

Appendix 1: Consultees

Organisation
Lancashire Enterprise Partnership
East Lancashire Chamber of Commerce
Lancashire County Council
RTB Partnership
Nolan Redshaw Chartered Surveyors
Petty Chartered Surveyors
Pearson Ferrier
Taylor Weaver
Trevor Dawson
Barnfield Construction
BE Boys
Additional consultation with local businesses through web survey and telephone consultation

Appendix 2: Site Assessment Criteria

This section sets out the proposed criteria for assessing the quality and condition of identified and new sites in Rossendale. The criteria were used to rate sites which will help to inform allocations in the emerging Local Plan.

The criteria reflect the local circumstances in Rossendale. Emphasis is placed on the inherent value of a site above the current conditions but these characteristics will also be noted.

Additional criteria would apply to undeveloped allocated or potential development sites. However ownership and availability information may not be obtainable in some cases and a judgement may need to be made on these.

Assessments for each criterion will be made based upon the availability of information for each site. There have recently been assessments of numerous sites from the withdrawn Site Allocations DPD for a variety of disciplines including employment, viability, landscape, and flood risk. The findings from these assessments will be tested to determine whether they are still relevant. The new site assessments will build upon this existing evidence and provide a fresh perspective on appropriate rating of each site's criterion.

Ratings can reflect a combination of different factors applying to the same criteria. A balanced judgment has to be made on an appropriate overall rating. Ratings are graded in the categories set out below, with Very Good being the highest rating and Very Poor being the lowest. Unless specified, ratings of Good, Average and Poor will be made where the site does not meet the full specification of a Very Good or Very Poor rating but instead meet some of the specification.

- Very Good;
- Good;
- Average;
- Poor; and
- Very Poor.

Current Land Use, Land Type and Planning Status

Current land uses and land types (greenfield, brownfield and remediated) will be assessed for each site. Any planning designations or policy constraints that could affect development of the site for employment uses will be identified. These factors may influence the suitability, viability or deliverability of the site for employment uses.

These factors will not be rated so that site assessments are weighted towards the inherent value of the site. It also supports Paragraph 22 of the National Planning Policy Framework. This states that planning policies should avoid long term protection of allocated employment sites “where there is no reasonable prospect of a site being used for that purpose” (§22).

Strategic Road Access

For the purpose of this assessment strategic roads are defined as comprising the main A roads in the Borough (such as the A56, A681, A682, A671).

Very Good = within 1 Km of a junction or access to the A56.

Good = within 1Km of access to the A671 or A681, via good unconstrained roads.

Average = within 3Km of access to main A roads (the A56, A671, A681, A682), or a usually free flowing strategic road, via good unconstrained roads.

Poor = within 5Km of access to a main A road (such as the A56, A671, A681, A682), or a usually free flowing strategic road, via good unconstrained roads.

Very Poor = over 5 Km from strategic road junction or access, and/or through constrained or local roads, and/or through town centre or residential areas.

Local Accessibility

Very Good = local access: via free moving good roads avoiding residential areas/difficult junctions; unconstrained vehicle access to the site with good visibility/lack of queuing; close access to range of town centre public transport services.

Very Poor = difficult or narrow road access, via residential roads, difficult site access junction, congested local roads; low level, limited range or infrequent public transport services nearby.

This includes determining whether there is a bus stop or interchange within 400m of a site.

Proximity to Urban Areas and Access to Labour and Services

Primary urban areas within the Borough are considered to be:

- Bacup;
- Haslingden;
- Rawtenstall;
- Waterfoot; and
- Whitworth.

Smaller settlements identified in the Core Strategy Area Vision locations will also be considered but given less weight than the primary urban areas. For example; Helmshore, Crawshawbooth and Stacksteads.

Very Good = within, or with good access to, a primary urban area offering a wide range of services; and also in close proximity to sizeable residential areas providing local labour supply.

Average = within the urban boundary but within a smaller settlement (such as Weir or Water) which offers a more limited range of services and/or has a smaller immediate residential population and local labour supply than the primary urban areas.

Very Poor = remote, isolated site outside of the urban boundary with no local services or residential areas nearby.

Compatibility of Adjoining Uses

Good to Very Good = within larger employment area or no incompatible surrounding land uses.

Average = B1 use adjoining residential or other sensitive uses.

Poor to Very Poor = B2 or B8 adjoining residential or other sensitive uses.

Developmental and Environmental Constraints

This will build upon previous relevant site appraisals, including the Site Allocations DPD, viability, landscape, and flood risk. The focus of this criterion is to test whether previously identified constraints are still appropriate and to identify potential new constraints wherever possible.

Very Good = generally level site, regular shape, over 3 ha in size; low flood risk (Zone 1); no conservation, topographical or landscape constraints on scale of development; no adverse ground conditions or known abnormal development costs; no other significant constraints on new development.

Very Poor = sloping or uneven site; under 0.2 ha, irregular or narrow shape, other severe constraints; within flood risk Zone 3; conservation, topographical or landscape constraints on scale of development; adverse ground conditions or known abnormal development costs.

Market Attractiveness

The rating of market attractiveness for each site will be informed by a number of evidence bases, including site visits, secondary data sources on the commercial property market, consultations with commercial agents and developers, the Council's July 2015 economic viability study and the employment chapter of the Site Allocations DPD.

