

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S220		Site Name: Dale Mill, Hallam Road			Settlement: Nelson		
Postcode Sector: BB9 8		Ward: Marsden Ward		Planning App: N/A		SHLAA Typology: RCB	
Site Area (gross): 1.62ha		Indicative No. Dwellings: 49		Indicative Density: 30dph		Co-ordinates: 387138, 438103	

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?	Yes	(S5) Open space / settlement character?	Part
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. However a COW (Critical Ordinary Watercourse) runs culverted through the site. Further investigation work will be required.		Flood Zone 1
(S28) Conservation Area:	No	0.640km	(S29) Listed Building: No 0.200km
(S30) Scheduled Monument:	No	1.292km	(S31) Archaeology: Potential
(S32) TPO:	No	0.190km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 0.750km
(S33/S34) Natural environment comment:	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 uses and impact on surround area:	Yes - adjacent to other industrial uses and existing residential properties. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	1.500	(S13) Bus stop:	0.200	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.670	(S15) Secondary school:	0.980	(S16) Sports/leisure centre:	1.100
(S17) Doctors:	0.790	(S18) Hospital:	0.900	(S19) Town / Local centre:	1.000
(S20) Supermarket/store:	1.700	(S21) Employment area:	0.000	(S22) Public house:	1.000
(S23) Corner shop:	0.800	(S24) Post Office:	1.000	(S25) Open space:	0.100
(S26) PROW:	0.040	(S27) Cycle route:	1.060		

Availability

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

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: This site is located within a Protected Employment Area in Nelson. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The current intentions of the landowner are unclear. The Employment Land Review indicates that there is still a need for the protected employment area in this location. This site should be reviewed and possibly removed depending on the outcome of the ELR.

Constraints: Protected Employment Area designation. Site still in use. Potential alternative use for the site.

