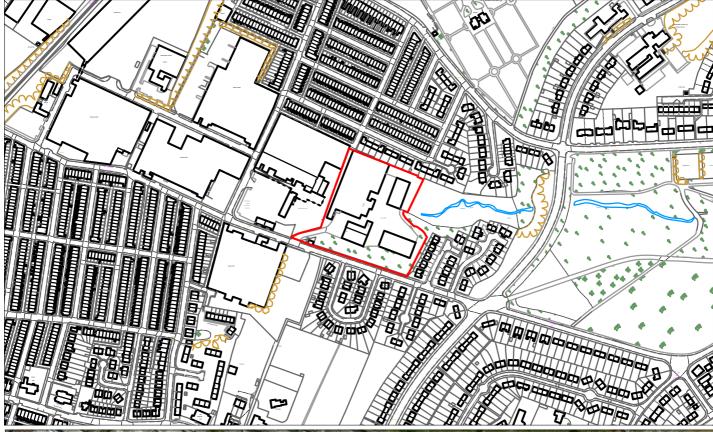
Site Details	Jing Land	Availability A									
	ite Name:	Dale Mill, Hallan	n Road			Settlen	nent:	Nelson			
Postcode Sector: BB9 8	Ward:	Marsden Ward		ing Ap	p: N/A	1	Typology:				
		ive No. Dwellings				30dph Co-c			38, 438103		
Suitability – location and						30ap.: 30 G		007.2	90, 10020		
(S0) Within a Settlement				(S1) B	rownfield / G	reenfield?		Brownfie	eld		
(S2) Car parking?		Yes			oss of employ			Yes			
(S4) Protected employme	nt area?	Yes			pen space / s		naracter?	Part			
(S7) Suitable infrastructui	re?	Partial		(S8) In	frastructure	capacity?		Yes			
(S7/S8) Infrastructure cor					lities already available. Further information required in terms o						
	ide the necessa	-		ledium sized	developme	ent. Capa	icity of				
		existing network	likely to be su	ifficien	t.						
Suitability – environment				(04.0)		=1.					
(S9) Contamination?		in 250m buffer		-	Γopography:	Flat					
(S11) Flooding issues / Flozone:	Watercourse) runs culverted through the site. Further investigation work will be required. Flood Zone 1 Flood Zone 1							ie 1			
(S28) Conservation Area:	No		0.640km	(S29) I	Listed Buildin	g: No			0.200kn		
(S30) Scheduled Monume	ent: No		1.292km	(S31) A	Archaeology:	Pote	ential				
(S32) TPO:	No		0.190km	(S37) Poor air quality: No							
(S33) Ecology:	Site	covered by an are			Nature Conse				0.750kn		
	ecolo	ogical interest (LE	RN record)	Design	nation:						
(S33/S34) Natural environment comment:	cove	Partial - there are no designated nature conservation sites on or near this site. Part of the site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.									
(S35/S36) Bad neighbour		-			_		ties. New d	evelopm	ent		
and impact on surround a		<u> </u>	verse impact o								
(S39) Coal Mining:	Pote			(S40) I	Mineral Safeg	uarding Are	a (MSA): 1	No			
Suitability – distance to s	ervices (km										
(S12) Railway station:		1.500 (S13) Bus				(S13a) Bus s			>15 min		
(S14) Primary school:		0.670 (S15) Sec	-	:		(S16) Sports	-		1.10		
(S17) Doctors:		0.790 (S18) Hos	•			(S19) Town		tre:	1.00		
(S20) Supermarket/store:		1.700 (S21) Em		a: 		(S22) Public			1.00		
-	3) Corner shop: 0.800 (S24) Post Office:					(S25) Open	space:		0.10		
(S26) PROW:		0.040 (S27) Cyc	e route:		1.060						
Availability		•		(00)							
(A1) Access issues?		No			ehicular acce						
(A3) Visibility splays / hig	nways issu	·		(A4) Ir	n use?	Partial					
(A5) Ownership?		1 owner - Pi	rivate								
Achievability	Vos			(\/2\ N	Jarkot Attract	- Sagnavit	Andium				
(V1) Competing land use? Yes (V3) Viable? Not Viable					(V2) Market Attractiveness? Medium (V3) Viability Model Ref: Scheme 13						
site is the of site is u Land Revi	s located wi refore restr Inlikely to b ew indicate	ithin a Protected ricted by the curre oe viable to develoes that there is still sibly removed de	ent planning po op. The current Il a need for th	rea in lolicy bating the intention of th	Nelson. The anse. The Countions of the lacted employe	bility to obta cil's viability ndowner are ment area in	in planning model sugg unclear. T	gests tha he Emplo	t this type oyment		
		ent Area designati					the site				
Timescales (No. dwelling		int Area designati	טוו. אונפ אנווו ווו	use. P	rential altern	ative use 101	uie site.				
Timescales (No. dwelling	-1	Five Year Period	1			6-1	.0 Years	11.1	L5 Years		
2014/15 20	15/16	2016/17	2017/1	.8	2018/19		019-24		24-29		
		,						1	40		