Very Good = high profile or high quality appearance, managed site; good environment and quality of occupiers; under 10% vacant; viewed as attractive by agents or occupiers; recent investment or development activity, strong demand, units rarely available, higher rental or land values compared to the rest of the Borough.

Very Poor = run-down unattractive appearance or location; attracts lower end users and over 25% vacant space or buildings; vacant units not marketed; no recent investment; units remain vacant for lengthy period, lower rental or land values compared to the rest of the Borough.

Barriers to Delivery and Timescales

Identify any factors that would constrain development of the site for employment uses. For example site occupied, need for infrastructure and fragmented ownership. Depending on the availability of relevant information we will also assess the expected timescales for deliverability.

Potential Future Uses

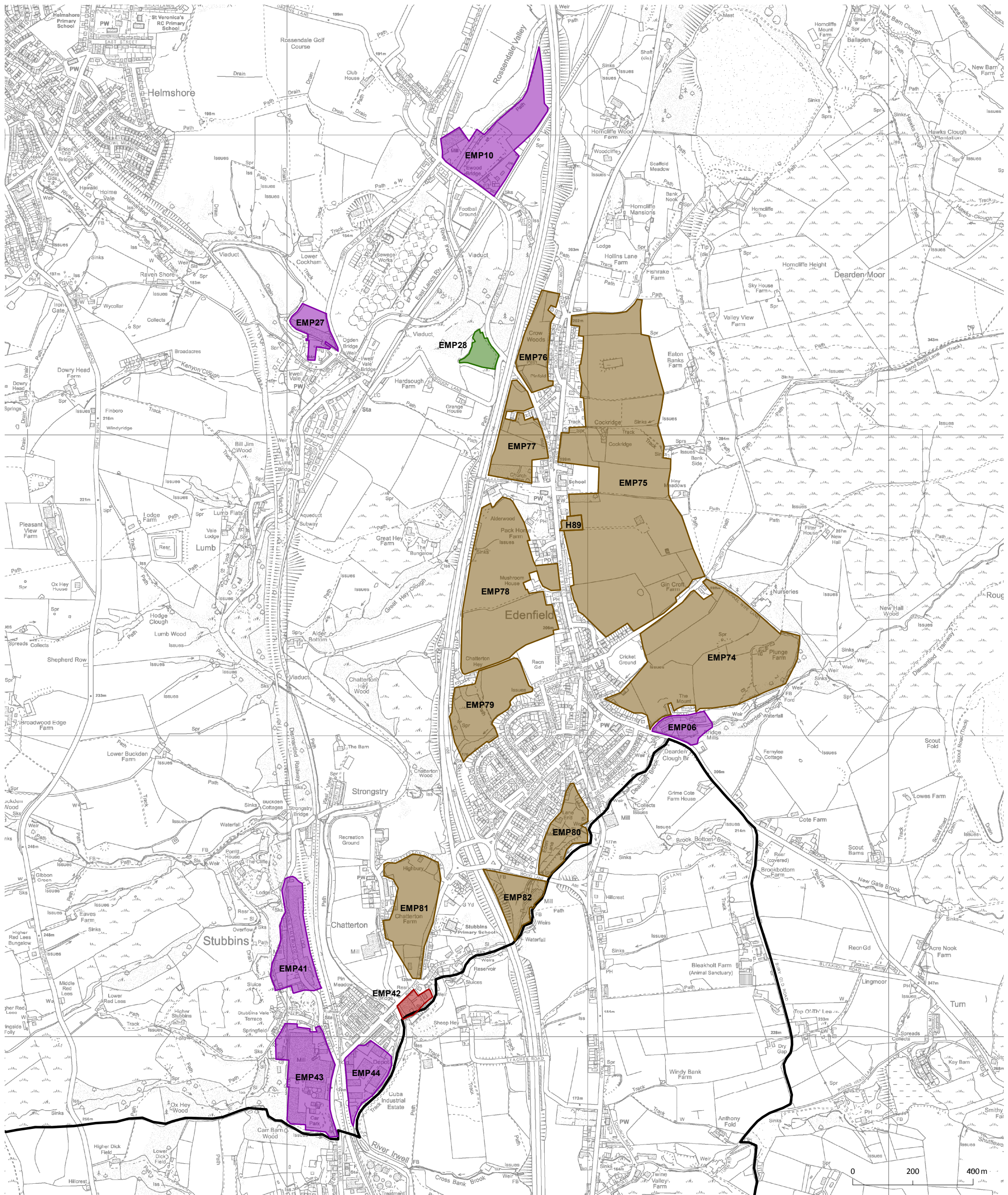
The potential future use of each site will be considered and take into account any preferred uses identified in previous site assessments. This will focus upon the most suitable use for the site within the current market conditions.

Overall Site Rating

We will provide an overall site rating from Very Poor to Very Good. This will be determined by assessing the rating for each factor. The overall site rating will be justified with an explanation of the main factors and their weight. Any factors which may make the site unviable or undeliverable will be specified.

