3) Viability Model Ref:       Scheme 17         Comments:       This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(A5) Ownership?	1 owner - Pi	rivate				
(V3) Viable?Not Viable(V3) Viability Model Ref:Scheme 17Comments:This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	Achievability						
<b>Comments:</b> This site is located outside of the Settlement Boundary for Brierfield. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(V1) Competing land use? No	)		V2) Market Attrac	tiveness? Low		
this type of site is unlikely to be viable to develop. The owner of the site has expressed their intention to bring site forward for housing development. However, there are a number of potential constraints which need to be	(V3) Viable? No	ot Viable		V3) Viability Mode	el Ref: Scheme 1	17	
site forward for housing development. However, there are a number of potential constraints which need to be					-		
			-				-
resolved before the site can be brought forward.				e are a number of	potential constraints	which need	to be
Constraints: Settlement Boundary. Access issues. Infrastructure provision and capacity.				ovision and capacit	ty.		
Timescales (No. dwellings)			•				
Five Year Period 6-10 Years 11-15 Yea		Five Year Period	1		6-10 Years	11-1	5 Years
2014/15 2015/16 2016/17 2017/18 2018/19 2019-24 2024-29	2014/15 2015/16		1	2018/19			
0 0 0 0 0 0 436	0 0	0	0	0	0	4	136



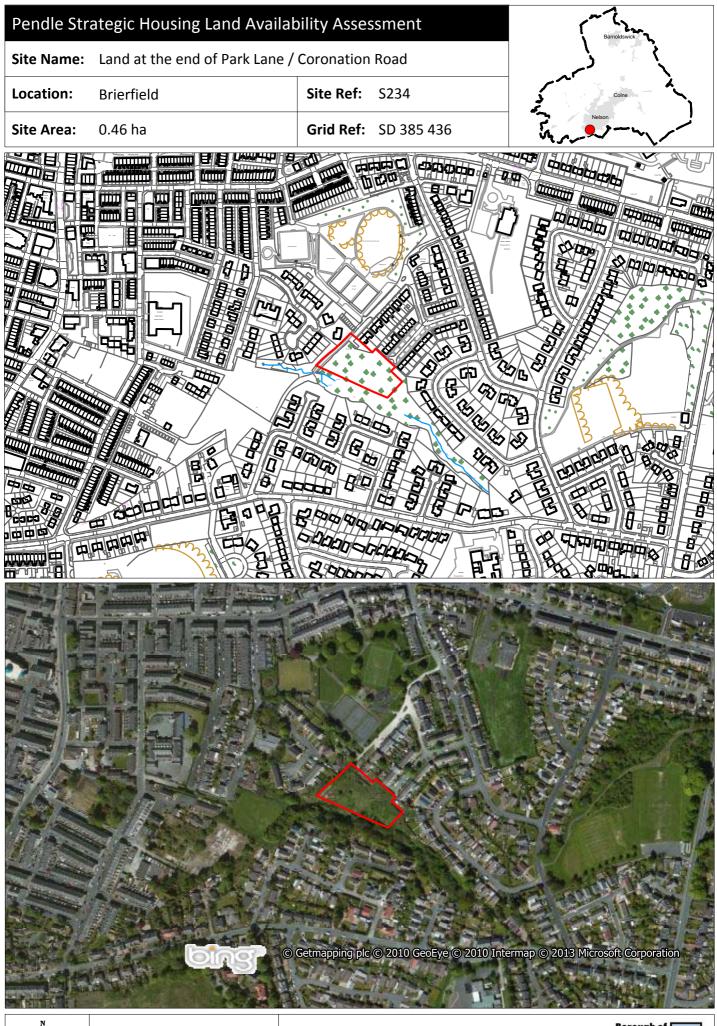


Site Details							
Site Ref: S126	Site	Name:	Former Brierfie	ld wastewater t	reatment works	Settlement:	Brierfield
Postcode Secto	or: BB9 5	Ward:	Brierfield Ward	Plann	ing App: N/A	SHLAA Typology:	VLNPD
Site Area (gros	<b>s):</b> 6.65ha	Indicati	ive No. Dwelling	s: 105 India	cative Density:	30dph Co-ordinates:	383989, 436231
Suitability – lo	cation and in	frastruct	ure				
(S0) Within a S	ettlement Bo	undary?	Adjacent		(S1) Brownfield / (	Greenfield?	Greenfield
(S2) Car parking	g?		Yes		(S3) Loss of emplo	yment land?	No
(S4) Protected	employment	area?	No		(S5) Open space /	settlement character?	Yes
(S7) Suitable in	frastructure	•	No		(S8) Infrastructure	capacity?	No
(S7/S8) Infrasti	ucture comn	nent				d. Further information r	•
						Major development the ways work will also be	
Suitability – en	vironment a	nd herita	· · · ·				
(S9) Contamina		Pote			(S10) Topography:	Part steep slo	pe / gentle slope
(S11) Flooding				od Zone 2 and a		one 3. Site is bounded	Flood Zone 2
zone:	,					OW runs across part	
		of th	is site. Detailed f	lood risk work v	vill be required at t	his site.	
