

**Development Site:****Grane Road/Holcombe Road****NLP Reference****CFS12****Area (ha)****6.52**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Undeveloped land.	
<i>Strategic Road Access</i>	Less than 1 km from A56 junction.	5
<i>Local Road Access</i>	On A6177, which provides a good link to the A56.	4
<i>Public Transport Access</i>	B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Clitheroe, Fleetwood, Whitworth, Oldham. Bus stop close to site on Grane Road – A56: 464, 484, X1, X2.	3
<i>Access to services &amp; labour</i>	Some distance from nearest centre. A little removed from major labour sources.	2
<i>Proximity to incompatible uses</i>	Adjacent to existing employment. Some residential across the road.	4
<i>Site Characteristics/ development constraints</i>	Large, a few trees, quite level.	5
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	In an area which is visually attractive/of high quality appearance and environment. Neighbouring employment areas are generally successful.	4
<i>Market Perceptions</i>	The site has good links to the strategic road network and has potential.	4
<i>Planning Factors</i>	Outside of the urban boundary. Adjacent to important wildlife site E.3 (not saved policy), adjacent to greenlands (saved policy) and adjacent to area of special landscape (not saved policy)	2
<i>Other Factors Recorded</i>	None of the site is developed.	
<i>Suitability for Designated Uses</i>	The site has development potential. It is adjacent to existing employment areas and no major development constraints have been identified. However, the site is outside of the defined urban area and adjacent to a wildlife site.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.23, 9.24	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****34**

**Development Site:****Land at Fallbarn Crescent, Rawtenstall****NLP Reference****CFS26****Area (ha)****3.45**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Recreational ground (children's play area – D2 use class) and open space.	
<i>Strategic Road Access</i>	Just off A681 – approx 2km from A56 junction.	4
<i>Local Road Access</i>	Although the site is close to the A681, the road connecting the site with the A681 is steep. Potential for direct access to A681.	3
<i>Public Transport Access</i>	Within easy walking distance of Rawtenstall bus station.	5
<i>Access to services &amp; labour</i>	Adjacent to Rawtenstall town centre. Good access to labour.	4
<i>Proximity to incompatible uses</i>	The site is close to quite a lot of residential dwellings. Other nearby uses include a Tesco Store.	2
<i>Site Characteristics/ development constraints</i>	Although the site is large, it also steep, has many trees and is an irregular shape. Part of the site is in use as a children's play area.	2
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	The site is well located for Rawtenstall centre and the strategic road network but is a mixed-use location which includes significant residential development.	3
<i>Market Perceptions</i>	Not marketed or managed. The site is not an obvious employment site.	3
<i>Planning Factors</i>	Designated Greenlands – E.1 – saved policy. Inside Urban Boundary – DS.1 – saved policy.	3
<i>Other Factors Recorded</i>	Over 50% of site undeveloped.	
<i>Suitability for Designated Uses</i>	The site is well located for Rawtenstall town centre and the strategic road network, but is constrained and close to residential dwellings. It may be suitable for employment use as part of a sensitively designed mixed-use residential led development. The development would involve the loss of a children's play area.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.28, 9.32, 9.33	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	30
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Development Site:

**Recreation Ground, Stacksteads**

NLP Reference

**CFS35**

Area (ha)

**2.36**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Stacksteads Riverside recreational ground.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Extremely narrow road linking site to A681. Other local roads narrow.	1
<i>Public Transport Access</i>	Bus stop close to site on Newchurch Road. (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Some distance to closest designated centre. Good access to residential areas.	2
<i>Proximity to incompatible uses</i>	Not immediately adjoining, but fairly close to residential.	4
<i>Site Characteristics/ development constraints</i>	River through centre of site. Slightly sloping. Mature trees on site. Site is in current use a recreational ground (with benches, footpaths and basketball court).	1
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Visually attractive site but in low profile location – set back from road. Not obvious employment site.	1
<i>Market Perceptions</i>	Not obvious employment site and poorly accessed.	2
<i>Planning Factors</i>	Designated recreational area (Policy 6.2). Outside the urban area boundary (Policy DS.1). Valley ways (Policy C.10) through site. Site within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	1
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	Site is constrained by poor access and by site constraints including the river and the site's current role as a recreational site. Site therefore has limited suitability. Any employment development would need to be compatible with nearby residential development.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.39, 9.40	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

18

**Development Site:****Land off Bocholt Way, Rawtenstall****NLP Reference****CFS51****Area (ha)****1.63**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Undeveloped land.	
<i>Strategic Road Access</i>	Just over 2 km from A56 junction.	4
<i>Local Road Access</i>	Close to A681, but local roads narrow.	3
<i>Public Transport Access</i>	Walking distance from Rawtenstall bus station.	5
<i>Access to services &amp; labour</i>	Adjacent to Rawtenstall town centre boundary. Good access to labour.	4
<i>Proximity to incompatible uses</i>	Adjacent to both employment and residential areas.	3
<i>Site Characteristics/ development constraints</i>	Sloping site – fairly small. Many trees on site.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Close to A681, but set back and not visually prominent. Not high quality environment – rubbish across site.	3
<i>Market Perceptions</i>	Not marketed or managed.	3
<i>Planning Factors</i>	Designated Greenlands E.1 (saved policy) and Countryside Area C.1 (not a saved policy). Outside Urban Boundary – saved policy DS.1.	2
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	The site's potential is constrained by numerous trees, a sloping topography and the site's designation as Greenlands. Site may make a potential development opportunity, although any development would need to ensure that it does not conflict with nearby residential areas.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.28, 9.32, 9.33	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****31**

**Development Site:****Gas Street, Helmshore****NLP Reference****CFS52****Area (ha)****1.61**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Caravan winter storage – B8	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction	5
<i>Local Road Access</i>	Close to A6177, but accessed down a narrow track with pot holes.	1
<i>Public Transport Access</i>	A56 – 464, 484, X1, X2 B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Accrington, Clitheroe, Fleetwood, Whitworth, Oldham	3
<i>Access to services &amp; labour</i>	Some distance from closest designated centre. Limited residential nearby.	2
<i>Proximity to incompatible uses</i>	Part of the site is fairly close to residential, but other uses near the site are compatible.	4
<i>Site Characteristics/ development constraints</i>	Generally level, medium sized site. No identified development constraints.	5
<i>Vacancy Levels</i>	Occupied – but use is seasonal and low intensity.	1
<i>General attractiveness of location</i>	Low profile, run down, low end user. Has potential however.	2
<i>Market Perceptions</i>	Low demand, not marketed. The site is set back from the main road in a low profile location, concealed from the main road by neighbouring residential properties.	2
<i>Planning Factors</i>	Outside of urban boundary Adjacent to an important wildlife site (not saved policy) and greenlands (saved policy).	2
<i>Other Factors Recorded</i>	-	
<i>Suitability for Designated Uses</i>	Could possible be brought forward together with neighbouring site CFS12 (for it to be attractive to the market). However, the site is constrained by conservation/landscape considerations, current access arrangements and by the site's location outside of the urban boundary.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.23, 9.24,	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****27**

Development Site:

**Sports Pitches, Stacksteads**

NLP Reference

**CFS77**

Area (ha)

**1.10**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Recreation ground.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Narrow roads linking site to A681. Other local roads narrow.	2
<i>Public Transport Access</i>	Bus stop close to site on Newchurch Road. (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Some distance to closest designated centre – good access to residential areas.	2
<i>Proximity to incompatible uses</i>	Overlooked by new residential. Otherwise surrounding uses are employment/open space.	2
<i>Site Characteristics/ development constraints</i>	Fairly small. Trees around periphery of site. Site is currently in use as recreation ground – laid out as two football pitches.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Visually attractive site – because recreational ground. Not obvious employment site and low profile – adjacent to existing employment site but set back from road.	2
<i>Market Perceptions</i>	Not obvious employment site and poorly accessed.	2
<i>Planning Factors</i>	Designated greenlands (Policy E.1) and recreation area (Policy E.2). Valley way (Policy C.10) through site. Site within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	2
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	Potential development site, however site currently fulfils important role as a football pitch and is difficult to access. Site therefore has limited suitability. Any employment development would need to be compatible with nearby residential development.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.39, 9.40	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

21

**Development Site:****Site 1B, Former Groundwork, New Hall Hey****NLP Reference****CFS82****Area (ha)****1.04**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Open space – recreational ground.	
<i>Strategic Road Access</i>	Approx 1km from A56, however the site is poorly linked to the A56.	3
<i>Local Road Access</i>	Existing access into site is by foot only. Potential for vehicular access is constrained by the railway and river.	1
<i>Public Transport Access</i>	Buses X42, X43 to Manchester, Trafford Centre, Colne. Walking distance from Rawtenstall bus station – across footbridge.	3
<i>Access to services &amp; labour</i>	Adjacent to Rawtenstall town centre boundary. However, the site is a little distance from the main town centre services.	3
<i>Proximity to incompatible uses</i>	Adjacent to business area. Reasonable distance to nearest residential	4
<i>Site Characteristics/ development constraints</i>	Site is locked in by river on one side and the railway lines on another. The site is an irregular shape and is in use as an informal recreational ground.	1
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Although the site is close to New Hall Hey Business area and Rawtenstall town centre its lack of vehicular access and hidden location are both major constraints.	2
<i>Market Perceptions</i>	Isolated and hard to access.	1
<i>Planning Factors</i>	Lower part of site is in Flood Zone 2 and Flood Zone 3a plus climate change.. Designated as Greenland E.1.	3
<i>Other Factors Recorded</i>	All of site undeveloped.	
<i>Suitability for Designated Uses</i>	Limited potential for development. The site is close to New Hall Hey but it currently fulfils a role as an informal recreational ground and the lack of vehicular access and hidden location are both major constraints. The site is also designated as 'greenland' by the Local Plan.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.28, 9.33	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>22</b>
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**Development Site:****Site 7a Former Groundwork, New Hall Hey****NLP Reference****CFS86****Area (ha)****1.00**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Open space – riverside, trees, grass.	
<i>Strategic Road Access</i>	Approx 1km from A56	4
<i>Local Road Access</i>	New access road built off A682 to adjacent site. No existing road access into site.	3
<i>Public Transport Access</i>	Buses X42, X43 to Manchester, Trafford Centre, Colne. Walking distance from Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	In Rawtenstall Town centre.	5
<i>Proximity to incompatible uses</i>	Adjacent to larger employment area.	4
<i>Site Characteristics/ development constraints</i>	Long, narrow contains a number of trees.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Attractive location close to New Hall Hey and Rawtenstall town centre.	4
<i>Market Perceptions</i>	Attractive general location but not as high profile as other areas of New Hall Hey.	3
<i>Planning Factors</i>	Eastern part of site falls within Flood Zone 2. Designated as Greenlands E.1 – saved policy. Valley Way runs through site C.10 – saved policy. In town centre boundary adjacent to green belt – saved policy.	2
<i>Other Factors Recorded</i>		
<i>Suitability for Designated Uses</i>	Potential to expand adjacent business park onto this site – however, site is constrained by river and is a valuable recreational and open space asset which is allocated as ‘greenland’ by the Local Plan. Considering the function of this space as open space, RBC may consider it preferable to develop alternative sites in this area.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.28, 9.32, 9.33	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****33**