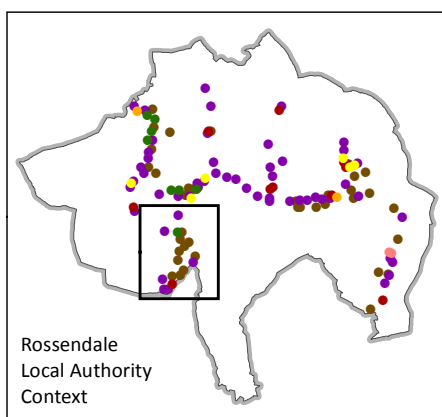
The weighting of different factors will vary from one site to another. For example a site suitable for B8 uses would place most weighting on strategic road access, whereas a site suitable for B1 office uses would place more weight on proximity to urban areas and access to labour and services

Appendix 3: Sub Area Maps



Key

- Committed
- Existing Site – Retain
- Existing Site – Release
- Potential Site – allocate for employment use
- Potential Site – allocate for mixed use
- Potential Site – do not allocate for employment use

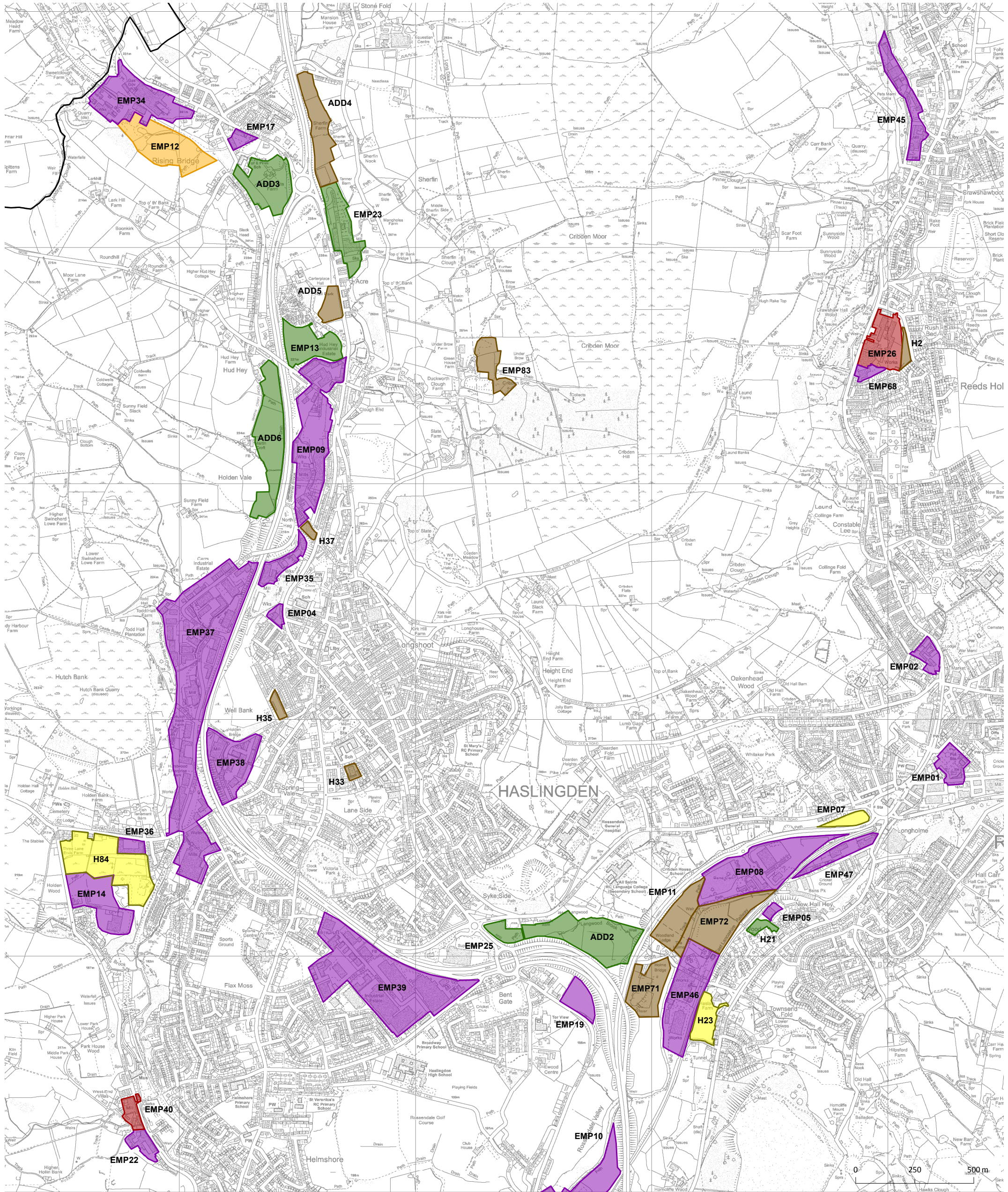


Project	Rossendale ES
Title	Employment Sites: A56 & M66 Corridor (02)
Client	Rossendale Borough Council
Date	27.10.2016
Scale	-
Drawn by	MAR
Drg. No	GIS\MA\41799\02-04



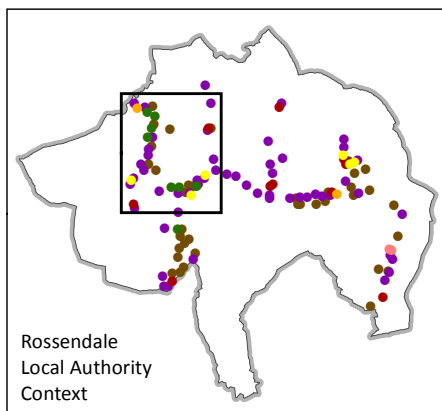
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GIS Reference: S:\MA41799 - Rossendale ES\MA41799-02 - Rossendale ES - Employment Sites (03) - 27.10.2016.mxd