(S28) Conserva	tion Area:	No			(S29) Listed Buildi	<u>.</u>	0.300km
(S30) Schedule	d Monument	: No		4.290km	(S31) Archaeology	: Potential	
(S32) TPO:		No			(S37) Poor air qua	-	I
(S33) Ecology:			covered by an ar			ervation Site within 25	0m of a 0.000km
(S33/S34) Natu			ogical interest (LI	· · · · · · · · · · · · · · · · · · ·	Designation:	designation bool canal BHS. The site	is fully sovered by
environment c		an ar		interest (LERN -		s classified as Grade 3 a	
(S35/S36) Bad and impact on	-	a: surro	ounded by open	countryside. Th	e site is bounded b	isting residential develo y the canal and the rive sting residential develo	r. New
(S39) Coal Mini	ng:	Yes			(S40) Mineral Safe	guarding Area (MSA):	Yes
Suitability – di	stance to ser	vices (km	1)				
(S12) Railway s	tation:		0.600 <b>(S13) Bu</b>	s stop:	0.300	(S13a) Bus stop frequ	ency: >15 mins
(S14) Primary s	chool:		1.000 <b>(S15) Se</b>	condary school:	1.540	(S16) Sports/leisure c	entre: 3.100
(S17) Doctors:			0.900 <b>(S18) Ho</b>	spital:	2.500	(S19) Town / Local ce	ntre: 0.730
(S20) Superma	rket/store:		3.800 <b>(S21) En</b>	nployment area	0.750	(S22) Public house:	0.900
(S23) Corner sh	op:		0.650 <b>(S24) Po</b>	st Office:	0.800	(S25) Open space:	0.000
(S26) PROW:			0.100 <b>(S27) Cy</b>	cle route:	0.400	)	
Availability					1		
(A1) Access issu			Partial		(A2) Vehicular acc	ess: Moderate/Minor	issues
(A3) Visibility s		ays issue			(A4) In use?	Yes	
(A5) Ownershi	)?		1 owner - F	Private			
Achievability							
(V1) Competing	g land use?	No			(V2) Market Attra		
(V3) Viable?		Not Viak			(V3) Viability Mod		
Comments:	this type of site forward resolved be	site is un for hous fore the s	likely to be viable sing developmen site can be broug	e to develop. Th t. However, the ht forward. The	ne owner of the site re are a number of	The Council's viability m has expressed their in potential constraints w urrounding potential co e.	tention to bring the hich need to be
Constraints:		Boundary	, Woodland Ope	en Space, Topog	raphy, Infrastructu	re provision and capaci	ty.