**Development Site:****Touch and Take Farm, Haslingden****NLP Reference****CFS88****Area (ha)****0.94**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Vacant site.	
<i>Strategic Road Access</i>	Very near A56 junction (via A681).	5
<i>Local Road Access</i>	Very well connected – close to A681, A56 and A680.	5
<i>Public Transport Access</i>	Buses 11, 12, 244, 464, X64 to Haslingden, Helmshore, Backlawn, Accrington, Whitworth, Fleetwood.	3
<i>Access to services &amp; labour</i>	Rawtenstall town centre.	2
<i>Proximity to incompatible uses</i>	The site is bounded by the road network and by open space. However, a house is also adjacent to part of the site and further residential development is across the dual carriageway. The site is fairly close to industry.	3
<i>Site Characteristics/ development constraints</i>	Small, sloping. Contains pylons and electricity sub-station	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Next to A56 and near Tesco: high profile location.	4
<i>Market Perceptions</i>	Not marketed or managed but is high profile location with good potential. Market perceptions of the site's suitability for employment use positive.	4
<i>Planning Factors</i>	In green belt DS.3- saved policy. Outside of urban boundary DS.1- saved policy.	1
<i>Other Factors Recorded</i>	Site undeveloped.	
<i>Suitability for Designated Uses</i>	Due to the site's high profile location and excellent links to the strategic road network, market perceptions of the site's suitability for employment use are positive. However, the site's location within the Green Belt, beyond the urban boundary, represents a major planning policy constraint. Furthermore, the site contains an electricity sub-station together with pylons, and these site-specific constraints would need to be addressed as part of any development of the site.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.23, 9.24	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****31**

Development Site:

Hutch Bank Quarry

NLP Reference

CFS122

Area (ha)

39.34



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Vacant quarry	
<i>Strategic Road Access</i>	Very near A56 Junction.	5
<i>Local Road Access</i>	Site accessed down a narrow steep track.	1
<i>Public Transport Access</i>	A56 – 464, 484, X1, X2. B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Accrington, Clitheroe, Fleetwood, Whitworth, Oldham.	4
<i>Access to services &amp; labour</i>	Haslingden across the A56.	2
<i>Proximity to incompatible uses</i>	Next to industrial parks	5
<i>Site Characteristics/ development constraints</i>	Very steep, large and hard to access.	1
<i>Vacancy Levels</i>		1
<i>General attractiveness of location</i>	Medium end users in locality.	3
<i>Market Perceptions</i>	Access major constraint on attractiveness to market.	2
<i>Planning Factors</i>	Area of special landscape interest. Outside of Urban Boundary DS.1-saved policy.	3
<i>Other Factors Recorded</i>		
<i>Suitability for Designated Uses</i>	Potential for development of lower part of the site (as extension to E25 – St Crispin Way Industrial Way Industrial Estate). Majority of the site constrained by topography.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	5.4, 9.24	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

27

**Development Site:****Land adjacent to Baxenden Chemicals,  
Haslingden****NLP Reference Area (ha)****E1****5.63**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Committed	
<i>Current Use</i>	Field	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Blackburn Road – A680 is accessed via Rising Bridge Road. Local access road into site may require upgrading.	4
<i>Public Transport Access</i>	Bus stops on Blackburn Road – 484, 464, X1, X2 to Accrington, Bury, Blackburn, Manchester, Clitheroe.	3
<i>Access to services &amp; labour</i>	Haslingden and Accrington	2
<i>Proximity to incompatible uses</i>	Adjacent to industry, but some residential developed is located to the east.	4
<i>Site Characteristics/development constraints</i>	Gently sloping, large, irregular shape. Some trees are located on the site. Some of the site appeared to be water-logged at the time of the site visit.	4
<i>Vacancy Levels</i>	Undeveloped site.	1
<i>General attractiveness of location</i>	Reasonably attractive general location with medium level occupiers nearby.	4
<i>Market Perceptions</i>	No investment and does not appear to be marketed. Nearby units are occupied.	4
<i>Planning Factors</i>	Allocated employment site J1 – not a saved policy.	5
<i>Other Factors Recorded</i>	Amount of land still available – over 50% of site undeveloped. Potential for alternative employment sites – Good for bad neighbour or niche uses.	
<i>Suitability for Designated Uses</i>	Appears to be suitable for employment development, particularly for the expansion of the adjacent employment area onto this site. No significant constraints identified, although upgrading of local infrastructure including roads may possibly be required for the site to be brought forward. However, it is understood that this site was allocated specifically to allow for the expansion of Baxenden chemicals, which has not occurred (the site has been allocated since 1995) and NLP is not aware of a requirement by Baxenden Chemicals to expand in the foreseeable future.	
<i>Recommendation</i>	Retain Commitment	
<i>Paragraph References</i>	5.4, 5.29, 5.73, 5.77, 8.20, 9.18	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 36

Development Site:

**Newlock, Haslingden**

NLP Reference

**E2**

Area (ha)

**3.43**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Committed	
<i>Current Use</i>	Cleared site including hard-standing. Site includes small terraced housing street (Use Class C3)	
<i>Strategic Road Access</i>	Approximately 1km from A56 Junction.	5
<i>Local Road Access</i>	Local roads a little constrained – they are narrow and through residential area. However, the site is close to the A680. Access could potentially be changed to allow direct access onto the A680.	3
<i>Public Transport Access</i>	Bus stops on Blackburn Road, 484, 464, X1, X2 to Manchester, Clitheroe, Accrington, Blackburn.	2
<i>Access to services &amp; labour</i>	Haslingden. Limited residential is located nearby.	3
<i>Proximity to incompatible uses</i>	The site contains some residential uses currently. Parts of the site are close to residential, but development could be designed to be compatible with this. The wider area contains significant employment development.	2
<i>Site Characteristics/ development constraints</i>	Sewage outlet within the site. Sloping in parts, trees on site, large site.	4
<i>Vacancy Levels</i>	Vacant site.	1
<i>General attractiveness of location</i>	Low profile, run down and unattractive site. However, it is within wider employment area which is fairly attractive.	3
<i>Market Perceptions</i>	Not attracting occupiers. Does not appear to be marketed. However, the site has good potential.	3
<i>Planning Factors</i>	Designated employment site J.1 – not a saved policy.	5
<i>Other Factors Recorded</i>	Amount of land still available – all undeveloped.	
<i>Suitability for Designated Uses</i>	There is potential for redevelopment for employment use – the site is surrounded by successful employment development. However, the existing residential properties within the site are a constraint to its redevelopment.	
<i>Recommendation</i>	Retain commitment	
<i>Paragraph References</i>	5.4, 5.15, 5.27, 5.73, 5.77, 8.20	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**31**

Development Site:

**Reel Vision, Commerce Street, Haslingden**

NLP Reference

**E3**

Area (ha)

**0.49**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing (with small area committed)	
<i>Current Use</i>	Reel Vision Print – Printers (B2)	
<i>Strategic Road Access</i>	Near a dual carriageway. A56 very near.	5
<i>Local Road Access</i>	Poor link to main road: one lane track with pot holes and very narrow.	2
<i>Public Transport Access</i>	Blackburn Road – 464, 484, X1, X2 to Manchester, Clitheroe, Blackburn, Accrington.	3
<i>Access to services &amp; labour</i>	Haslingden.	3
<i>Proximity to incompatible uses</i>	In a larger employment area.	5
<i>Site Characteristics/ development constraints</i>	Small site, long and narrow. No particular constraints identified.	4
<i>Vacancy Levels</i>	No vacant building.	5
<i>General attractiveness of location</i>	Low profile. The individual building is attractive and meets modern building requirements, but possibly wider area regeneration (particularly upgrading of the access road) would benefit the site's attractiveness.	3
<i>Market Perceptions</i>	Building is occupied, a fairly recent investment. Local access improvements could further improve attractiveness.	3
<i>Planning Factors</i>	Low flood risk – 0.5% chance or less. Adjacent to Greenlands. Allocated Employment Site J.1 – not a secured policy.	4
<i>Other Factors Recorded</i>	Age of premises – Some post 2000 Condition of premises – Good Amount of land still available – all developed. Potential for alternative employment sites – bad neighbour	
<i>Suitability for Designated Uses</i>	Within employment area with potential to be upgraded. A small, undeveloped area within site E3 is identified in information provided to NLP by the Council as having development potential remaining.	
<i>Recommendation</i>	Retain commitment and upgrade existing employment area	
<i>Paragraph References</i>	5.4, 5.15, 5.25, 5.73, 5.77, 8.20, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**37**