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	49

Pendle Strategic Housing Land Availability Assessment

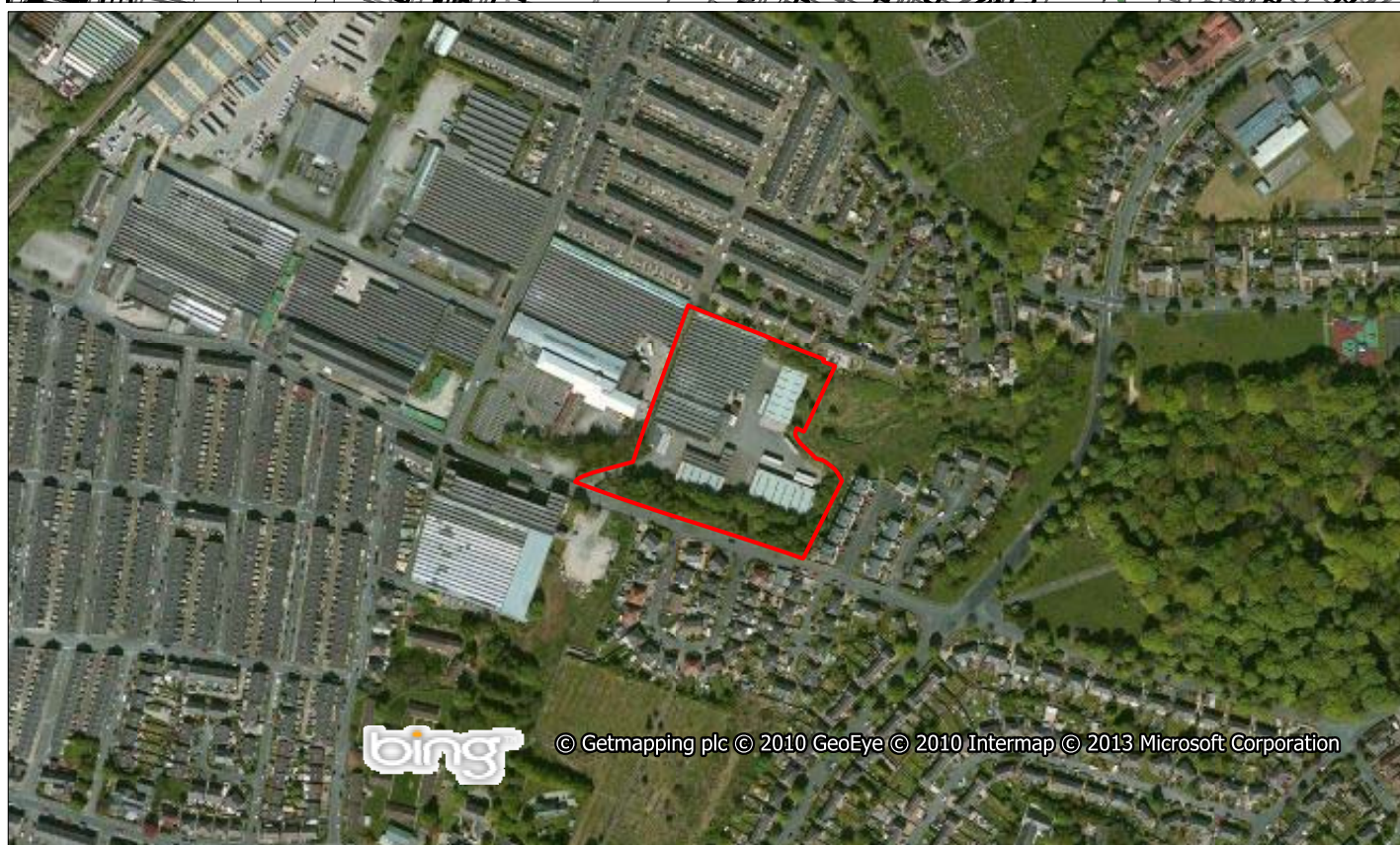