Timescales (No	. dwellings)						
		14.5	Five Year Perio			6-10 Years	11-15 Years
<b>2014/15</b>	2015		<b>2016/17</b> 0	<b>2017/1</b>	8 2018/1 0	<b>9 2019-24</b> 0	<b>2024-29</b> 105
0	U	,	U	U	U	U	103





Site Details					
Site Ref: S234 Site N	lame: Land at the end	d of Park Lane / C	oronation Road	Settlement:	Brierfield
Postcode Sector: BB9 5 V	Nard: Reedley Ward	Plannin	g App: N/A	SHLAA Typology	: VLNPD
Site Area (gross): 0.46ha	ndicative No. Dwelling	s: 14 Indica	tive Density:	30dph Co-ordinates	385070, 436178
Suitability – location and infra	astructure				
(S0) Within a Settlement Boun	ndary? Yes	(	S1) Brownfield / Gr	eenfield?	Greenfield
(S2) Car parking?	Yes	(	S3) Loss of employ	ment land?	No
(S4) Protected employment ar	rea? No	(9	S5) Open space / se	ettlement character?	Yes
(S7) Suitable infrastructure?	No	(	S8) Infrastructure c	apacity?	Partial
(S7/S8) Infrastructure comme	capacity to pro of existing netw		y infrastructure. Sm	Further information nall/medium sized de	
Suitability – environment and			-		-
(S9) Contamination?	Within 250m buffer		S10) Topography:	Gentle slope	1
(S11) Flooding issues / Flood zone:	Not within a Flood Zo drains.	one. The site is ad	jacent to a waterbo	ody with issues and	Flood Zone 1
(S28) Conservation Area:	No	0.530km <b>(</b>	S29) Listed Building	: No	0.440km
(S30) Scheduled Monument:	No	4.028km <b>(</b>	S31) Archaeology:	Potential	
(S32) TPO:	No	0.130km <b>(</b>	837) Poor air qualit	<b>y:</b> No	
(S33) Ecology:	None identified		S34) Nature Conser Designation:	vation No	0.680km
(S33/S34) Natural environment comment:	No - there are no des by an area of ecologi classed as Urban.	cal interest (LERN	record). In terms o	f agricultural classific	ation the site is
(S35/S36) Bad neighbour uses and impact on surround area:		ive some amenity	issues for the exist	ing residential develo	opments.
(S39) Coal Mining:	Potential		S40) Mineral Safeg	uarding Area (MSA):	No
Suitability – distance to servic				· · · · · ·	
(S12) Railway station:	0.900 <b>(S13) Bu</b>	-	1	S13a) Bus stop frequ	•
(S14) Primary school:		condary school:		(S16) Sports/leisure	
(S17) Doctors:	0.740 (S18) Ho	•		(S19) Town / Local ce	
(S20) Supermarket/store:		nployment area:	1	(S22) Public house:	1.000
(S23) Corner shop:	0.480 (S24) Po			S25) Open space:	0.000
(S26) PROW:	0.010 <b>(S27) Cy</b>	cie route:	1.160		
Availability	Na		A2) Vehicular acces	s: Moderate/Minor	
<ul><li>(A1) Access issues?</li><li>(A3) Visibility splays / highway</li></ul>	No ys issues? Adequate	1.	A2) Venicular acces A4) In use?	Yes	issues
(A5) Ownership?	1 owner -		A4/ III use:	165	
Achievability	I Owner -	council			
	lo	1	V2) Market Attract	iveness? Low	
	lot Viable		V3) Viability Model		
<b>Comments:</b> This site is with disposal. The C	hin the urban area of E Council's viability mode gnated open space and	Prierfield. The site	is owned by the Co is type of site is unl	uncil but has not bee ikely to be viable to c	levelop. The site is
Constraints: Open Space de	esignation.				