**Development Site:**

**Holden Vale, Helmshore**

**NLP Reference**

**E4**

**Area (ha)**

**3.70**



<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing (with one plot committed)	
<i>Current Use</i>	Solomon - B8 large units – transport and storage - Various B1 offices eg. Matrix 247 - Residential (new)	
<i>Strategic Road Access</i>	Approximately 1km from the A56.	5
<i>Local Road Access</i>	On Holcolombe Road.	4
<i>Public Transport Access</i>	Bus stop on Holcombe Road – 11, 12. B6332 – 244, X64, X69 – Haslingden, Helmshore, Fleetwood, Oldham, Whitworth.	3
<i>Access to services &amp; labour</i>	Haslingden. Quite a remote site.	2
<i>Proximity to incompatible uses</i>	Residential within the site, but this not directly adjacent to the employment uses.	3
<i>Site Characteristics/ development constraints</i>	Large site, reasonably flat, no constraints.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Medium level occupiers, residential on part.	4
<i>Market Perceptions</i>	Attractive site. Managed and occupied.	4
<i>Planning Factors</i>	Significant flood risk, greater than 1.3%. Bounded by an important wildlife site, Greenland and an area of special landscape interest. Allocated employment site J.1 – not a saved policy. Extant planning permission on part of the site for 668 sq.m training centre/office building (LPA Ref: 2008/0705)	2
<i>Other Factors Recorded</i>	Age of premises – 1970-2000. Condition of premises – Good	
<i>Suitability for Designated Uses</i>	Mixed-use site (includes residential). Further development potential on part of the site (with extant planning permission for a training complex/office building).	
<i>Recommendation</i>	Retain commitment and retain existing employment area	
<i>Paragraph References</i>	5.4, 5.15, 5.24, 5.73, 5.77, 8.20	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**36**

Development Site:

**Knowsley Road Industrial Estate Site B,  
Haslingden**

NLP Reference

**E5**

Area (ha)

**3.29**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	JL Office Supplies Rossendale Alive Transport Burgess Beds LJ&R Footwear Use Class B1 and B2 One vacant unit – to let	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Good internal access roads within site.	4
<i>Public Transport Access</i>	Broadway – buses X69, X64, X2, 486, 264, 12, 11 – Helmshore, Haslingden, Accrington, Bury, Whitworth, Oldham, Fleetwood.	3
<i>Access to services &amp; labour</i>	In between Haslingden and Rawtenstall. Residential nearby.	2
<i>Proximity to incompatible uses</i>	Within larger employment area – Knowsley Road Industrial Estate.	5
<i>Site Characteristics/ development constraints</i>	Large and level site. No significant constraints to development identified.	5
<i>Vacancy Levels</i>	One vacant unit.	3
<i>General attractiveness of location</i>	Medium level occupiers. Higher value units on A56 to north. Well located for strategic road network.	4
<i>Market Perceptions</i>	Attractive to agents and mostly occupied.	4
<i>Planning Factors</i>	Allocated employment site J.1 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – 1970-90 Potential for bad neighbour uses.	
<i>Suitability for Designated Uses</i>	Developed industrial area with no significant potential for further development. Successful existing employment area.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.4, 5.15, 5.22, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>40</b>
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**Development Site:****Broadway, Haslingden****NLP Reference****E6****Area (ha)****0.50**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Cornfill Farr – Air Filters and associated large car park. Use Class B2. (Knowsley Road Industrial Park)	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Good.	4
<i>Public Transport Access</i>	Broadway – Buses X69, X64, X2, 484, 244, 12, 11 – Helmshore, Haslingden, Accrington, Bury, Whitworth, Oldham, Fleetwood.	3
<i>Access to services &amp; labour</i>	In between Haslingden and Rawtenstall. Residential nearby.	2
<i>Proximity to incompatible uses</i>	Within wider employment area, although residential and school located across the road from part of the site.	4
<i>Site Characteristics/ development constraints</i>	No constraints identified, except small site size.	4
<i>Vacancy Levels</i>	Occupied.	5
<i>General attractiveness of location</i>	Fairly low-grade occupier, but reasonably well maintained and reasonably attractive modern building.	4
<i>Market Perceptions</i>	Recent investment on the plot, occupied.	4
<i>Planning Factors</i>	Allocated employment site J.1 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – 1990-2000 Condition of premises – Good Amount of land still available – all developed. Potential for alternative employment sites – bad neighbour	
<i>Suitability for Designated Uses</i>	Car park required for function of adjacent unit – within successful employment area with no significant potential for further development.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.4, 5.15, 5.22, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	40
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**Development Site:****Site Under Construction, Rossendale Business Park (New Hall Hey)****NLP Reference****E7****Area (ha)****5.90**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Committed	
<i>Current Use</i>	Partially under construction for retail, leisure park. Prospective occupiers are advertised as including Argos, Subway and health club – Use Classes A1, A3, D2. Remainder of site undeveloped and being marketed.	
<i>Strategic Road Access</i>	Approx 1km from A56 junction	5
<i>Local Road Access</i>	Good – good links to main road (A682)	4
<i>Public Transport Access</i>	Buses X43, X43 to Manchester, Trafford Centre, Colne. Walking distance from Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	In Rawtenstall town centre	5
<i>Proximity to incompatible uses</i>	Within mixed commercial area.	5
<i>Site Characteristics/ development constraints</i>	Under development. No obvious constraints.	4
<i>Vacancy Levels</i>	Partially under construction, remainder undeveloped.	1
<i>General attractiveness of location</i>	Good – high profile location with good links. Fairly attractive location.	4
<i>Market Perceptions</i>	Under development, suggesting there is demand. Good location.	3
<i>Planning Factors</i>	2.49ha of this 5.9ha site is under construction for a retail development. (LPA Ref: 2007/030). This permission includes a condition requiring that within 18 months of occupation of Unit A1, not less than 1,651 sq.m of B1 floorspace shall be constructed and made available for occupation. Part of site is in Flood Zone 2. Designated employment site J.1 not a saved policy. Within town centre boundary – not a saved policy. Adjacent to green belt and Greenlands.	3
<i>Other Factors Recorded</i>	-	
<i>Suitability for Designated Uses</i>	Site E7 is a very well performing site which is located within the designated Rawtenstall Town Centre boundary and is in a high profile location which is part of the wider Rossendale Business Park (New Hall Hey). The site also has good access to local services and public transport. Site E7 is currently partially under construction for an A1, A3 and D2 development. However, the planning permission for the retail development (LPA Ref: 2007/030) includes a condition requiring that within 18 months of occupation of Unit A1, not less than 1,651 sq.m of B1 floorspace shall be constructed and made available for occupation. Thus,	

	although part of the site is under construction for A1 use and so is unlikely to be available for B-Class employment uses, the remaining 3.41ha (or some of the remainder) of the site is committed for B1 development.
<i>Recommendation</i>	Retain commitment
<i>Paragraph References</i>	5.4, 5.31

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	38
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Development Site:

**Riverside Works South**

NLP Reference

**E9**

Area (ha)

**1.12**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	J & E Engineering, Rossendale Autos, Vulcanising Car Tyres. Large vacant building. B2/B1 use class. Small area of waste land.	
<i>Strategic Road Access</i>	More than 5 km from A56 junction.	1
<i>Local Road Access</i>	Very difficult – narrow access road to A662 into industrial estate. Roads within estate poor.	2
<i>Public Transport Access</i>	Buses on Burnley Road – 5, 6, 243, X42, X43, X44 to Badgercote, Burnley, Bolton, Colne, Trafford Centre, Manchester. Accessed down a steep road.	2
<i>Access to services &amp; labour</i>	Rawtenstall. Limited residential nearby.	2
<i>Proximity to incompatible uses</i>	Some residential behind site.	3
<i>Site Characteristics/ development constraints</i>	Flat. Long and thin. Generally level.	4
<i>Vacancy Levels</i>	One, large vacant building. Small area of waste land.	3
<i>General attractiveness of location</i>	Low profile with fairly low end users. Some fairly attractive buildings. Low quality appearance.	2
<i>Market Perceptions</i>	Is mainly occupied. Vacant building not occupied.	3
<i>Planning Factors</i>	Moderate floodrisk – 1.3% chance per year. Includes a Designated Employment Area J.3 and 2 Employment sites J.1 – not saved policies. Within urban boundary DS.1 – saved policy. Adjacent to an Important Wildlife site and Countryside Area – not saved policies.	3
<i>Other Factors Recorded</i>	Pre-1970. Poor condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	Low grade industrial estate with potential for redevelopment for employment/upgrading in medium-term. However, the site has a fairly high level of occupancy, suggesting that it meets a local demand for employment space.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.4, 5.31, 5.42, 5.44,	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>25</b>
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**Development Site:****Paddock, Cloughfold****NLP Reference****E11****Area (ha)****0.32**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Committed	
<i>Current Use</i>	Horse paddock – sui generis.	
<i>Strategic Road Access</i>	Near A681. Just over 2km from A56.	4
<i>Local Road Access</i>	Narrow access road. Near A681. Currently accessed via private drive. Potential to be accessed via adjacent existing employment area.	2
<i>Public Transport Access</i>	Within walking distance of Rawtenstall bus station – routes in all directions.	4
<i>Access to services &amp; labour</i>	Near Rawtenstall town centre.	4
<i>Proximity to incompatible uses</i>	In a wider employment area, but also close to residential.	3
<i>Site Characteristics/ development constraints</i>	Small, regular shape. Some mature trees are situated on the edge of the site. Poor access.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Although the site is close to the A681, its links with the A681 are currently very poor. The adjacent site is occupied by fairly low-end users.	2
<i>Market Perceptions</i>	The site's poor access and low profile location (not visible from the main road) means that it would be difficult to attract occupiers.	2
<i>Planning Factors</i>	Designated Employment Site – J.1 not a saved policy. Within Urban Boundary – DS.1 – saved policy.	5
<i>Other Factors Recorded</i>	Potential for niche uses (as expansion of adjacent employment area).	
<i>Suitability for Designated Uses</i>	Potential development opportunity for expansion of adjacent employment area (E43). Well located for Rawtenstall Town Centre but located to the rear of E43 and would probably need to be accessed via the current estate road through E43. The site is not visible from the main road and is therefore in a fairly low profile location and access improvements would be required for the site to be developed. The site will only come forward if site E43 is expanded which has not occurred over the Local Plan period.	
<i>Recommendation</i>	Retain commitment	
<i>Paragraph References</i>	5.4, 5.31, 5.35, 5.36, 5.73, 5.77, 8.24, 9.26	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****30**

Development Site:

**B & E Boys Storage Yard, Waterfoot**

NLP Reference

**E12**

Area (ha)