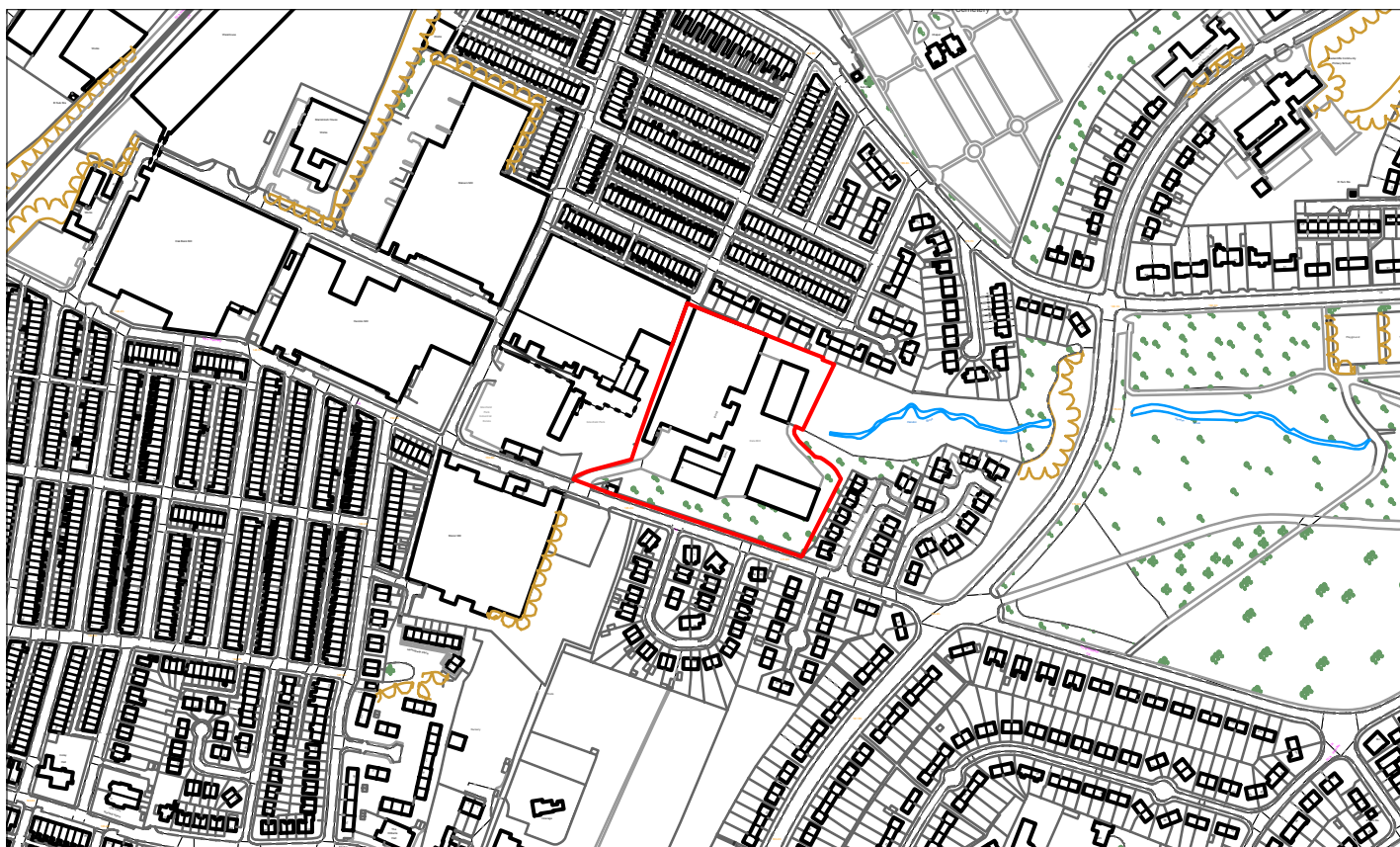
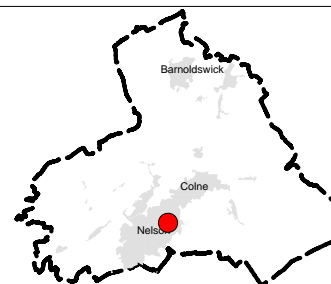
Site Name: Dale Mill, Hallam Road