Site Name: Dale Mill, Hallam Road

Location: Nelson Site Ref: S220

Site Area: 1.62 ha **Grid Ref:** SD 387 438









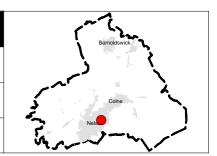


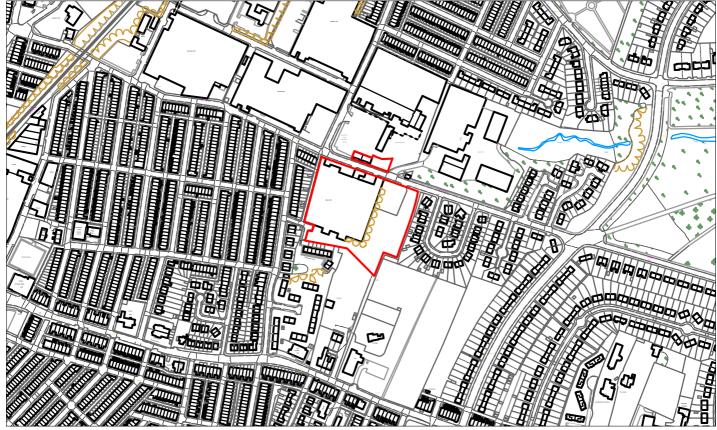
Site Details										
	ite Name:	Manor Mill			Settlement:	Nelson				
Postcode Sector: BB9 8		Southfield Ward	Plann	ing App: N/A	SHLAA Typology					
		ive No. Dwellings		cative Density:	30dph Co-ordinates	-				
Suitability – location and					1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	, , , , , ,				
(S0) Within a Settlement I				(S1) Brownfield /	Greenfield?	Brownfield				
(S2) Car parking?		Yes		(S3) Loss of emplo	oyment land?	Yes				
(S4) Protected employme	nt area?	Yes		(S5) Open space /	settlement character?	No				
(S7) Suitable infrastructur	e?	Partial		(S8) Infrastructure	e capacity?	Yes				
(S7/S8) Infrastructure con	nment	Brownfield site v	with some utili	ties already availak	required in terms of					
		capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.								
			likely to be su	fficient.						
Suitability – environment				(C40) T		/ 11.				
(S9) Contamination?		in 250m buffer		(S10) Topography	·					
(S11) Flooding issues / Flo zone:	od Not v	within an identifie	ed Flood Zone.	No other flood risk	cissues identified on	Flood Zone 1				
(S28) Conservation Area:	No		0.700km	(S29) Listed Build	ing: No	0.360kn				
(S30) Scheduled Monume	nt: No		1.446km	(S31) Archaeology	y: Yes					
(S32) TPO:	No		0.050km	(S37) Poor air qua	llity: No					
(S33) Ecology:		covered by an are ogical interest (LE		(S34) Nature Cons Designation:	servation No	0.910kr				
(S33/S34) Natural environment:	cove		ecological inte		tes on or near this site. . In terms of agricultura					
(\$35/\$36) Bad neighbour and impact on surround a				=	ntial properties. New de	evelopment unlikely				
(S39) Coal Mining:	Pote		<u> </u>		eguarding Area (MSA):	No				