**0.45**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	B & E Boys storage yard – sui generis.	
<i>Strategic Road Access</i>	Over 5km from A56 junction.	1
<i>Local Road Access</i>	Adjacent to Todd Carr Road – constrained with on-street parking and constrained junction.	3
<i>Public Transport Access</i>	Bus stops on Todd Carr Road – 9, 19, 483 – Foxhill Drive, Burnley, Fairfield Hospital.	2
<i>Access to services &amp; labour</i>	Waterfoot town centre.	3
<i>Proximity to incompatible uses</i>	Next to employment uses. Some residential across Todd Carr Road.	3
<i>Site Characteristics/ development constraints</i>	Fairly small site. Regularly shaped, sloping.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Low profile location and use. The site has a very run-down appearance.	1
<i>Market Perceptions</i>	The site is run-down and in a low quality use. No signs of recent investment were identified.	1
<i>Planning Factors</i>	Moderate floodrisk – 1.3 – 0.5% chance per year. Designated Employment Site – J.1 – not a saved policy. Within Urban Boundary – DS.1 – saved policy. Adjacent to Pennine Bridleway – C.11 – saved policy and Greenlands E.1 – saved policy.	3
<i>Other Factors Recorded</i>	Although the whole of the site is in use, it could be used much more intensively.	
<i>Suitability for Designated Uses</i>	The site is currently performing a low density economic function. However, the potential of this site to be developed for a more intensive economic use is limited by its isolated location.	
<i>Recommendation</i>	Monitor	
<i>Paragraph References</i>	5.50	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>26</b>
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**Development Site:****Parks Road Industrial Estate, Bacup****NLP Reference****E13****Area (ha)****1.02**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing (with one plot committed)	
<i>Current Use</i>	Petra Hellas (B2) marble and granite. Vents UK (ventilation). Bridge Kitchen Extraction Ltd. Bootham Engineers. Keller Footwear. Units to let (2,000 sq ft, 3,000 sq ft and 5,000 sq ft). Use classes mixed B2/B8.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Near A681 (Newchurch Road) and A6066 (New Line). On-street parking within industrial estate.	4
<i>Public Transport Access</i>	Bus stops close to site on Newchurch Road and New Line. (served by 21, 463, 48, 49, 50, 464, 467).	3
<i>Access to services &amp; labour</i>	Within walking distance of Bacup town centre. Good access to labour markets.	3
<i>Proximity to incompatible uses</i>	Within wider employment area.	5
<i>Site Characteristics/ development constraints</i>	Reasonable size. No obvious constraints.	4
<i>Vacancy Levels</i>	A few vacant units.	3
<i>General attractiveness of location</i>	Of mixed attractiveness with generally low end users.	2
<i>Market Perceptions</i>	Marketed. However, the site is fairly low profile and run-down.	2
<i>Planning Factors</i>	Was allocated J.1 employment site (Policy not saved). Adjacent to valley ways (Policy C.10). Site within Zone 2 flood zone (medium flooding probability, with between 1% - 0.1% annual probability of river flooding).	4
<i>Other Factors Recorded</i>	Pre 1970. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Within wider average quality industrial estate close to Bacup town centre Due to the site's location it has good access to local services and the local road network but it is some distance from the strategic road network. The site functions as one of Bacup's main employment areas. E13 has a small, vacant plot identified in information provided by the Council as an allocated site with remaining development potential for industrial development.	
<i>Recommendation</i>	Retain commitment and retain existing employment area	
<i>Paragraph References</i>	5.55, 5.73	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****32**

Development Site:

**Barlow Bottoms, Whitworth**

NLP Reference

**E14**

Area (ha)

**3.54**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Committed	
<i>Current Use</i>	Open space which is not managed. Understood to be disused tip site.	
<i>Strategic Road Access</i>	Remote - some distance from strategic road network.	2
<i>Local Road Access</i>	Adjacent to A671 – which is largely unconstrained and so has good local road connections.	5
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Reasonable access to labour supply.	2
<i>Proximity to incompatible uses</i>	Although the site is close to residential, there is the potential for existing and new landscaping to buffer these uses from development on the site.	3
<i>Site Characteristics/ development constraints</i>	Number of mature trees. River runs between the two parts of the site. Large site. Existing access into site.	3
<i>Vacancy Levels</i>	Not applicable – all undeveloped.	1
<i>General attractiveness of location</i>	Fronts main road – the site is not an obvious employment area.	3
<i>Market Perceptions</i>	Marketed as development opportunity – (sign advertises land for sale). However, the site is in a relatively unattractive location for significant new employment development.	3
<i>Planning Factors</i>	Was allocated J.1 employment site (policy not saved). Site split by greenlands (policy E.1). Part of site adjacent to green belt.	4
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	The site is marketed as a development opportunity, but its low profile location means that it may only attract low end employment users which may be capable of being accommodated on existing employment sites in the Borough. The King Sturge Employment Land Study completed in 2007 identifies E14 as a disused tip site and therefore there may be contamination issues relating to its redevelopment. The development of the site is also constrained by the river through the site. The site would also be a fairly large employment development in relation to its location within the Borough.	
<i>Recommendation</i>	Deallocate commitment	
<i>Paragraph References</i>	5.64, 5.73, 5.77, 9.45, 9.46, 9.50, 9.68, 9.77, 10.19, 10.21	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**29**

**Development Site:****Samba Studio, Facit****NLP Reference****E15****Area (ha)****0.93**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Samba Dance and Fitness (Use Class D2). Vale Garden Sheds, Garages and Fencing (Use Class B2/A1). Unidentified user of B2 unit.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Narrow access roads.	3
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Whitworth/Facit are very dispersed settlements. Reasonable access to labour supply.	2
<i>Proximity to incompatible uses</i>	Residential uses fronting main road; but the majority of the site is away from these.	3
<i>Site Characteristics/ development constraints</i>	Slightly sloping, small.	3
<i>Vacancy Levels</i>	Occupied (although one of the smaller buildings appears to be in established use as a dance studio).	5
<i>General attractiveness of location</i>	The site is quite run-down and unattractive. The general area is mixed and is relatively remote part of the Borough.	2
<i>Market Perceptions</i>	Occupied, but a little run-down. The area is not managed.	2
<i>Planning Factors</i>	Was allocated J.1 employment site (policy not saved).	5
<i>Other Factors Recorded</i>	Pre-1970. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Mixed use site within wider employment area. The site scored below average due to its location, low quality of buildings, haphazard layout and lack of investment. However, it is identified as having potential and is fulfilling a local need for employment buildings whilst also beginning to diversify away from B-class uses.	
<i>Recommendation</i>	Monitor	
<i>Paragraph References</i>	5.65, 5.66, 5.67	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>30</b>
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Development Site:

**Hollands Pies & Puddings**

NLP Reference

**E19**

Area (ha)

**5.76**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Hollands Pies and Puddings – B2 Baxenden Chemical Works- B2	
<i>Strategic Road Access</i>	Less than 1km from A56 junction.	5
<i>Local Road Access</i>	Road immediately outside not constrained, but further along constrained and with on street parking.	4
<i>Public Transport Access</i>	Bus stops on Blackburn Road. - 484, 464, X1, X2 to Accrington, Bury, Blackburn, Manchester, Clitheroe.	3
<i>Access to services &amp; labour</i>	Haslingden and Accrington.	2
<i>Proximity to incompatible uses</i>	Mainly compatible uses. Residential close to small part of the site.	4
<i>Site Characteristics/ development constraints</i>	Sloping, large, regular shape.	4
<i>Vacancy Levels</i>	Occupied, single occupier.	5
<i>General attractiveness of location</i>	Fairly attractive location, not high profile. Medium quality appearance and environment and quality of occupiers.	3
<i>Market Perceptions</i>	Managed site with security, occupied.	3
<i>Planning Factors</i>	Adjacent to an important wildlife site. Employment Area J.3 – not a saved policy	4
<i>Other Factors Recorded</i>	Age of premises – 1970-90s Condition of premises – fairly good Amount of land still available – all developed. Potential for alternative employment sites - good for bad neighbour or niche uses.	
<i>Suitability for Designated Uses</i>	Site is occupied by Hollands Pies and Puddings and Baxenden Chemicals – both businesses appear to be a well established and are suitable uses for the site. No potential identified for significant new development within the existing occupied site.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.28, 5.29	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>37</b>
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**Development Site:****Hud Hey Industrial Park****NLP Reference****E20****Area (ha)****2.20**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Hud Hey Industrial Park (B2/B8) Users: Spencer Synthetics Ltd – Textile reclamation. Clayton Print Finishers Ltd Trumans Windows Door and Conservatories. PVI Protecting Vehicle Interiors Kens Garage and Service Centre and a number of vacant units.	
<i>Strategic Road Access</i>	Approximately 1 km from A56 Junction.	5
<i>Local Road Access</i>	Fronts Blackburn Road (A680), junction a little difficult.	4
<i>Public Transport Access</i>	Blackburn Road – 466, 484, X1, X2 to Manchester, Clitheroe, Blackburn, Accrington.	2
<i>Access to services &amp; labour</i>	Haslingden. Limited residential nearby.	2
<i>Proximity to incompatible uses</i>	Near residential, but not immediately adjacent to. Close to other employment uses.	3
<i>Site Characteristics/ development constraints</i>	Reasonably level, little irregular shape. No other obvious constraints.	4
<i>Vacancy Levels</i>	Number of vacant units.	1
<i>General attractiveness of location</i>	Low profile and run down. Poor environment.	2
<i>Market Perceptions</i>	Marketed by Taylor Weaver. Units available to let. Appears to have fairly low market perceptions.	2
<i>Planning Factors</i>	Designated employment area J.3 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – 1970 – 1990. Condition of premises – Poor/average mixed.	
<i>Suitability for Designated Uses</i>	This established industrial estate has above average road links but suffers from a poor quality environment and high vacancy levels. The site has no identified scope for further development, but there is potential to upgrade its environmental quality to potentially improve its attractiveness to occupiers.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.25, 5.27, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****30**