Location: Nelson

Site Ref: S220

Site Area: 1.62 ha

Grid Ref: SD 387 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S005		Site Name: Manor Mill			Settlement: Nelson		
Postcode Sector: BB9 8		Ward: Southfield Ward		Planning App: N/A		SHLAA Typology: RCB	
Site Area (gross): 1.47ha		Indicative No. Dwellings: 44		Indicative Density: 30dph		Co-ordinates: 387012, 438010	

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?	Yes	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

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	0.700km	(S29) Listed Building:	No	0.360km
(S30) Scheduled Monument:	No	1.446km	(S31) Archaeology:	Yes	
(S32) TPO:	No	0.050km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.910km
(S33/S34) Natural environment comment:	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 uses and impact on surround area:	Yes - opposite other industrial uses and existing residential properties. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	1.400	(S13) Bus stop:	0.100	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.800	(S15) Secondary school:	0.900	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	0.640	(S18) Hospital:	0.880	(S19) Town / Local centre:	0.960
(S20) Supermarket/store:	1.600	(S21) Employment area:	0.000	(S22) Public house:	0.990
(S23) Corner shop:	0.800	(S24) Post Office:	0.900	(S25) Open space:	0.100
(S26) PROW:	0.100	(S27) Cycle route:	1.020		

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?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments:	This site is located within a Protected Employment Area in Nelson. The ability to obtain planning permission on this site is therefore restricted by the current planning policy base. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The landowner is willing to bring the site forward however they will need to relocate to more suitable and modern premises elsewhere and it is unclear whether this is feasible at this time. Furthermore the Employment Land Review indicates that there is still a need for the protected employment area in this location. This site should be reviewed and possibly removed depending on the outcome of the ELR.		
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Constraints: Protected Employment Area designation. Site still in use. Potential alternative use for the site.