Suitability – distance to so	ervices (km	1)								
(S12) Railway station:		1.400 (S13) Bus	stop:	0.10	0 (S13a) Bus stop frequ	uency: >15 min				
(S14) Primary school:		0.800 (S15) Sec	ondary school:	0.90	0 (S16) Sports/leisure	centre: 1.00				
(S17) Doctors:		0.640 (S18) Hos	pital:	0.88	0 (S19) Town / Local ce	entre: 0.96				
(S20) Supermarket/store:		1.600 (S21) Em	ployment area	o.00	0 (S22) Public house:	0.99				
(S23) Corner shop:		0.800 (S24) Pos	t Office:	0.90	0 (S25) Open space :	0.10				
(S26) PROW:		0.100 (S27) Cyc l	le route:	1.02	0					
Availability										
(A1) Access issues?				(A2) Vehicular access: Good						
(A3) Visibility splays / high	nways issu	es? Adequate		(A4) In use?	Yes					
(A5) Ownership?		1 owner - Pı	rivate							
Achievability										
(V1) Competing land use?	Yes		(V2) Market Attractiveness? Medium							
(V3) Viable?	Not Vial	ble	(V3) Viability Model Ref: Scheme 13							
site is thei of site is u to relocat Furthermo	refore restr nlikely to be to more so ore the Em	ricted by the curre be viable to develon suitable and mode ployment Land Re	ent planning po op. The landow ern premises el eview indicates	olicy base. The Cou oner is willing to br Isewhere and it is u s that there is still a	ability to obtain planni ncil's viability model su ing the site forward how unclear whether this is to need for the protected ending on the outcome	ggests that this type wever they will need feasible at this time. d employment area				
Constraints: Protected	Employme	ent Area designati	on. Site still in	use. Potential alte	rnative use for the site.					
Timescales (No. dwellings	5)									
		Five Year Period	dt		6-10 Years	11-15 Years				
2014/15 20	15/16	2016/17	2017/1	8 2018/1	19 2019-24	2024-29				
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Site Name: Manor Mill