**Development Site:****Rossendale Plastics Ltd****NLP Reference****E21****Area (ha)****2.76**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Rossendale Plastics Limited – B2 Fabrications perspex polycarbonate, acrylic and pvc Valley building supplies Station road garage Bridge catering fabrications limited	
<i>Strategic Road Access</i>	Very near junction from A56.	5
<i>Local Road Access</i>	Accessed from the A56.	5
<i>Public Transport Access</i>	Blackburn Road – 484, 464, X1, X2 – Manchester, Blackburn, Accrington, Clitheroe.	2
<i>Access to services &amp; labour</i>	Haslingden, residential nearby.	3
<i>Proximity to incompatible uses</i>	Part of a larger employment area, but part of the site is adjacent to residential.	4
<i>Site Characteristics/ development constraints</i>	Large site, sloping to the west.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Medium quality buildings and occupiers. Adjacent to the A56.	3
<i>Market Perceptions</i>	Medium to high profile location, not marketed (all occupied).	4
<i>Planning Factors</i>	Allocated employment site J.1 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – Pre 1970 and 1970-90 Condition of premises – poor Potential for alternative employment sites – Bad neighbour	
<i>Suitability for Designated Uses</i>	Established employment area with good access from a strategic road network and which appears to be functioning well. Possibly opportunity to expand into site E2.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.23, 5.27	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

40

Development Site:

Warton

NLP Reference

E22

Area (ha)

0.94



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Warton Metals, PMP Ltd Engineering, Lodere Sheet Metal Fabrication Ltd John Fenwick Power Transmission Supplies B1/B2 use class - Prevailing business sector- engineering	
<i>Strategic Road Access</i>	Very near A56 Junction.	5
<i>Local Road Access</i>	Extremely poor – one way lane with pot-holes and very narrow.	1
<i>Public Transport Access</i>	Blackburn Road – 464, 484, X1, X2 – Manchester, Blackburn, Accrington, Clitheroe.	3
<i>Access to services &amp; labour</i>	Haslingden.	3
<i>Proximity to incompatible uses</i>	In wider employment area.	5
<i>Site Characteristics/ development constraints</i>	No obvious constraints. Possible contamination due to current use.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Low profile. Attracts fairly low end users.	1
<i>Market Perceptions</i>	All occupied, but offering very low-end environment. No recent investment apparent.	2
<i>Planning Factors</i>	Low flood risk – 0.5% chance or less. Adjacent to Greenlands. Designated employment area J.3 – not a saved policy.	4
<i>Other Factors Recorded</i>	Age of premises – Mixed, mainly 1970-90, some maybe older. Condition of premises – poor. Amount of land still available – all developed. Potential for bad neighbour uses.	
<i>Suitability for Designated Uses</i>	Established industrial estate with a good strategic location, but it under performs due to the low quality estate roads linking the site with the A680. No identified potential for expansion but potential to upgrade the quality of this industrial estate (particularly estate roads).	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.25, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	33
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Development Site:

**Prinny Hill/Elekem, Haslingden**

NLP Reference

**E23**

Area (ha)

**0.31**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Elekem – B1/B2 SFS Scaffolding Vacant unit	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Fronts A680	4
<i>Public Transport Access</i>	Blackburn Road – 464, 484, X1, X2 – Manchester, Accrington, Blackburn, Clitheroe.	3
<i>Access to services &amp; labour</i>	Haslingden, residential nearby.	4
<i>Proximity to incompatible uses</i>	Part of the site is adjacent to residential and the site is in a fairly residential area, although other employment uses nearby.	3
<i>Site Characteristics/ development constraints</i>	Small, level, irregular shape.	4
<i>Vacancy Levels</i>	Old building mostly vacant.	1
<i>General attractiveness of location</i>	Currently low profile uses on main road. Low quality environment.	2
<i>Market Perceptions</i>	Marketed, part is occupied.	3
<i>Planning Factors</i>	Allocated Employment Area J.3 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – Pre 1970 and Post 2000. Condition of premises – mix of poor and average. Potential for alternative employment sites – potential to sub-divide for starter uses.	
<i>Suitability for Designated Uses</i>	Although well located in relation to the road network, this site is a mostly vacant, small employment site in a fairly residential and low profile area. Although in existing B2/B1 employment use, Prinny Hill/Elekem is used at low intensity and therefore makes a limited economic contribution. There is the potential for upgrading of buildings or redevelopment of part of the site – possibly for employment use.	
<i>Recommendation</i>	To be monitored	
<i>Paragraph References</i>	5.25, 5.26	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>34</b>
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Development Site:

**The Courtyard, Grane Road**

NLP Reference

**E24**

Area (ha)

**0.65**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Rascals Shoes, Nordex UK Ltd, Auto Electrics Ltd, RC Mods, Chrome Master, William Pyre, some vacant units. B1/B2/B8	
<i>Strategic Road Access</i>	Less than 1km from M56 junction.	5
<i>Local Road Access</i>	Good local roads but with some on street parking.	4
<i>Public Transport Access</i>	A56 – 464, 484, X1, X2. B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Accrington, Clitheroe, Fleetwood, Whitworth, Oldham.	4
<i>Access to services &amp; labour</i>	Haslingden across A56.	3
<i>Proximity to incompatible uses</i>	Part of the site is adjacent to residential.	3
<i>Site Characteristics/ development constraints</i>	Medium sized, level site, regular shaped.	4
<i>Vacancy Levels</i>	Few vacant units.	4
<i>General attractiveness of location</i>	Mix of medium and low end users.	3
<i>Market Perceptions</i>	Vacant units are marketed – Nolan Redshaw/Taylor Weaver. Site is managed and attractive.	4
<i>Planning Factors</i>	Allocated Employment area J.3 – not a saved policy. We note that a number of the units have extant permissions for change of use from B1 (Light Industrial) to B8 (Storage and Distribution).	5
<i>Other Factors Recorded</i>	Age of premises – Post 2000. Condition of premises – Good. Amount of land still available – under 50% of site undeveloped.	
<i>Suitability for Designated Uses</i>	This site is a fairly typical and well functioning industrial estate with a mix of medium and low-end occupiers, but scored highly due to excellent road links, good market perceptions and a lack of identified development constraints. No identified potential for new development, but there may be the potential to upgrade the environment of this site with the objective of attracting higher quality / higher value occupiers.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.22, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>39</b>
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Development Site:

**St Crispin Way Industrial Estate**

NLP Reference

**E25**

Area (ha)

**8.64**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Hurstwood Enterprise Park Bell Micro/Smiths Medical Cassons – Chartered Accountants Taecom Driver Group – offices Use Class B2 and B1	
<i>Strategic Road Access</i>	Close to dual carriageway: very near A56 junction.	5
<i>Local Road Access</i>	On street parking within business park, otherwise local road access good. Sufficient and clear parking facilities for each unit.	4
<i>Public Transport Access</i>	A56 – 464, 484, X1, X2. B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Accrington, Clitheroe, Fleetwood, Whitworth, Oldham.	4
<i>Access to services &amp; labour</i>	Haslingden across A56.	3
<i>Proximity to incompatible uses</i>	Part of a very large employment area. Small part of the site close to residential.	5
<i>Site Characteristics/ development constraints</i>	A little sloping, large. No identified constraints.	5
<i>Vacancy Levels</i>	All units appear to be occupied.	5
<i>General attractiveness of location</i>	Attractive for type of users. Well located for road connections.	4
<i>Market Perceptions</i>	High occupancy rate. Appears to be in demand. Managed.	4
<i>Planning Factors</i>	Significant flood risk – greater than 1.3% chance. Adjacent to an area of special landscape. Allocated employment area J.3 – not a saved policy.	2
<i>Other Factors Recorded</i>	Age of premises – 1970-90 Condition of premises – good – some fairly attractive buildings. Amount of land still available – all undeveloped. Potential for bad neighbour uses.	
<i>Suitability for Designated Uses</i>	The site benefits from its location adjacent to and direct road access onto the A56 corridor and is well occupied and a relatively attractive B1/B2 business park, which appears to be functioning well and attracting relatively high value users. This relatively low density business park has limited potential for extension of existing premises/new development.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.23, 9.23	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**41**

Development Site:

**Todd Hall Road Industrial Estate**

NLP Reference

**E26**

Area (ha)

**4.51**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Harrison Saw & Tool Limited, TS Chemical Ltd, Runamok play and party Centre, Flexipol Packaging Ltd, Holchem Distribution Centre – B8, Falcon Products, WH Good Group Electrical Engineering, Flexipol Packaging Limited. To let warehouses – 7,890 sq.ft. Vacant land (in temporary use for car boot sales) B2/B8 Use class	
<i>Strategic Road Access</i>	Excellent - On the A56 and very close to junction.	5
<i>Local Road Access</i>	Mainly good, some narrow junctions within site.	5
<i>Public Transport Access</i>	Blackburn Road A56 – 464, 484, X1, X2, Manchester, Clitheroe, Blackburn, Accrington.	3
<i>Access to services &amp; labour</i>	Haslingden across A56.	3
<i>Proximity to incompatible uses</i>	Part of wider employment area.	5
<i>Site Characteristics/ development constraints</i>	Large, gently sloping, irregular shape. Contains some trees and stream runs through.	4
<i>Vacancy Levels</i>	A few vacant units	4
<i>General attractiveness of location</i>	Medium profile users, pleasant environment.	3
<i>Market Perceptions</i>	Mostly occupied, vacant units are marketed – Trevor Davidson. Site is managed.	3
<i>Planning Factors</i>	Significant flood risk – greater than 1.3%. Adjacent to an area of special landscape – not a saved policy. Allocated Employment Area J.3 – not a saved policy. Application for change of use from B8 to indoor Children's Part Centre (extension of Runamok) approved 21/04/2008 (LPA Ref. 2008/0126).	3
<i>Other Factors Recorded</i>	Age of premises – 1970-90 and 1990-2000. Condition of premises – Average to good. Potential for alternative employment sites – bad neighbour.	
<i>Suitability for Designated Uses</i>	This site benefits from its location adjacent to and direct road access onto the A56 corridor. The site comprises a reasonably attractive employment area, which appears to be functioning well. No potential for new development has been identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.23	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>38</b>
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Development Site:

**Waterside Business Park**

NLP Reference

**E27**

Area (ha)