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	44

Pendle Strategic Housing Land Availability Assessment

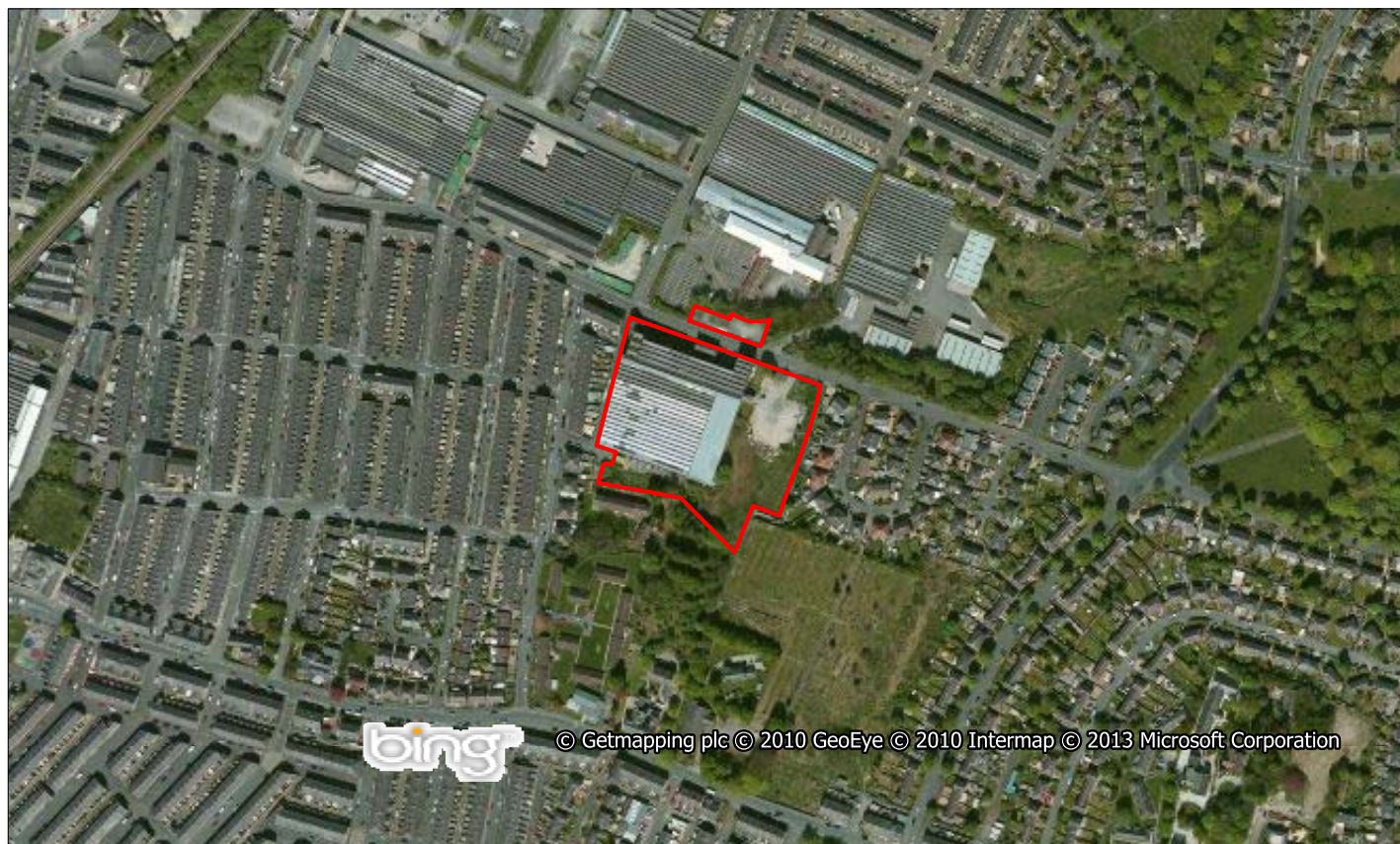
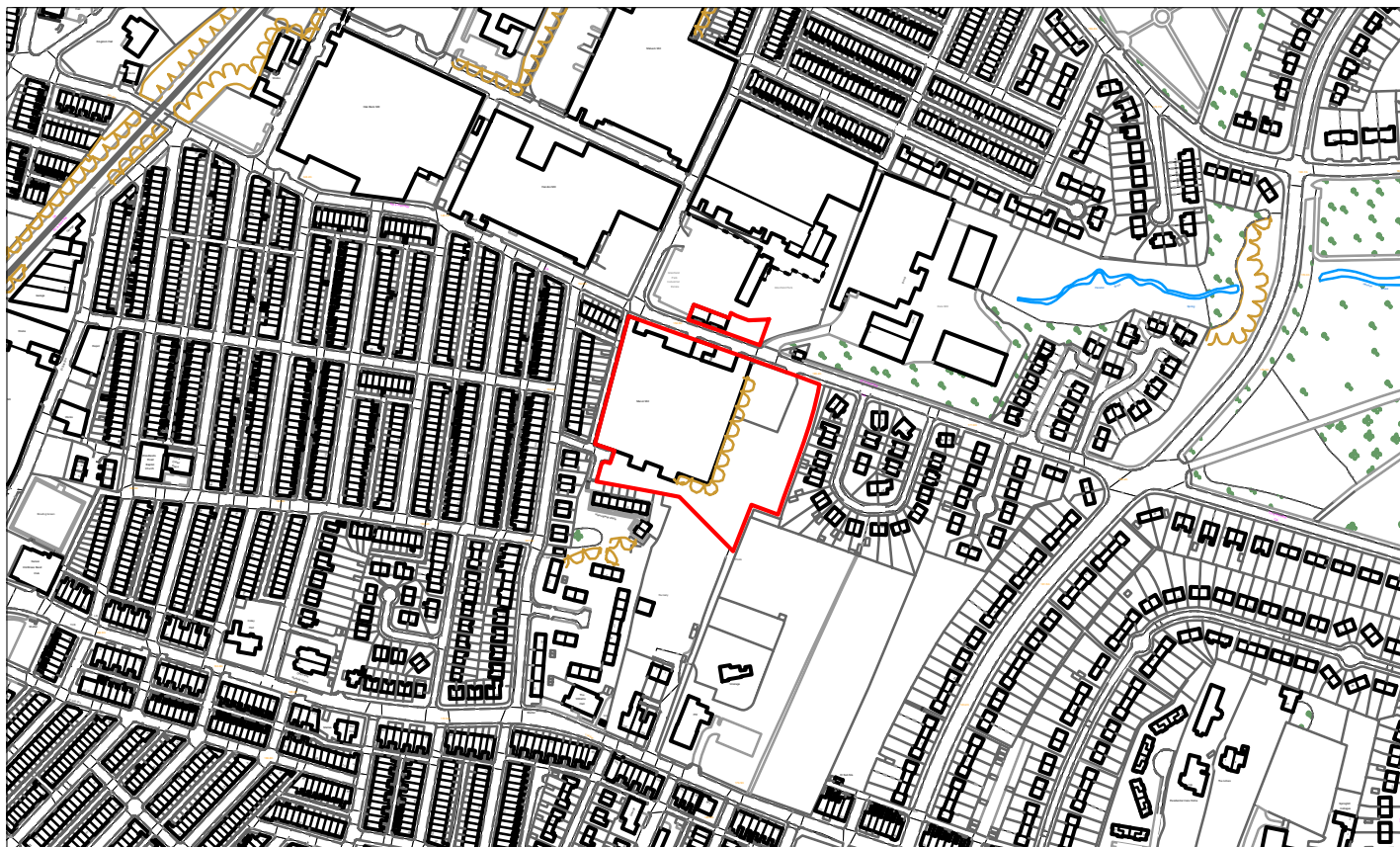
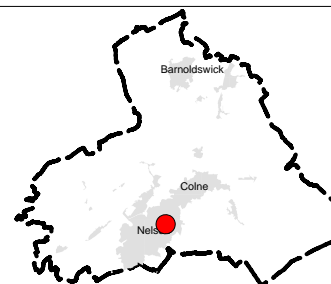
Site Name: Manor Mill