Location: Nelson **Site Ref:** S005

Site Area: 1.47 ha **Grid Ref:** SD 387 438











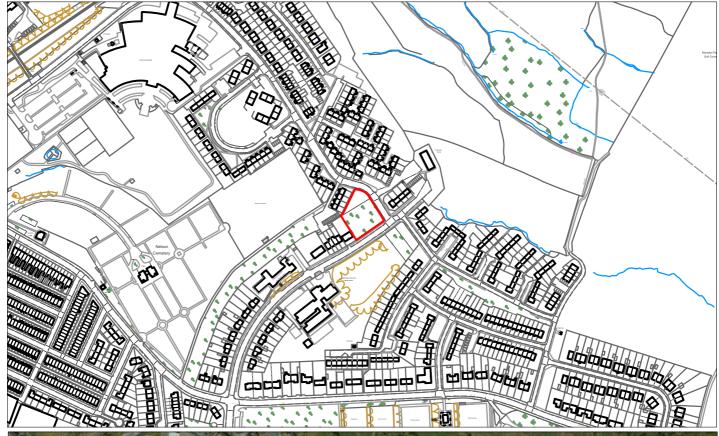
Pendle Strategic Housing	; Land Availability	Assessment						
Site Details	James Land - 184	don Hell De LN	r+b		Cottlement	Noles		
		Land at Marsden Hall Road North			Settlement: Nelson SHLAA Typology: VLNPD			
	Ward: Marsden War		ning App: N/A			_		
	Indicative No. Dwelli	ngs: b inai	cative Density:	300	oh Co-ordinates:	38/5	80, 43843	
Suitability – location and infra (S0) Within a Settlement Bour			(S1) Brownfield	d / Groom	fiold?	Greenfie	old.	
	-		(S3) Loss of em				210	
(S2) Car parking? (S4) Protected employment ar	Yes rea? No		1	<u> </u>	ment character?	No		
					Yes			
(\$7/\$8) Infrastructure comme	Suitable infrastructure? No			(\$8) Infrastructure capacity? lities would need to be installed. Further information r				
(37/36) Illifastructure comme	capacity to pr		ary infrastructui		sized developmen	•		
Suitability – environment and	l heritage							
(S9) Contamination?	None identified		(S10) Topograp	hy:	Flat			
(S11) Flooding issues / Flood zone:	Not within a Flood	Zone.				Flood Zo	ne 1	
(S28) Conservation Area:	No	0.810km	(S29) Listed Bu	ilding:	No		0.260kn	
(S30) Scheduled Monument:	No	0.885km	(S31) Archaeol	ogy:	None identifie	ed		
(S32) TPO:	No	0.280km	(S37) Poor air o	quality:	No			
(S33) Ecology:	Site covered by an ecological interest		(S34) Nature Control Designation:	onservati	on Site within 25 designation	Om of a	0.250kr	
(S33/S34) Natural environment comment:	Partial - there are n designated nature ((LERN record). In te	conservation site	. Part of the site	is covered	d by an area of ec	ological i		
(S35/S36) Bad neighbour uses	_	-					e. New	
and impact on surround area:		have some ameni						
(S39) Coal Mining:	Potential		(S40) Mineral S	Safeguard	ing Area (MSA):	No		
Suitability – distance to service			•	000 /642	\		. 45	
(S12) Railway station:	2.000 (S13) E				a) Bus stop frequ	-	>15 min	
(S14) Primary school:		Secondary school			Sports/leisure co		2.20	
(S17) Doctors:	1.300 (S18) H				Town / Local ce	ntre:	1.80	
(S20) Supermarket/store:	1.500 (\$21) 1	Employment area) Public house:		1.14	
(S23) Corner shop:				.200 (325)) Open space:		0.00	
(S26) PROW: Availability	0.090 (S27) C	Lycie route:	0	.440				
(A1) Access issues?	No		(A2) Vehicular	200000	Poor			
(A3) Visibility splays / highway		Δ	(A4) In use?		Yes			
(A5) Ownership?		- Council	(A4) III use:		163			
Achievability	1 Owner	COUNCIL						
	No		(V2) Market At	tractiven	ess? Medium			
	lot Viable		(V3) Viability N					
Comments: This site is with permission is to identified for contact.	hin the urban area of therefore restricted b disposal. The Council' policy designation wil	by the current pla 's viability model	gnated as Open a nning policy bas suggests that th	Space. The e. The Co is type of	e ability to obtain uncil own this site site is unlikely to	but it ha	as not been	
Constraints: Open Space de	esignation.							
Timescales (No. dwellings)								
	Five Year Per		ı		6-10 Years		15 Years	
2014/15 2015/1	16 2016/17	2017/1	18 201	8/19	2019-24	20	024-29	
0 0	Ι Λ	Ι Λ	1	()	0	1	6	