Key

- Committed
- Allocated Site – Release
- Existing Site – Retain
- Existing Site – Release
- Potential Site – allocate for employment use
- Potential Site – allocate for mixed use
- Potential Site – do not allocate for employment use



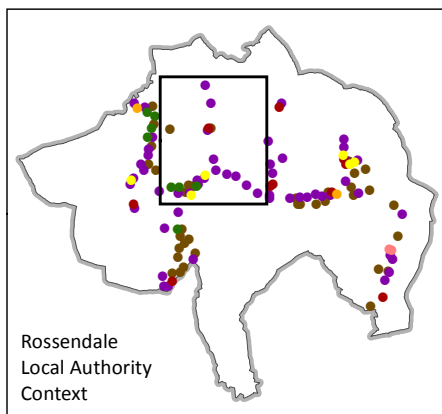
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Title	Employment Sites: A56 & M66 Corridor (01)
Client	Rossendale Borough Council
Date	27.10.2016
Scale	-
Drawn by	MAR
Drg. No	GIS\MA\41799\02-05





Key

- Committed
- Allocated Site – Release
- Existing Site – Retain
- Existing Site – Release
- Potential Site – allocate for mixed use
- Potential Site – do not allocate for employment use
- Potential Site – allocate for employment use

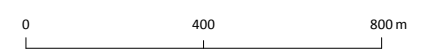
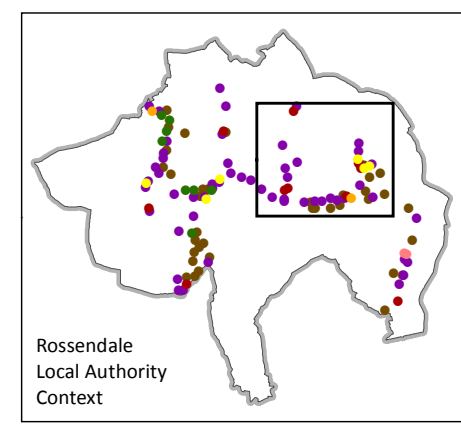


Project	Rossendale ES
Title	Employment Sites: Rawtenstall
Client	Rossendale Borough Council
Date	07.11.2016
Scale	-
Drawn by	MAR
Drg. No	GIS\MA\41799\02-06





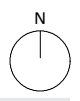
- Key**
- Committed
 - Allocated Site – Release
 - Existing Site – Retain
 - Existing Site – Release
 - Potential Site – allocate for employment use
 - Potential Site – allocate for mixed use
 - Potential Site – do not allocate for employment use