Timescales (No. dwellings)					
	Five Year Perio	1		6-10 Years	11-15 Years
		2017/10	3040/40	3040 34	
<b>2014/15 2015/1</b> 0 0	<b>16 2016/17</b> 0	<b>2017/18</b>	<b>2018/19</b>	<b>2019-24</b>	<b>2024-29</b> 14





(V3) Viable? N Comments: This site is with landscaped wi Council's viabil	ys issue lo lot Viab hin the ith the p ility moo e longer s identif	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate 1 owner - C le urban area of B otential for long del suggests that term as part of	condary school: spital: nployment area st Office: cle route: Council Council rierfield. It is ow ger term redeve t this type of sit a wider regener	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode med by the Council elopment. The site h e is unlikely to be via ration project.	ss: Good No tiveness? Low el Ref: Scheme 1 and has recently beer as not been identified able to develop. The s 6-10 Years	uency: centre: entre: n cleared and for dispos site could c	al. The
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N (V3) Viable? N Comments: This site is with landscaped wi Council's viabil forward in the	ves (km) ys issue lo lot Viab hin the ith the p ility mode e longer	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate 1 owner - C le urban area of B otential for long del suggests that term as part of ied.	condary school: spital: nployment area st Office: cle route: Council Council rierfield. It is ow ger term redeve t this type of sit a wider regener	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode vned by the Council elopment. The site h e is unlikely to be via	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: (S25) Open space: ss: Good No tiveness? Low l Ref: Scheme 1 and has recently beer as not been identified able to develop. The s	uency: centre: entre: n cleared and for dispos site could c	2.400 0.040 0.250 0.100
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N (V3) Viable? N Comments: This site is with landscaped wi Council's viabil forward in the	ves (km) ys issue lo lot Viab hin the ith the p ility mode e longer	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate 1 owner - C le urban area of B otential for long del suggests that term as part of	condary school: spital: nployment area st Office: cle route: Council council rierfield. It is ow ger term redeve t this type of sit	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode vned by the Council elopment. The site h e is unlikely to be via	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No tiveness? Low el Ref: Scheme 1 and has recently beer as not been identified	uency: centre: entre:	2.400 0.040 0.250 0.100
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N (V3) Viable? N (V3) Viable? N Comments: This site is with landscaped wi Council's viabil forward in the	ves (km) ys issue lo lot Viab hin the ith the p ility mode e longer	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate 1 owner - C le urban area of B otential for long del suggests that term as part of	condary school: spital: nployment area st Office: cle route: Council council rierfield. It is ow ger term redeve t this type of sit	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode vned by the Council elopment. The site h e is unlikely to be via	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No tiveness? Low el Ref: Scheme 1 and has recently beer as not been identified	uency: centre: entre:	2.400 0.040 0.250 0.100
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N (V3) Viable? N Comments: This site is with landscaped wi Council's viabil	ys issue lo lot Viab hin the ith the p ility mod	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No es? Adequate 1 owner - C lle urban area of Bi potential for long del suggests tha	condary school: spital: nployment area st Office: cle route: Council council rierfield. It is ow ger term redeve t this type of sit	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode vned by the Council elopment. The site h e is unlikely to be via	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No tiveness? Low el Ref: Scheme 1 and has recently beer as not been identified	uency: centre: entre:	2.400 0.040 0.250 0.100
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N (V3) Viable? N	vs issue	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate 1 owner - C	condary school: spital: nployment area st Office: cle route:	0.030 0.850 2.000 : 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use? (V2) Market Attract (V3) Viability Mode	(S13a) Bus stop frequ (S16) Sports/leisure of (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No tiveness? Low el Ref: Scheme 1	uency: centre: entre:	2.400 0.040 0.250 0.100