Location: Nelson

Site Ref: S005

Site Area: 1.47 ha

Grid Ref: SD 387 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S041	Site Name: Land at Marsden Hall Road North			Settlement: Nelson
Postcode Sector: BB9 8	Ward: Marsden Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.21ha	Indicative No. Dwellings: 6	Indicative Density: 30dph	Co-ordinates: 387580, 438435	

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?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.810km	(S29) Listed Building:	No	0.260km
(S30) Scheduled Monument:	No	0.885km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.280km	(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	0.250km
(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. 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:	No bad neighbouring uses - surrounded by existing residential properties and open space. 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:	2.000	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.150	(S15) Secondary school:	0.460	(S16) Sports/leisure centre:	2.200
(S17) Doctors:	1.300	(S18) Hospital:	1.700	(S19) Town / Local centre:	1.800
(S20) Supermarket/store:	1.500	(S21) Employment area:	0.800	(S22) Public house:	1.140
(S23) Corner shop:	1.200	(S24) Post Office:	1.200	(S25) Open space:	0.000
(S26) PROW:	0.090	(S27) Cycle route:	0.440		

Availability

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

Achievability

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

Comments: This site is within the urban area of Nelson and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The policy designation will need to be reviewed before the site can come forward.

Constraints: Open Space designation.

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	6

Pendle Strategic Housing Land Availability Assessment

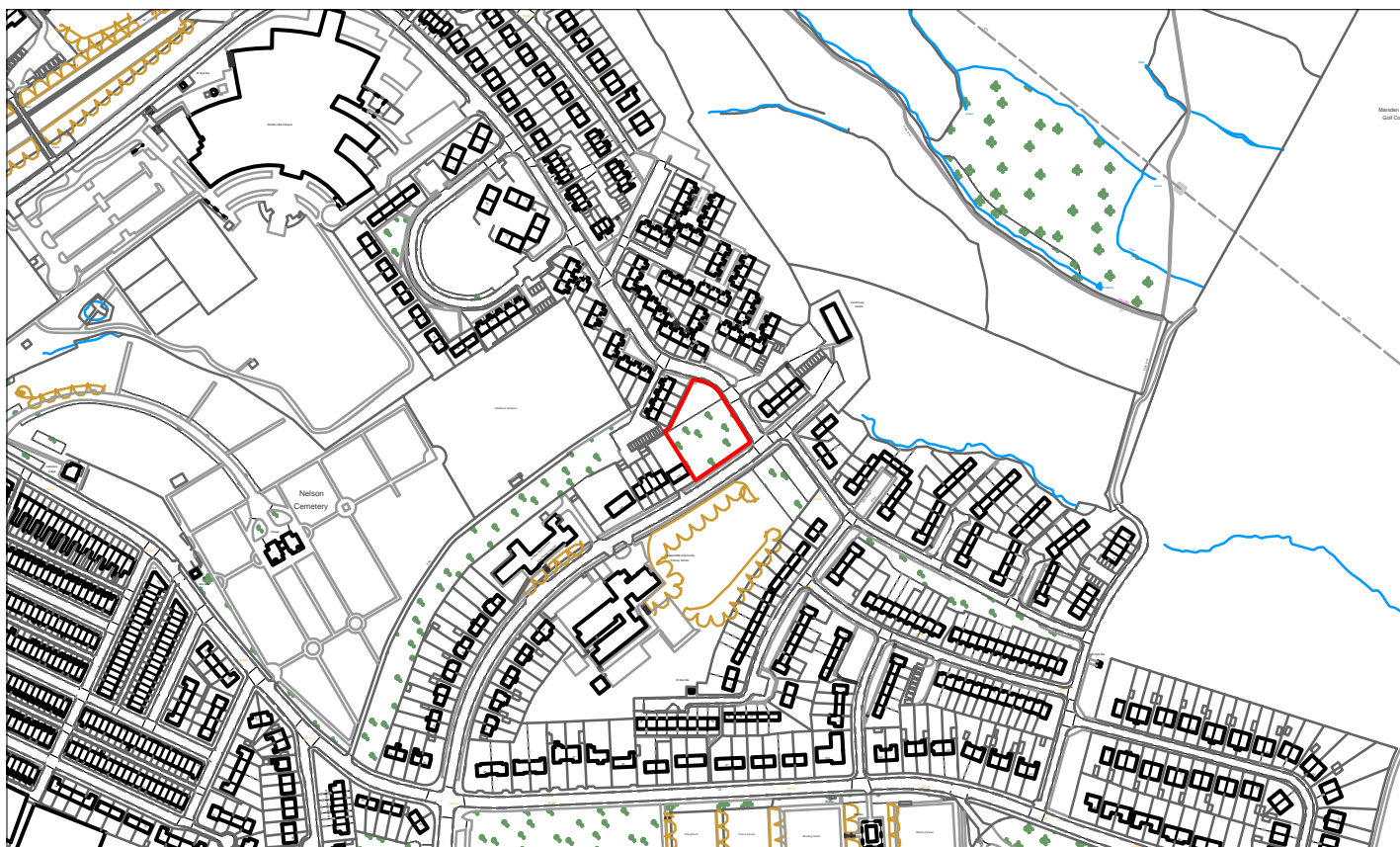
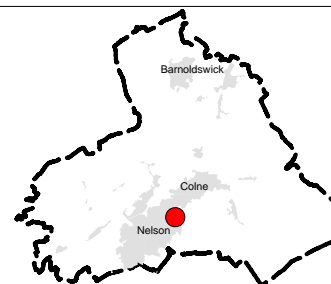
Site Name: Land at Marsden Hall Road North