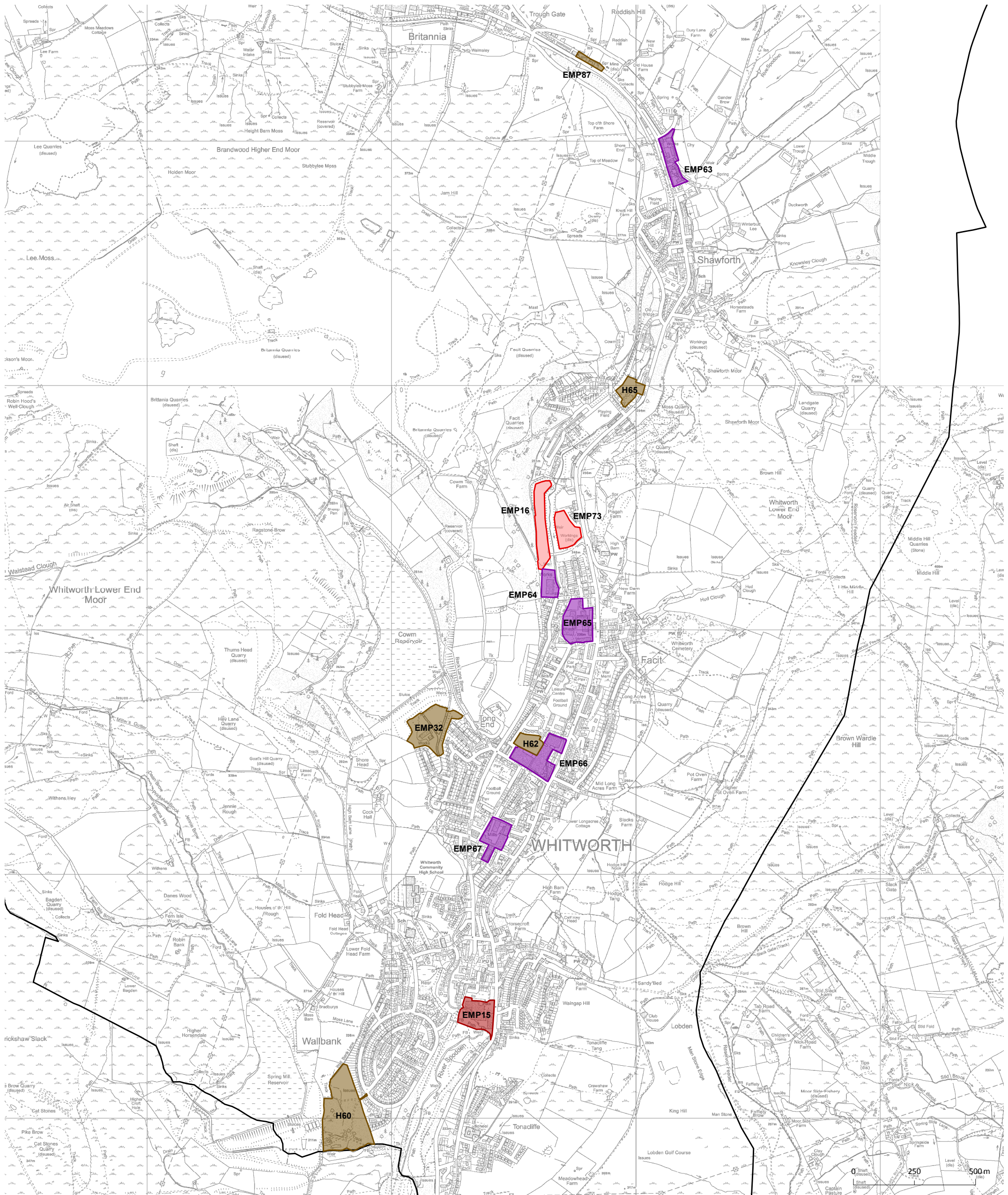


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Project	Rossendale ES
Title	Employment Sites: Bacup, Waterfoot & Stacksteads
Client	Rossendale Borough Council
Date	07.11.2016
Scale	-
Drawn by	MAR
Drg. No	GIS\MA\41799\02-02

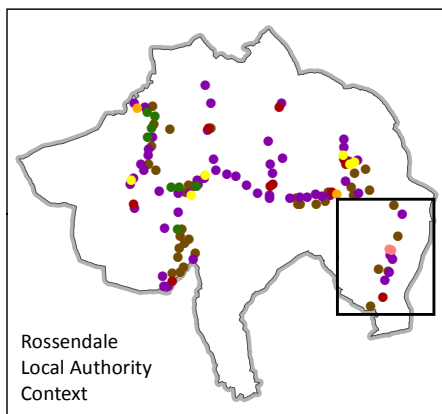
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Key

- Committed
- Allocated Site – Release
- Existing Site – Retain
- Existing Site – Release
- Potential Site – allocate for employment use
- Potential Site – allocate for mixed use
- Potential Site – do not allocate for employment use



Project	Rossendale ES
Title	Employment Sites: Whitworth & Facit
Client	Rossendale Borough Council
Date	27.10.2016
Scale	-
Drawn by	MAR
Drg. No	GIS\MA\41799\02-03



Appendix 4: Site Assessment Matrix

Table 12.2 Site assessment matrix

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
ADD2	Land North A56 and A682 junction	5.99	4.79	Potential Site - allocate for employment use	Very Good	Average	Very Good	Very Good	Average / Poor	Good	Good
ADD3	Land adj Rising Bridge Primary School	3.94	3.35	Potential Site - allocate for employment use	Very Good	Good	Average	Average	Good	Very Good	Very Good
ADD4	Land North Winfields	3.51	2.98	Potential Site - do not allocate for employment use	Very Good	Good	Average/Poor	Good	Poor	Good	Average
ADD5	Land South Winfields	1.08	0.97	Potential Site - do not allocate for employment use	Very Good	Average	Average	Average	Good	Very Good	Average
ADD6	Carrs Industrial Estate North Extension	5.69	4.84	Potential Site - allocate for employment use	Very Good	Average	Good	Very Good	Very Good	Very Good	Very Good
EMP01	Valley Centre	1.57	0	Existing Site - retain	Good	Very Good	Very Good	Very Good	Average	Average	Good
EMP02	Land at Robert Street	1.04	0	Existing Site - retain	Good	Very Good	Very Good	Average	Poor	Average	Good
EMP03	Land Adj New Line	0.61	0.49	Potential Site - do not allocate for employment use	Good	Average	Good	Poor	Good	Poor	Average
EMP04	Prinny Hill Road	0.44	0	Existing Site - retain	Very Good	Very Good	Very Good	Average	Average	Average	Good
EMP05	Rossendale Motor Sales, Bury Road	0.29	0	Existing Site - retain	Very Good	Average	Very Good	Average	Average	Poor	Poor
EMP06	Area Occupied By Mill Premises Along River	1.34	0	Existing Site - retain	Very Good	Average	Average	Average	Poor	Average	Average
EMP07	Former Rossendale and Accrington College Site	0.76	0.68	Potential Site - allocate for mixed use	Very Good	Very Good	Very Good	Average	Good	Good	Very Good
EMP08	New Hall Hey	8.10	4.37	Existing Site - retain	Very Good	Very Good	Very Good	Good	Average	Good	Good
EMP09	Large Site at Hud Hey	8.38	0.84	Existing Site - retain	Very Good	Very Good	Good	Good	Poor	Average	Average
EMP10	Mayfield Chicks & Adjoining Ewood Bridge Mill	5.87	4.70	Existing Site - retain	Average	Good	Poor	Average	Poor	Average	Average
EMP11	Extension of New Hall Hey to the west	2.74	2.19	Potential Site - do not allocate for employment use	Very Good	Poor	Average	Average	Poor	Poor	Poor