**4.51**

Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Waterside Business Park and Three Point Business Park Spinevale Mill Carpet Clearance K Supplies Engineering, Pollard Beaumont Ltd Commercial Vehicle Components Use Class B2/B8 with possible A1 element. Vacant Units – marketed Trevor Dawson – (B2)	
<i>Strategic Road Access</i>	Less than 1km from A56.	5
<i>Local Road Access</i>	Roads a little narrow. Very near the A56.	4
<i>Public Transport Access</i>	Buses - A56 – 646, 484, X1, X2. B6332 – 244, X64, X69, 11, 12 – Manchester, Blackburn, Accrington, Clitheroe, Fleetwood, Whitworth, Oldham.	4
<i>Access to services &amp; labour</i>	Haslingden	4
<i>Proximity to incompatible uses</i>	Next to other employment uses, but fairly close to a care home.	4
<i>Site Characteristics/ development constraints</i>	Irregular site, fairly good size. No particular constraints.	4
<i>Vacancy Levels</i>	A few vacant units.	3
<i>General attractiveness of location</i>	Little low profile and unattractive with low end users.	2
<i>Market Perceptions</i>	Fairly low perceptions.	3
<i>Planning Factors</i>	Significant flood risk – greater than 1.3% chance. Adjacent to Greenlands. Allocated employment area J.3 – not a saved policy. Units A4 and A5 have extant planning permission for change of use to Use Class B8 (Storage and Distribution) (LPA Ref: 2004/715) applicant Howdens joinery.	3
<i>Other Factors Recorded</i>	Age of premises – 1970-90 Condition of premises – Poor Amount of land still available – limited land remaining.	
<i>Suitability for Designated Uses</i>	This site benefits from its location adjacent to and direct road access onto the A56 corridor. The site is a relatively attractive employment area, which appears to be functioning well. However, the site performs slightly less well than nearby sites because of its marginally lower quality environment and slighter higher vacancy levels; although there was not a reason apparent to NLP as to why the vacancy levels were slightly higher than other business parks in the area. No potential for new development has been identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.23	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****36**

Development Site:

**Knowsley Road Industrial Estate Site A**

NLP Reference

**E29**

Area (ha)

**6.96**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	B2/B8 Clear edge filtration, Global tex, GL office supplies	
<i>Strategic Road Access</i>	Very near A56 Junction.	5
<i>Local Road Access</i>	Good access, very near the A56 Junction.	5
<i>Public Transport Access</i>	Broadway & A56 – buses X69, X64, X2, 484, 244, 12, 11 to Helmshore, Haslingden, Accrington, Bury, Whitworth, Oldham, Fleetwood.	3
<i>Access to services &amp; labour</i>	In between Haslingden and Rawtenstall. Residential nearby.	2
<i>Proximity to incompatible uses</i>	Part of the site close to school and residential: but within larger self contained employment area.	3
<i>Site Characteristics/ development constraints</i>	Level site, irregular shape, contaminated, large.	3
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Run down in parts but the rest is average with medium to low quality occupiers.	3
<i>Market Perceptions</i>	All occupied, unit fronting Broadway is cheap looking.	3
<i>Planning Factors</i>	Allocated employment area J.3 – not a saved policy.	5
<i>Other Factors Recorded</i>	Age of premises – 1970-2000 Condition of premises – Poor to Average Amount of land still available – Under 10% of the site undeveloped.	
<i>Suitability for Designated Uses</i>	This site is part of a fairly typical and well functioning industrial estate with a mix of medium and low-end occupiers, but scored highly due to excellent road links and reasonable market perceptions. The site has no identified potential for new development, but there may be the potential to upgrade the environment of this site with the objective of attracting higher quality / higher value occupiers.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.22, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>37</b>
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Development Site:

**Musbury Fabrics, Helmshore**

NLP Reference

**E30**

Area (ha)

**4.62**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	<p>Gregory's Furniture Makers – B2                      Air Tours – B1                      Wavel MOT Garage – B2                      Musbury Fabric – A1, B2                      Residential – C3                      Large vacant unit and adjacent large area of hard-standing</p> <p>This site comprises two sections: -</p> <ul style="list-style-type: none"> <li>• The area to the west of Holcombe Road comprises a jumbled mix of varying quality employment areas (including Musbury Fabrics) mixed in with housing and other uses. Part of this area (the south western part) is therefore currently fulfilling an employment role.</li> <li>• The area to the east of Holcombe Road comprises a large, cleared site (the site of the former Airtours head quarters). This land has limited market attractiveness to be developed for employment uses and has resolution to grant planning permission for a mixed use development incorporating employment and residential uses, subject to a Section 106 Agreement.</li> </ul>	
<i>Strategic Road Access</i>	Approximately 2km from the A56.	5
<i>Local Road Access</i>	Access off Holcombe Road B6235.	4
<i>Public Transport Access</i>	Bus stops off Holcombe Road – 11, 12 – Helmshore, Haslingden.	2
<i>Access to services &amp; labour</i>	Site is remote from services. Residential nearby.	2
<i>Proximity to incompatible uses</i>	Residential dwellings within and close to the site.	2
<i>Site Characteristics/ development constraints</i>	Sloping. Site is divided by stream and is irregular shape. Disjointed site.	2
<i>Vacancy Levels</i>	Only one vacant unit – but this is very large and includes large area of hard-standing.	1
<i>General attractiveness of location</i>	Fairly low profile, although visible from Holcombe Road. Mixed attractiveness of buildings and environment.	3
<i>Market Perceptions</i>	Mixed – varies with attractiveness of building.	3
<i>Planning Factors</i>	<p>Significant flood risk – greater than 1.3%.                      Valley Way and Greenlands along the Eastern edge.                      Adjacent to listed buildings – Higher Hill Museum. Allocated</p>	2

	employment area J.3 – not saved policy. As mentioned above, part of the site has resolution to grant planning permission for a mixed use development.	
<i>Other Factors Recorded</i>	Age of premises – Air tours 1990, Gregory's c 19 <sup>th</sup> and MOT garage 1970s – site includes large vacant site.	
<i>Suitability for Designated Uses</i>	<p>Very disjointed site of mixed uses. The site is fairly remote from services and regular public transport services</p> <p>The vacant site to east of Holcombe Road has potential for redevelopment but performed poorly in the site assessment and has limited market attractiveness for employment uses. It does have resolution to grant planning permission for a mixed use development incorporating employment and residential uses, subject to a Section 106 Agreement. Unless this planning permission is implemented, it is recommended that the Council consider releasing this part of the site (which is approximately 2.19ha) for alternative forms of development.</p>	
<i>Recommendation</i>	Monitor (no longer protect) area to the west of Holcombe Road. Consider a flexible approach to the redevelopment of the area to the east of Holcombe Road for employment, residential or mixed use development.	
<i>Paragraph References</i>	5.21, 8.19, 9.19, 9.62	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	26
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Development Site:

**Mayfield Chicks, Helmshore**

NLP Reference Area (ha)

**E31**

**3.27**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Air Conditioning Design Limited. Olde English Reproductions – leather furniture (top part B1/B2, bottom part beyond river). Vacant building. Partially undeveloped fields and area of hard standing. Number of derelict farm buildings and storage yard.	
<i>Strategic Road Access</i>	Near A56, approximately 1km from Junction with A56.	5
<i>Local Road Access</i>	No on street parking but a little narrow.	3
<i>Public Transport Access</i>	Blackburn Road – 484 Bus to Accrington and Bury.	1
<i>Access to services &amp; labour</i>	In between Haslingden and Rawtenstall.	2
<i>Proximity to incompatible uses</i>	Residential across road, but nothing adjacent.	4
<i>Site Characteristics/ development constraints</i>	River Irwell divides the site. Number of mature trees across the site. Generally sloping.	3
<i>Vacancy Levels</i>	Large part of the site vacant/under-used	1
<i>General attractiveness of location</i>	Low profile because of its remote location. Very low quality appearance environment. Low/medium quality occupiers, rubbish stored on site. Large parts derelict.	2
<i>Market Perceptions</i>	One building to let – Taylor Weaver. Workshop and offices, 12,151 sq. ft. Not managed.	1
<i>Planning Factors</i>	Significant flood risk – greater than 1.3% chance per year. Valley Way through it – saved policy. Designated employment area J.3 - not a saved policy.	3
<i>Other Factors Recorded</i>	Age of premises – Mixture of ages, some 1970s some older. Condition of premises – Poor, many are derelict. Amount of land still available – over 50% undeveloped.	
<i>Suitability for Designated Uses</i>	Land to east of river has potential to be redeveloped for new employment development. Land to west established industrial development. The site may have potential for rural development opportunities.  Although benefiting from good road access, this site is fairly rural and isolated from public transport links, services and labour. Part of the site is a reasonably successful employment area, but the majority comprises a collection of partially derelict farm buildings with a very low quality environment and a large cleared area in use for open storage. The site's development potential for employment uses is limited by its isolated location.	
<i>Recommendation</i>	To be monitored	
<i>Paragraph References</i>	5.20, 8.19	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>25</b>
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Development Site:

**Voith Paper Fabrics/TNT Deliveries**

NLP Reference

**E32**

Area (ha)

**4.18**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Voith Paper Fabrics – B2 TNT Deliveries – B8	
<i>Strategic Road Access</i>	1km from Junction with M66.	5
<i>Local Road Access</i>	Very narrow and constrained. Narrow bridge.	2
<i>Public Transport Access</i>	Buses on A676 – 90, 243, 473, 481, 484, X69 – Bolton, Burnley.	2
<i>Access to services &amp; labour</i>	Not close to centre. Ramsbottom not in Rossendale.	2
<i>Proximity to incompatible uses</i>	Care home and residential fairly nearby, but buffered by extensive landscaping.	3
<i>Site Characteristics/ development constraints</i>	Long and thin, sloping, some mature trees.	3
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Attractive location. Attracting medium occupiers, but not high profile site and not visible from main road.	4
<i>Market Perceptions</i>	Has quality occupiers, but low profile site.	3
<i>Planning Factors</i>	Adjacent to an important wildlife site E3 and a conservation area - not a saved policy. Designated employment area J3 – not a saved policy.	3
<i>Other Factors Recorded</i>	Age of premises- 19 <sup>th</sup> century. Condition of premises- good. Amount of land still available – all developed.	
<i>Suitability for Designated Uses</i>	This general area benefits from excellent strategic road access as a result of its location close to the M66/A56 junction and a high occupancy rate. However, local road access is constrained and the area is fairly rural in nature and is remote from services and major centres of population.  This established industrial estate is located in a residential area and has no identified development potential. The site has potential for upgrading (including upgrading of roads).	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.16, 5.17, 5.18, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**32**