Location: Nelson

Site Ref: S041

Site Area: 0.21 ha

Grid Ref: SD 387 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S128	Site Name: Land to the left of 23 Woodside Terrace			Settlement: Nelson
Postcode Sector: BB9 7	Ward: Whitefield	Planning App: N/A	SHLAA Typology: I (Garden Land)	
Site Area (gross): 0.04ha	Indicative No. Dwellings: 1	Indicative Density: 25dph	Co-ordinates:	385369, 437907

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Residential curtilage site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Site is adjacent to the canal. Further site specific flood risk may be needed.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.050km
(S30) Scheduled Monument:	No	2.425km	(S31) Archaeology:	None identified	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	Yes (part of site)	0.000km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is adjacent to a designated nature conservation site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - adjacent to existing residential properties. Close to some industrial buildings, the motorway and canal. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	0.900	(S13) Bus stop:	0.280	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.100	(S15) Secondary school:	1.800	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	0.540	(S18) Hospital:	1.200	(S19) Town / Local centre:	0.500
(S20) Supermarket/store:	0.700	(S21) Employment area:	0.490	(S22) Public house:	0.750
(S23) Corner shop:	0.500	(S24) Post Office:	0.760	(S25) Open space:	0.100
(S26) PROW:	0.440	(S27) Cycle route:	0.070		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(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: 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.

Constraints: No constraints identified.