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
EMP12	Baxenden Chemicals Ltd, Rising Bridge	4.93	4.44	Committed	Very Good	Good	Average	Good	Good	Good	Good
EMP13	Land North of Hud Hey	3.02	2.72	Potential Site - allocate for employment use	Very Good	Very Good	Good	Average	Average	Good	Good
EMP14	Solomon's Site	4.13	0.83	Existing Site - retain	Very Good	Very Good	Very Good	Average	Good	Good	Good
EMP15	Albert Mill	1.60	1.28	Existing Site - release	Good	Good	Good	Good / Average	Poor / Very Poor	Very Poor	Poor
EMP16	Barlow Bottoms 2	1.58	1.34	Allocated Site - release	Good	Poor	Poor	Good	Good / Average	Very Poor	Very Poor
EMP17	Rising Bridge Business & Enterprise Village	0.56	0	Existing Site - retain	Very Good	Good	Average	Average	Good	Average	Good
EMP18	Futures Park	3.68	2.64	Committed	Good	Very Good	Very Good	Very Good	Good	Good	Good
EMP19	Land off Manchester Road (Solomons)	1.51	1.36	Existing Site - retain	Very Good	Good	Good	Average	Average	Average	Good
EMP20	Forest Mill	0.65	0	Existing Site - retain	Poor	Average	Very Poor	Poor	Average	Poor	Poor
EMP21	Isle of Man Mill	1.13	0.51	Existing Site - release	Poor	Average	Very Poor	Poor	Poor	Very Poor	Very Poor
EMP22	Wavel House	1.01	0	Existing Site - retain	Average	Good	Good	Average	Average	Poor	Average
EMP23	Winfields	3.32	0.66	Potential Site - allocate for employment use	Very Good	Very Good	Average	Average	Good	Good	Good
EMP24	Waterfoot Mills	3.49	0	Existing Site - retain	Average	Good	Very Good	Average	Poor	Poor	Average
EMP25	Bentgate, Haslingden	0.94	0.80	Potential Site - allocate for employment use	Very Good	Average	Very Good	Average	Average	Good	Good
EMP26	Reedsholme Works, Rawtenstall	3.24	0.81	Existing Site - release	Good	Very Good	Good	Poor	Poor	Average	Poor
EMP27	Irwell Vale Mill	1.43	0.57	Existing Site - retain	Average	Very Poor	Poor	Poor	Poor	Poor	Very Poor
EMP28	Side By Pass - Ewood Bridge	0.87	0.78	Potential Site - allocate for employment use	Average	Average	Poor	Good	Good	Good	Good

Rossendale Employment Land Review: Appendix 4: Site Assessment Matrix

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
EMP29	Gaghills Lane, Waterfoot	0.85	0.68	Existing Site - release	Average	Average	Very Good	Very Poor	Poor	Poor	Very Poor
EMP30	Mill End Mill, Waterfoot	1.29	1.03	Existing Site - release	Average	Average	Very Good	Poor	Very Poor	Poor	Poor
EMP31	Toll Bar Business Park	0.80	0	Existing Site - retain	Good	Good	Very Good	Poor	Average / Poor	Very Poor	Poor
EMP32	Cowm water treatment works, Whitworth	2.53	2.03	Potential Site - do not allocate for employment use	Good	Poor	Average	Average / Poor	Average / Poor	Poor	Poor
EMP33	Sheephouses, Rochdale Road, Bacup	6.54	3.25	Potential Site - do not allocate for employment use	Good	Average	Good / Average	Poor	Poor / Very Poor	Poor	Poor
EMP34	Hollands Bakery & Baxenden Chemicals	5.79	0	Existing Site - retain	Very Good	Very Good	Average	Average	Good	Average	Good
EMP35	Commerce Street & Grove Mill	1.43	0	Existing Site - retain	Very Good	Very Good	Very Good	Good	Average	Average	Good
EMP36	The Courtyard	0.70	0	Existing Site - retain	Very Good	Very Good	Very Good	Average	Good	Good	Good
EMP37	Carrs Industrial Estate	22.88	0	Existing Site - retain	Very Good	Very Good	Very Good	Good	Good	Very Good	Very Good
EMP38	Three Point Business Park	4.51	0	Existing Site - retain	Very Good	Very Good	Very Good	Good	Good	Average	Good
EMP39	Knowsley Road Industrial Estate	14.60	0	Existing Site - retain	Very Good	Very Good	Very Good	Average	Good	Good	Good
EMP40	Park Mill	0.86	0	Existing Site - release	Good	Good	Good	Poor	Poor	Poor	Poor
EMP41	Stubbins Vale Mill	3.63	0	Existing Site - retain	Very Good	Poor	Average	Average	Average	Good	Average
EMP42	Croft End Works	0.59	0.12	Existing Site - release	Very Good	Average	Average	Average / Poor	Poor	Poor	Very Poor
EMP43	Georgio Pacific	5.19	0	Existing Site - retain	Very Good	Poor	Average	Average	Poor	Good	Average
EMP44	Cuba Industrial Estate	2.43	0	Existing Site - retain	Very Good	Average	Average	Average	Poor	Average	Average
EMP45	Turton Hollow Road	2.89	0	Existing Site - retain	Good	Average	Average	Average	Average	Poor	Average
EMP46	Riverside Business Park	6.06	0	Existing Site - retain	Average	Average	Good	Average	Average	Average	Average