Development Site:

**Croft End Mill, Edenfield**

NLP Reference

**E33**

Area (ha)

**0.59**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing/Committed	
<i>Current Use</i>	Vacant – former warehouse (B2/B8)	
<i>Strategic Road Access</i>	Less than 1km from M66 junction.	5
<i>Local Road Access</i>	Narrow road access with narrow bridge.	2
<i>Public Transport Access</i>	'Rose Hill' bus stop outside site. Buses – 90, 243, 473, 481, 484, X69.	2
<i>Access to services &amp; labour</i>	Not near town centre. Closest centre is Ramsbottom (site close to border of Rossendale).	2
<i>Proximity to incompatible uses</i>	Parts of the site quite close to residential.	3
<i>Site Characteristics/ development constraints</i>	Quite small, regular shape, gently sloping, few mature trees. Adjacent to brook. Small pond and sluice within site.	2
<i>Vacancy Levels</i>	All vacant.	1
<i>General attractiveness of location</i>	In general location which is visually attractive and with good quality environment. However, not obvious employment site and in mainly residential area.	3
<i>Market Perceptions</i>	Being marketed as 'workshop/warehouse'. Not viewed as attractive. Building unsuitable for modern employment requirements.	2
<i>Planning Factors</i>	Significant flood risk – greater than 1.3% chance per year. Adjacent to conservation area. Designated housing site H2 – not a saved policy. Site has planning permission for printing facility and storage (1,483 sq.m) which expires 25/08/2009 (LPA Ref: 2004/556).	3
<i>Other Factors Recorded</i>	Age of premises - c.19 <sup>th</sup> century Condition of premises - average Amount of land still available – small section undeveloped/car park.	
<i>Suitability for Designated Uses</i>	This general area benefits from excellent strategic road access as a result of its location close to the M66/A56 junction. However, local road access is constrained and the area is fairly rural in nature and is remote from services and major centres of population. This vacant site is occupied by a former mill which is being marketed but does not meet some modern needs for employment space. This small site is constrained by the adjacent river, appears to have surface drainage problems and parts of the site are close to residential dwellings. The site is marketed for employment use and has an extant planning permission from August 2004 for a printing facility but has not come forward for active employment use to date. This site is allocated (saved policy) for housing use in the Rossendale Local Plan and housing is considered to be a more appropriate use for the site. It is therefore considered that if the planning permission for a printing facility on the site is not implemented, the site should not be taken forward for employment use in Rossendale's LDF.	
<i>Recommendation</i>	Deallocate commitment	
<i>Paragraph References</i>	5.16, 5.19, 5.73, 8.19, 8.21, 9.17, 9.22, 9.51, 9.68, 10.19	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	25
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**Development Site:**  
**Georgia Pacific**

**NLP Reference**  
**E34**

**Area (ha)**  
**4.37**



<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Georgia Pacific (Stubbins Mill) B2. Factory	
<i>Strategic Road Access</i>	1km from M66 Junction	5
<i>Local Road Access</i>	Local roads constrained – low bridge and narrow junction, but road linking with main road good	2
<i>Public Transport Access</i>	Buses: 90, 243, 473, 481, 484, X69 on A676 – Burnley, Bolton	2
<i>Access to services &amp; labour</i>	Near Ramsbottom – border of Rossendale	3
<i>Proximity to incompatible uses</i>	Parts of the site close to residential, but buffered by landscaping.	3
<i>Site Characteristics/ development constraints</i>	Mature trees, sloping site, large, possibly contaminated.	3
<i>Vacancy Levels</i>	All occupied by single user.	5
<i>General attractiveness of location</i>	Attractive location, attracting low end user.	2
<i>Market Perceptions</i>	Not obvious employment site – in residential area.	3
<i>Planning Factors</i>	Adjacent to a series of listed buildings – 52, 54, 56, 60 and 62 Stubbins Street. Designated employment area J3 – not a saved policy.	4
<i>Other Factors Recorded</i>	-	
<i>Suitability for Designated Uses</i>	This general area benefits from excellent strategic road access as a result of its location close to the M66/A56 junction. However, local roads are constrained and the area is fairly rural in nature and remote from services and major centres of population. The site is occupied by a single specialised occupier and the site is suitable for the current occupier. No further development potential was identified at the site.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.16, 5.18, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 32



**Development Site:****Cuba Industrial Estate****NLP Reference****E35****Area (ha)****2.43**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	B1, B2 and B8 TNT, Alternative Footwear, High Pressure Water Jetting, Cool Delliant Deserts 2 Vacant Units – Offices (Boys)	
<i>Strategic Road Access</i>	1km from Junction with M66	5
<i>Local Road Access</i>	Narrow road and narrow bridge, local roads through residential Area.	3
<i>Public Transport Access</i>	Buses: 90, 243, 473, 481, 484, X69 on A676.	2
<i>Access to services &amp; labour</i>	A couple of shops nearby, but not near designated centre. Within Rossendale, but close to Ramsbottom.	3
<i>Proximity to incompatible uses</i>	Part of the site close to residential.	3
<i>Site Characteristics/ development constraints</i>	Large and flat. Trees around periphery.	4
<i>Vacancy Levels</i>	2 small units vacant.	4
<i>General attractiveness of location</i>	Low profile location. Attracts a mix of users. General site average quality appearance and profile.	3
<i>Market Perceptions</i>	Does attract occupiers (low-medium end). Average market perceptions.	3
<i>Planning Factors</i>	Significant floor risk – greater than 1 in 75 per year. Adjacent to a conservation area. Designated employment area J3 – not a saved policy.	2
<i>Other Factors Recorded</i>	-	
<i>Suitability for Designated Uses</i>	This general area benefits from excellent strategic road access as a result of its location close to the M66/A56 junction. However, local roads are a little constrained and the area is a little remote from services and major centres of population. The site is an established industrial estate with low vacancy rates. However, the site is in a residential area and no remaining development potential was identified. The site could possibly be upgraded (including upgrading of roads as appropriate).	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.16, 5.17, 5.18, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****32**

Development Site:

**Industrial Estate, Edenfield**

NLP Reference

**E36**

Area (ha)

**0.91**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Tachograph Calibration Workshop – B2 Lee Bank Motors – B2 Vacant building (includes small occupied part – offices for engine express) Prevailing business sector – motors.	
<i>Strategic Road Access</i>	A56 Junction. Approximately 1 ½ km from M66 Junction.	5
<i>Local Road Access</i>	Steep hill, awkward mini junction.	2
<i>Public Transport Access</i>	Not adjacent to bus stop. Buses on A680 – 243, 473, 481, 482, 483, 484, X44.	2
<i>Access to services &amp; labour</i>	Edenfield, near residential.	2
<i>Proximity to incompatible uses</i>	Residential across the main road, but not immediately adjacent to site. Adjacent to TK Motors.	4
<i>Site Characteristics/ development constraints</i>	Steeply sloping and with steep embankment, some trees on embankment, little narrow.	2
<i>Vacancy Levels</i>	One vacant building.	2
<i>General attractiveness of location</i>	Low profile. Site is run-down although generally an attractive wider area. Low quality occupiers.	2
<i>Market Perceptions</i>	To let (vacant building only) Hurstwood Group. Not managed, run-down and not attractive.	2
<i>Planning Factors</i>	Significant floodrisk, greater than 1.3% per year. Adjacent to an important wildlife site – not a saved policy. Designated employment area J3 – not a saved policy.	2
<i>Other Factors Recorded</i>	Age of premises – older 19th century building is vacant. Occupied buildings pre 1970. Condition of premises – poor. Amount of land still available – all developed.	
<i>Suitability for Designated Uses</i>	This general area benefits from excellent strategic road access as a result of its location close to the M66/A56 junction. However, local roads are constrained and the area is a little remote from services and major centres of population. The site is an established industrial estate with low vacancy rates. This established poor quality and run down industrial estate is fulfilling local employment needs, but is located in a residential area and possible expansion is constrained by a steep hill to the north. The site is particularly suitable for upgrading (including upgrading of roads as appropriate).	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.16, 5.18, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**25**

**Development Site:****Riverside Works North****NLP Reference****E37****Area (ha)****1.73**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	James Killelea & Co industrial engineers - B2. Core industrial solutions. Motorcare – B2 use class.	
<i>Strategic Road Access</i>	Near Burnley Road but more than 5 km from A56	1
<i>Local Road Access</i>	Local access roads are narrow and steep.	2
<i>Public Transport Access</i>	Buses on Burnley Road 5, 6, 243, X42, X43, X44 – Badgercote, Burnley, Bolton, Colne, Trafford Centre, Manchester. However, these are accessed down steep road.	2
<i>Access to services &amp; labour</i>	Rawtenstall. Limited residential nearby.	2
<i>Proximity to incompatible uses</i>	Some residential is close to part of the site. However, the site is part of a larger employment area.	3
<i>Site Characteristics/development constraints</i>	Gently sloping. Long and thin shape.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Low profile users. Quite run-down appearance.	2
<i>Market Perceptions</i>	Not marketed. Not managed. Little investment is evident.	2
<i>Planning Factors</i>	Low floodrisk – less than 0.5% chance per year. Within the urban boundary DS.1 – saved policy. Designated Employment Area J.3 – not a saved policy. Adjacent to an Important Wildlife Site E.3 – not a saved policy and a Countryside Area C.1 – not a saved policy.	3
<i>Other Factors Recorded</i>	May be suitable for niche or starter uses.	
<i>Suitability for Designated Uses</i>	This site is in a relatively isolated location within the Borough which is some distance from the strategic road network and main service centres. The site contains low profile, general industrial units with rather limited potential for upgrading. However, this site is fully occupied and therefore clearly meets a local demand.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.42, 5.44	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****26**

Development Site:

**Novaks Bridalwear, Reedsholme**

NLP Reference Area (ha)