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability (V1) Competing land use? N	ys issue	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No ss? Adequate 1 owner - C	condary school: spital: nployment area st Office: cle route:	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use?	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No	uency: centre: entre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership? Achievability	ces (km)	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate	condary school: spital: nployment area st Office: cle route:	0.030 0.850 2.000 : 0.040 0.090 0.280 (A2) Vehicular acce (A4) In use?	(S13a) Bus stop frequ (S16) Sports/leisure ( (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good No	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway (A5) Ownership?	ces (km)	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate	condary school: spital: nployment area st Office: cle route:	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues? (A3) Visibility splays / highway	ces (km)	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc No s? Adequate	condary school: spital: nployment area st Office: cle route:	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability (A1) Access issues?	ces (km)	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em 0.010 (S24) Pos 0.630 (S27) Cyc	condary school: spital: nployment area st Office:	0.030 0.850 2.000 0.040 0.090 0.280 (A2) Vehicular acce	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space: ss: Good	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW: Availability	ces (km)	0.100       (S13) Bus         0.380       (S15) Sec         0.280       (S18) Ho         2.500       (S21) Em         0.010       (S24) Pos         0.630       (S27) Cyc	condary school: spital: nployment area st Office:	0.030 0.850 2.000 1: 0.040 0.090 0.280	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space:	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop: (S26) PROW:	ces (km)	0.100       (S13) Bus         0.380       (S15) Sec         0.280       (S18) Hos         2.500       (S21) Em         0.010       (S24) Pos	condary school: spital: nployment area st Office:	0.030 0.850 2.000 1: 0.040 0.090	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space:	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store: (S23) Corner shop:	ces (km)	0.100       (S13) Bus         0.380       (S15) Sec         0.280       (S18) Hos         2.500       (S21) Em         0.010       (S24) Pos	condary school: spital: nployment area st Office:	0.030 0.850 2.000 1: 0.040 0.090	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co (S22) Public house: (S25) Open space:	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors: (S20) Supermarket/store:	ces (km)	0.100 (S13) Bus 0.380 (S15) Sec 0.280 (S18) Ho 2.500 (S21) Em	condary school: spital: nployment area	0.030 0.850 2.000 1: 0.040	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local ca (S22) Public house:	uency: centre:	2.400 0.040 0.250
Suitability – distance to servic (S12) Railway station: (S14) Primary school: (S17) Doctors:	ces (km)	0.100 <b>(S13) Bus</b> 0.380 <b>(S15) Sec</b>	condary school:	0.030 0.850 2.000	(S13a) Bus stop frequ (S16) Sports/leisure (S19) Town / Local co	uency: centre:	2.400
Suitability – distance to servic (S12) Railway station:	ces (km)	0.100 <b>(S13) Bu</b>		0.030	(S13a) Bus stop frequ	uency:	
Suitability – distance to servic	ces (km)		s stop:				<15 mins
				(S40) Mineral Safeg	uarding Area (MSA):	No	
(S39) Coal Mining:	Poten	ntial		(S40) Mineral Safeg	uarding Area (MSA):	No	
and impact on surround area:	uses.	nd on a main roa	ad. New develo	pment unlikely to ha	ave an adverse impact	t on the su	rounding
(S35/S36) Bad neighbour uses			-	ification the site is c site is surrounded b	lassed as Urban. by existing residential	developme	ent, retail
(S33/S34) Natural environment comment:	desigr	nated nature co	nservation site.	The site is not cover	es on this site. The site red by an area of ecol		
(S33) Ecology:	desig	itial from proxin nated site.		Designation:	rvation Site within 2 designation		0.230km
(S32) TPO:	No			(S37) Poor air quali	•		
(S30) Scheduled Monument:	No			(S31) Archaeology:	Potential		
(S28) Conservation Area:	Poten	itial/adjacent	0.040km	(S29) Listed Buildin	<b>g:</b> Potential/adj	jacent	0.090km
(S11) Flooding issues / Flood zone:	Not w	vithin a Flood Zo	one.			Flood Zor	
(S9) Contamination?		n 250m buffer		(S10) Topography:	Gentle slope	1	-
Suitability – environment and	herita	ge					
(S7/S8) Infrastructure comme		Small brownfiel existing networ	-		able. Small sized deve	elopment t	herefore
(S7) Suitable infrastructure?		Yes		(S8) Infrastructure		Yes	
(S4) Protected employment ar	rea?	No			ettlement character?	No	
(S2) Car parking?		Yes		(S3) Loss of employ		No	
(S0) Within a Settlement Boun	ndary?	Yes		(S1) Brownfield / G	reenfield?	Brownfie	ld
	astructu	ire					
Suitability – location and infra	ndicativ	ve No. Dwelling	s: 2 India	ative Density:	50dph Co-ordinates	: 3846	18, 436440
	Ward:	Brierfield Ward	-	ing App: N/A	SHLAA Typology	PDVDLB	
Site Area (gross): 0.03ha li			5110123		Settlement:	Brierfield	
Postcode Sector: BB9 5 V		Railway Street S	Shons				