Rossendale Employment Land Review: Appendix 4: Site Assessment Matrix

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
EMP47	New Hall Hey Road	1.65	0	Existing Site - retain	Very Good	Very Good	Very Good	Good	Good	Good	Good
EMP48	Fallbarn Road	2.45	0	Existing Site - retain	Good	Average	Very Good	Average	Average / Poor	Average	Average
EMP49	Kings Cloughfold	5.25	0	Existing Site - retain	Good	Very Good / Good	Very Good	Good	Average	Good	Good
EMP50	Myrtle Grove	3.82	0	Existing Site - retain	Good	Very Good / Good	Very Good	Good / Average	Poor	Good	Good
EMP51	Warth Mill	7.38	0.18	Existing Site - retain	Good	Good	Very Good	Average	Average / Poor	Good	Good
EMP52	Burnley Road East	0.86	0	Existing Site - retain	Poor	Very Good	Very Poor	Good	Good	Average	Average
EMP53	Hugh Business Park	1.64	0	Existing Site - retain	Good	Average / Poor	Very Good	Good	Poor	Good / Average	Good
EMP54	Atherton Holme Works	3.07	0	Existing Site - retain	Good	Good	Good	Good	Average	Very Good	Very Good
EMP55	Nun Hills	1.55	0	Existing Site - retain	Good	Good / Average	Good	Average	Average	Good	Good
EMP56	Acre Mill Road	1.79	0	Existing Site - retain	Good	Very Good	Very Good	Poor	Average / Poor	Good / Average	Good
EMP57	Ormerods	2.29	0	Existing Site - retain	Good	Very Good	Very Good	Average	Poor	Very Good	Good
EMP58	Broad Clough	1.15	0	Existing Site - retain	Poor	Very Good	Average	Good	Poor	Average / Poor	Poor
EMP59	Burnley Road	0.78	0	Existing Site - retain	Poor	Very Good	Average	Good / Average	Average	Average / Poor	Average
EMP60	Beech Industrial Estate	2.37	0	Existing Site - retain	Average	Very Good	Very Good	Good	Good / Average	Very Good	Very Good
EMP61	Henrietta Street	11.86	0.58	Existing Site - retain	Good	Very Good / Good	Very Good	Very Good / Good	Average	Good	Very Good
EMP62	The Sidings	5.64	0	Existing Site - retain	Good	Good	Very Good	Poor	Average	Good	Good

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
EMP63	Freeholds Road	1.09	0	Existing Site - retain	Good	Very Good / Good	Poor	Average	Good / Average	Average / Poor	Average
EMP64	Station Road	0.70	0.28	Existing Site - retain	Good	Good	Average	Good / Average	Good	Average	Good
EMP65	Spodden Mill	1.86	0	Existing Site - retain	Good	Good	Good	Average / Poor	Average	Good / Average	Good
EMP66	Bridge End Mills	1.87	0	Existing Site - retain	Good	Good	Good	Average / Poor	Average	Average	Average
EMP67	Bridge Mill	1.23	0	Existing Site - retain	Good	Good	Good	Good / Average	Good / Average	Good	Good
EMP68	Novaks	0.52	0	Existing Site - retain	Very Good	Very Good	Good	Average	Good	Good	Good
EMP69	Bacup Coal Yard	0.41	0	Existing Site - retain	Good	Average	Very Good	Good / Average	Poor	Average	Average
EMP70	Kippax Mill (Kenross Containers)	1.36	0	Existing Site - retain	Good	Poor	Poor	Average	Poor	Poor	Poor
EMP71	Site behind K Steels	3.02	2.72	Potential Site - do not allocate for employment use	Average	Poor	Average	Average	Average	Poor	Poor
EMP72	Extension to New Hall Hey	4.81	4.33	Potential Site - do not allocate for employment use	Good	Very Poor	Good	Average	Poor	Average	Average
EMP73	Land South of Barlow Bottoms	1.09	0.93	Allocated Site - release	Good	Good	Poor	Good / Average	Good	Very Poor	Very Poor
EMP74	Land to the south east of Edenfield	16.65	14.15	Potential Site - do not allocate for employment use	Very Good	Very Poor	Average	Poor	Poor	Poor	Poor
EMP75	Area of search to the east of Edenfield	32.01	27.21	Potential Site - do not allocate for employment use	Good	Average	Average	Poor	Poor	Average	Poor
EMP76	Land to the west of Moorland View	2.68	2.28	Potential Site - do not allocate for employment use	Very Good	Average	Average	Poor	Poor	Average	Poor
EMP77	Land between Blackburn Road and A56	3.71	3.15	Potential Site - do not allocate for employment use	Good	Good	Average	Poor	Average	Average	Average
EMP78	Land between Chatterton Hey and Nursing Home, Edenfield	12.17	10.34	Potential Site - do not allocate for employment use	Very Good	Good	Average	Poor	Average	Average	Average
EMP79	Land off Exchange Street	4.77	4.05	Potential Site - do not allocate for employment use	Very Good	Poor	Average	Poor	Average	Poor	Average