Site Name: Land at Marsden Hall Road North

Location: Nelson Site Ref: S041

Site Area: 0.21 ha **Grid Ref:** SD 387 438











Site Details											
Site Ref: S128	Site	Name:	Land to the left	of 23 Woodsid	e Terrace	S	ettlement: N	Ielson			
Postcode Sector:	BB9 7	Ward:	Vard: Whitefield Planning App: N/A			S	SHLAA Typology: I (Garden Land)				
Site Area (gross):	0.04ha	Indicati	ive No. Dwellings	s: 1 Indic	ative Density:	25dpł	Co-ordinates:	38536	69, 437907		
Suitability – location and infrastructure											
(S0) Within a Settl	ement Bou	ındary?	Yes		(S1) Brownfield	d / Greenfi	eld?	Greenfiel	d		
(S2) Car parking?			Yes		(S3) Loss of em	ployment	land?	10			
(S4) Protected em	ployment a	area?	No		(S5) Open space	e / settlem	nent character? N	10			
(S7) Suitable infra	structure?		Partial		(S8) Infrastruct	ure capaci	ty? Y	'es			
(S7/S8) Infrastruct	ture comm	ent									
therefore existing network capacity should be sufficient.											
Suitability – envir					/a.a.) =						
(S9) Contaminatio			e identified		(S10) Topograp		Flat		_		
(S11) Flooding issu	ies / Flood		within an identific fic flood risk may		Site is adjacent i	to the cana	al. Further site	lood Zon	⊦e 1		
(S28) Conservation	n Δrea·	Yes	THE HOOD HISK HIBY		(S29) Listed Bui	ilding:	Potential/adjace	ent	0.050km		
(S30) Scheduled M					(S31) Archaeolo		None identified		0.030111		
(S32) TPO:	ionament.	Yes			(S37) Poor air q						
(S33) Ecology:			covered by an are			• •	n Yes (part of site)	0.000km		
(555) 255.589.			ogical interest (LE		Designation:		res (pare or site	,	0.000		
(S33/S34) Natural											
environment com	ment:	_				-	area of ecological i	nterest ((LERN		
			rd). In terms of ag								
(S35/S36) Bad neig	_		_		_	_	al properties. Close				
and impact on sur	and impact on surround area: industrial buildings, the motorway and canal. New development unlikely to have an adverse impact on the surrounding uses.										
(S39) Coal Mining:		Pote		. 0	(S40) Mineral S	afeguardir	ng Area (MSA): N	0			
Suitability – distar		ices (km	1)								
(S12) Railway stat			0.900 (S13) Bus	stop:	0.	280 (S13 a)	Bus stop frequer	ncy:	<15 mins		
(S14) Primary scho	ool:		0.100 (S15) Sec	ondary school:			Sports/leisure cer		1.000		
(S17) Doctors:			0.540 (S18) Hos	spital:	1.	200 (S19)	Town / Local cent	re:	0.500		
(S20) Supermarke	t/store:		0.700 (S21) Em	: 0.	0.490 (S22) Public house:			0.750			
(S23) Corner shop	:		0.500 (S24) Pos	0.	0.760 (S25) Open space: 0						
(S26) PROW:		0.440 (S27) Cycle route: 0.070									
Availability											
(A1) Access issues	?		No		(A2) Vehicular	access: P	oor				
(A3) Visibility spla	ys / highwa	ays issue	es? Adequate		(A4) In use?	N	0				
(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: This is a small site in the urban area of Nelson. The Council's viability model suggests that this type of site is											
unlikely to be viable to develop. The landowner has previously indicated their intention to bring the site forward, however the current intentions of the owner are unclear. The viability of the site may be restricting development.											
				owner are und	lear. The viabilit	ty of the sit	te may be restricti	ng devel	lopment.		
	o constrain	ts identi	TIEd.								
Timescales (No. d	wellings)						6.4637		- \		
2014/15	2015/	/16	Five Year Perio 2016/17	d 2017/1	2 2010	8/19	6-10 Years 2019-24		5 Years 24-29		
0	2013/	. 10	0	0		0	0	20/	1		
			-				<u>-</u>				

Site Name: Land to the left of 23 Woodside Terrace

Location: Nelson Site Ref: S128

Site Area: 0.04 ha **Grid Ref:** SD 385 437