Timescales (No. dwellings)

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

Pendle Strategic Housing Land Availability Assessment

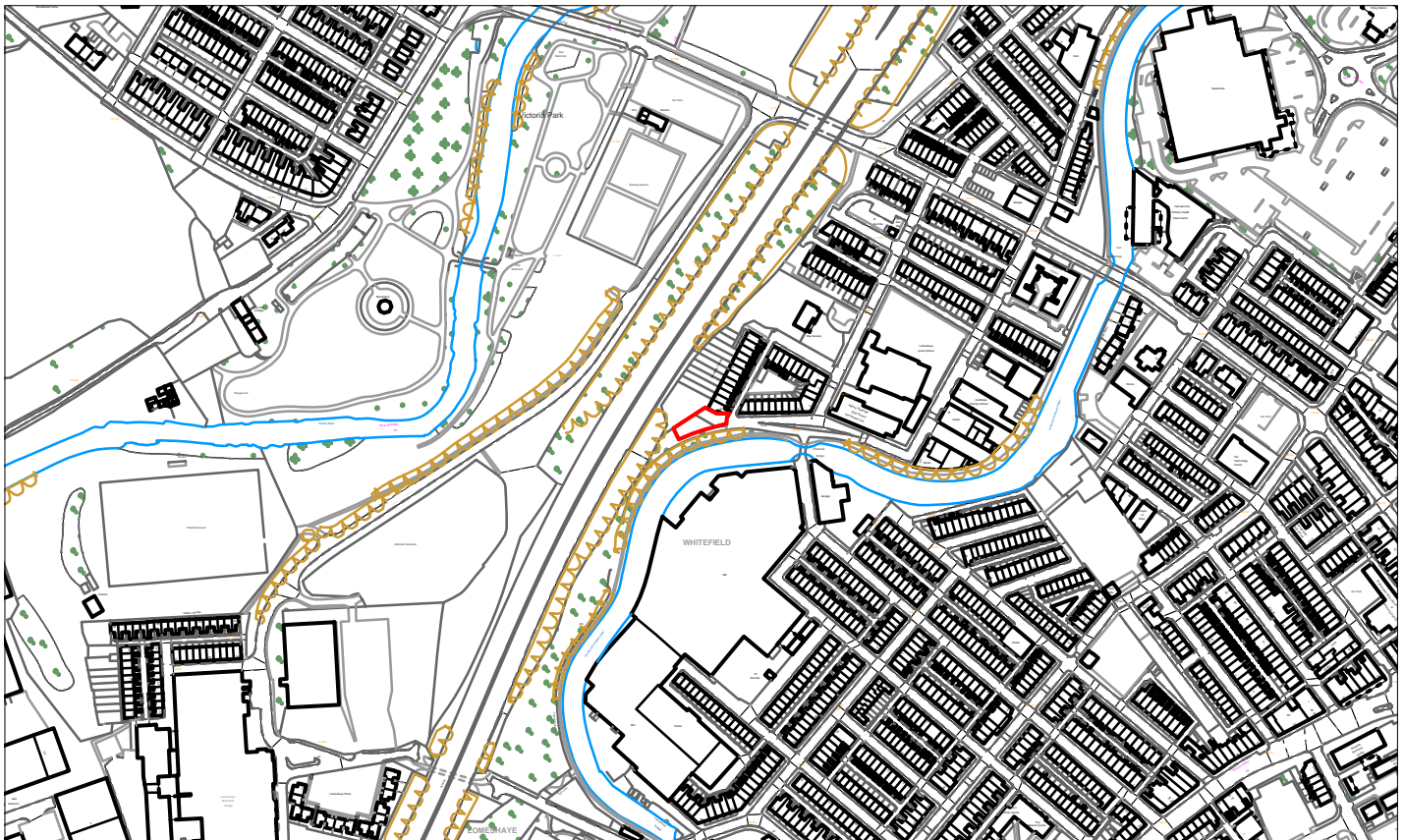
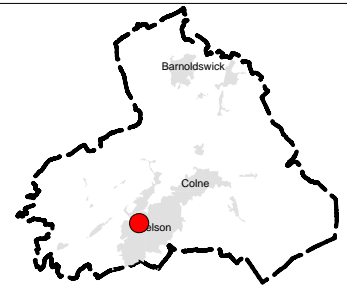
Site Name: Land to the left of 23 Woodside Terrace

Location: Nelson

Site Ref: S128

Site Area: 0.04 ha

Grid Ref: SD 385 437



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