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
EMP80	Acre Meadow	2.57	2.18	Potential Site - do not allocate for employment use	Very Good	Poor	Average	Poor	Very Poor	Poor	Poor
EMP81	Land south of Chatterton Old Lane, Stubbins	5.08	4.32	Potential Site - do not allocate for employment use	Very Good	Good	Average	Average / Poor	Very Poor	Poor	Poor
EMP82	Edenwood Mill	2.32	0.35	Potential Site - do not allocate for employment use	Very Good	Good	Average	Average	Very Poor	Poor	Poor
EMP83	Land to the north of Haslingden Tip and Under Brow farm	1.89	1.70	Potential Site - do not allocate for employment use	Average	Very Poor	Poor	Average	Poor	Very Poor	Poor
EMP84	Blackwood Road Stacksteads	1.34	1.27	Potential Site - do not allocate for employment use	Good	Poor	Average / Poor	Average	Very Poor	Very Poor	Very Poor
EMP85	N And J Scrapyard	1.02	0.97	Potential Site - do not allocate for employment use	Good	Poor	Average / Poor	Good	Poor	Very Poor	Poor
EMP87	Shore Service Station Market Street Bacup	0.27	0.16	Potential Site - do not allocate for employment use	Good	Very Good	Average	Average	Poor	Poor	Average
EMP88	Springvale Works, Shawclough Road	0.82	0	Existing Site - retain	Poor	Average	Poor	Good	Average	Good / Average	Poor
EMP89	Waterside Mill Burnley Road	0.17	0	Existing Site - release	Average	Good	Very Good	Average	Poor	Average	Poor
EMP90	Beta Burnley Road	0.32	0	Existing Site - retain	Average	Good	Very Good	Poor	Poor	Average	Average
EMP91	Former Bacup Cinema Burnley Road	0.06	0	Existing Site - release	Good	Good	Very Good	Average	Good	Average	Average
EMP92	Piercy Mount Industrial Estate Burnley Road East	0.75	0	Existing Site - retain	Average	Good	Good	Poor	Average	Poor	Average
H2	Land West of Hollin Way	0.43	0.39	Potential Site - do not allocate for employment use	Good	Good	Very Good	Poor	Good	Poor	Average
H21	Woodtop Garage, Townsendfold	0.46	0.37	Potential Site - allocate for employment use	Good	Average	Very Good	Average	Average	Average	Average
H23	Haslam Farm	1.67	1.50	Potential Site - allocate for mixed use	Good	Very Good	Good	Average	Average	Average	Good
H33	Former Leisure centre	0.32	0	Potential Site - do not allocate for employment use	Very Good	Good	Very Good	Very Poor	Average	Poor	Average

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
H35	Land to the Rear of Fern terrace	0.42	0.38	Potential Site - do not allocate for employment use	Very Good	Good	Very Good	Poor	Poor	Poor	Average
H37	Plot 2 Land off Station Road	0.25	0.23	Potential Site - do not allocate for employment use	Good	Good	Very Good	Good	Very Poor	Good	Average
H38	Anvil Street	0.19	0.17	Existing Site - release	Good	Good	Good	Very Poor	Poor	Good / Average	Poor
H40	Off Fernhill Drive	0.46	0.37	Potential Site - do not allocate for employment use	Good	Average	Good	Very Poor	Poor	Poor	Very Poor
H41	Land off Moorlands Terrace	0.89	0.76	Potential Site - do not allocate for employment use	Good	Average	Very Good	Poor	Good	Poor	Poor
H42	Land at Higher Cross Row	0.68	0.58	Potential Site - do not allocate for employment use	Good	Average	Very Good	Very Poor	Good	Average	Very Poor
H45	Former Bacup Leisure Centre	0.56	0.45	Potential Site - allocate for mixed use	Good	Good	Very Good	Poor	Poor	Poor	Poor
H47	Former Bacup Health Centre	0.21	0.19	Potential Site - allocate for mixed use	Good	Very Good	Very Good	Average	Average	Good / Average	Good
H48	Reed Street, Bacup	0.52	0.24	Potential Site - allocate for mixed use	Good	Good / Average	Very Good	Good / Average	Good / Average	Average	Average
H54	Land East of Rochdale Road (East of Empire Theatre)	2.60	2.21	Potential Site - do not allocate for employment use	Good	Poor	Very Good	Poor	Average	Poor	Poor
H55	Tong Farm	1.81	1.63	Potential Site - do not allocate for employment use	Good	Average	Good	Poor	Good	Poor	Average
H60	Eastgate	4.86	3.89	Potential Site - do not allocate for employment use	Average	Poor	Very Good	Average	Average / Poor	Poor	Poor
H62	Rear of Anglo Felt Factory	0.68	0.61	Potential Site - do not allocate for employment use	Good	Good	Very Good	Average	Good	Average	Poor
H65	Land to the rear of Oak Street	0.78	0.70	Potential Site - do not allocate for employment use	Good	Good	Very Poor	Average / Poor	Good	Poor	Average
H67	Land adj Waterbarn Chapel, rakehead Lane	1.22	1.03	Potential Site - do not allocate for employment use	Good	Poor	Good	Average / Poor	Very Poor	Average / Poor	Very Poor
H68	Shadlocks Skip	1.33	0	Existing Site - retain	Good	Very Good	Very Good	Poor	Average	Average	Average
H69	Land at Moss Farm	3.60	2.88	Potential Site - do not allocate for employment use	Good	Very Poor	Very Poor	Very Poor	Very Poor	Poor	Very Poor

Site reference	Site name	Gross area (ha)	Net area (ha)	Status and recommendation	Strategic road access	Local accessibility	Proximity to urban areas and local services	Compatibility of adjoining uses	Developmental and environmental constraints	Market attractiveness	Overall site rating
H70	Land at Acre View	1.38	1.11	Potential Site - do not allocate for employment use	Good	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor
H84	Snow King	6.53	5.88	Potential Site - allocate for mixed use	Very Good	Very Good	Average	Good	Average	Good	Good
H89	Land at Market Street - Pack Horse Garage	0.31	0.28	Potential Site - do not allocate for employment use	Very Good	Average	Average	Good	Good	Poor	Poor

Source: Lichfields analysis