**E38**

**3.40**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	B2 factory (J B Broadley) – textiles. A1 Novaks Shopping Experience. Residential – C3 use class.	
<i>Strategic Road Access</i>	Approx 4km from A56 junction.	2
<i>Local Road Access</i>	Fronts main road. Roads within the site are a little constrained..	4
<i>Public Transport Access</i>	Buses – 5, 6, 243, X42, X43, X44 to Badgercote, Burnley, Bolton, Colne, Trafford Centre, Manchester.	3
<i>Access to services &amp; labour</i>	Rawtenstall. Limited residential nearby.	2
<i>Proximity to incompatible uses</i>	There is some residential within the site. There is also some residential adjacent to the site, but this is buffered from the site by extensive landscaping.	2
<i>Site Characteristics/ development constraints</i>	Sloping. Good size.	4
<i>Vacancy Levels</i>	All occupied – albeit it not all by B-class uses.	5
<i>General attractiveness of location</i>	Average profile and attractiveness.	3
<i>Market Perceptions</i>	Occupied – but no recent signs of significant investment. Fronts Burnley Road and so is in a higher profile location than nearby E37 and E9.	3
<i>Planning Factors</i>	Flood Zone 2. Designated Employment Area J.3 – not a saved policy. Within urban boundary – saved policy. Adjacent to Important Wildlife site – not a saved policy. Adjacent to Greenlands E.1 – saved policy.	3
<i>Other Factors Recorded</i>	Mix of ages - C.19 <sup>th</sup> and 1970.	
<i>Suitability for Designated Uses</i>	This site is in a relatively isolated location within the Borough. It fronts the A682 Burnley Road but is close to residential uses and some distance from the strategic road network and main service centres. However, the site is an established industrial/retail estate and has high occupancy levels and is identified as performing a local function as mixed use development. No further development opportunities were identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.42, 5.44	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**31**

Development Site:

**Riverside Business Park**

NLP Reference Area (ha)

**E39**

**6.06**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Riverside Business Park. Linemark UK x 2. Schur Ltd. Lyndhurst Shoe Ltd. Ryan Flooring. K Steels. All in B2 use class. Townsend Fold Water Treatment United Utilities (operational). 3 vacant industrial units to let. Office to let.	
<i>Strategic Road Access</i>	Approx 2km from A56.	5
<i>Local Road Access</i>	Constrained – unconventional road layout.	2
<i>Public Transport Access</i>	Buses 243, 473, 481, 482, 483, X44 – Burnley, Bolton, Bury, Balladen, Edgeside.	3
<i>Access to services &amp; labour</i>	Limited residential nearby. Rawtenstall.	2
<i>Proximity to incompatible uses</i>	No identified incompatible uses in immediately vicinity. Some residential in general locality and not part of wider employment development.	4
<i>Site Characteristics/ development constraints</i>	Water treatment facilities on part of the site, which would constrain its comprehensive redevelopment. No other constraints identified.	4
<i>Vacancy Levels</i>	Some vacancies.	3
<i>General attractiveness of location</i>	Medium profile. Fairly medium appearance and quality of occupiers.	3
<i>Market Perceptions</i>	Average quality units. Linemarke understood to have just relocated here.	3
<i>Planning Factors</i>	Majority of site is Flood Zone 2 and Flood Zone 3a. Designated Employment Area J3 – not a saved policy. Contains Valley Way C.10 saved policy. Within urban boundary. DS.1 – saved policy. Listed building – Grade II – adjacent to site (Holme Bridge, Holme Lane, Rawtenstall).	3
<i>Other Factors Recorded</i>	Mixed age of buildings – mainly c1970s. Office building older. Average condition. Site is nearly all developed.	
<i>Suitability for Designated Uses</i>	The site benefits from good strategic road access and is on the periphery of Rossendale business Park, but is a fairly low profile below average industrial area but is constrained by poor local road access and no development potential was identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.31, 5.37, 5.40	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**32**

**Development Site:****Hardmans Business Centre****NLP Reference****E40****Area (ha)****1.67**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	New Hall Hey Business Village – - Hardman Business Centre - Hurstwood Court - Former Groundwork Rossendale (now vacant) - New Hall Hey Business Centre Old Cobblers Inn Public House. Use Classes B1, A4, B2.	
<i>Strategic Road Access</i>	Approx 1km from A56	5
<i>Local Road Access</i>	Close to main roundabout – A681 and A682. Other local roads narrow and junction onto New Hall Hey Road narrow.	3
<i>Public Transport Access</i>	Buses X43, X43 to Manchester, Trafford Centre, Colne. Walking distance from Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	In Rawtenstall town centre	5
<i>Proximity to incompatible uses</i>	Some distance from nearest incompatible use and within wider employment area.	5
<i>Site Characteristics/ development constraints</i>	Flat. Reasonably regular shaped. No obvious constraints.	4
<i>Vacancy Levels</i>	Vacancy levels of the office element are fairly low, however a significant part of the site is not in employment use (in use as a pub).	3
<i>General attractiveness of location</i>	Fairly attractive. Close to main road. Recent investment in business park.	5
<i>Market Perceptions</i>	Recent investment	5
<i>Planning Factors</i>	Designated Employment Area J.3 – not a saved policy. Valley Way C.10 runs through site – saved policy. Within town centre boundary – not a saved policy. 2 listed buildings – both Grade II – Hardmans Mill, New Hall Hey – Chimney north of Hardmans Mill, New Hall Hey. Flood Zone 2, 3a and 3a plus climate change.	2
<i>Other Factors Recorded</i>		
<i>Suitability for Designated Uses</i>	Mixed-use site, including established office development. The site is well located for Rawtenstall town centre, has a high profile location and benefits from excellent links to the strategic road network. The vacant industrial unit on this site has potential for sub-division for starter uses, but no other identified development potential has been identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.37, 5.38, 5.39, 5.40	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

41

Development Site:

**Units on New Hall Hey Road**

NLP Reference

**E41**

Area (ha)

**1.65**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing (with one plot committed)	
<i>Current Use</i>	Various B2 and B1 units. Ford garage – sui generis. Various vacant units Residential terrace (Use Class C3).	
<i>Strategic Road Access</i>	Approx 1km from A56 via A682.	5
<i>Local Road Access</i>	Well located for A682.	5
<i>Public Transport Access</i>	Buses X42, X43 to Manchester, Trafford centre, Colne. Walking distance from Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	In Rawtenstall town centre.	5
<i>Proximity to incompatible uses</i>	Small number of residential dwellings within site. However, the area is also part of larger employment area at New Hall Hey.	3
<i>Site Characteristics/ development constraints</i>	Long, thin, medium sized. Railway on one side.	4
<i>Vacancy Levels</i>	High vacancy levels.	1
<i>General attractiveness of location</i>	High profile. The site is well-located and adjacent areas have seen recent investment. However, this site is a little run-down currently.	4
<i>Market Perceptions</i>	Vacant units are marketed. The adjacent area of New Hall Hey has seen significant investment, but this is a much lower quality site at present. Has significant potential however.	4
<i>Planning Factors</i>	Part of site is in Flood Zone 2 and part Flood Zone 3a plus climate change. Designated employment area J.3 – not a saved policy. Within town centre boundary. Part of the site has extant planning permission for erection of B1 light industrial units with ancillary retail space (470 sq.m) (LPA Ref. 2008/0103).	3
<i>Other Factors Recorded</i>	Mixture – some pre-1970. Poor/average condition Potential to sub-divide part of the site for starter uses.	
<i>Suitability for Designated Uses</i>	Mixed-use site which is well located for Rawtenstall town centre, has a high profile location and benefits from excellent links to the strategic road network and public transport. The industrial units on the site are currently a little run-down and include a number of vacant units, but given the site's excellent location these units have the potential for upgrading or possibly redevelopment for higher end employment uses complementing new development on adjacent sites. This upgrade would enable the site to make a more important economic contribution than currently, although it may be constrained by multiple ownerships and consideration will need to be given to the conservation area which covers the eastern end of the site. There is also some remaining development potential on the site: part of this plot has an extant planning permission for a 470 sq.m B1 light industrial unit with ancillary retail space.	
<i>Recommendation</i>	Retain commitment and upgrade existing employment area.	
<i>Paragraph References</i>	5.37, 5.39, 5.40, 5.73, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**38**

Development Site:

Lamberts, Fallbarn

NLP Reference

E43

Area (ha)

2.02



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	L H Safety Fabric Mill Shop and Offices. Lyndhurst Shoe Company. Autopoint Garage B2 with B1 use classes. Vacant 4,000 sq ft unit to let. Vacant 3,500 sq ft unit to let. Residential (C3 Use Class)	
<i>Strategic Road Access</i>	Near A681. Just over 2km from A56 junction.	4
<i>Local Road Access</i>	Poor road access within site (although this could be improved).	2
<i>Public Transport Access</i>	Within walking distance of Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	Near Rawtenstall town centre boundary.	4
<i>Proximity to incompatible uses</i>	Largely surrounded by compatible uses. However, a small number of residential dwellings are located within/quite close to the site.	3
<i>Site Characteristics/ development constraints</i>	Reasonable size. Fairly level and regular shape.	4
<i>Vacancy Levels</i>	Mainly occupied – but under-used old mill buildings.	5
<i>General attractiveness of location</i>	A little run-down, but quite close to A681.	3
<i>Market Perceptions</i>	Fairly run-down, but the site is managed and well located for Rawtne stall.	3
<i>Planning Factors</i>	In Flood Zone 3a. Listed building – Grade II - Hall Carr Mill, Greenbridge Works. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy.	2
<i>Other Factors Recorded</i>	C19th and 1970s. Poor condition buildings.	
<i>Suitability for Designated Uses</i>	The site appears to be a well established (although visually fairly unattractive) general industrial estate with low vacancy levels. It has good access to public transport and the strategic road network but is constrained by poor local access roads. The site has potential for expansion (into site E11). There is also the potential for access to be improved, which would enable the site to appeal to a wider range of occupiers. If it becomes vacant, the mill building on E43 may also require future redevelopment to accommodate other possible employment uses.	
<i>Recommendation</i>	Upgrade existing employment area	
<i>Paragraph References</i>	5.35, 5.36, 8.23, 9.26, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

34



Development Site:

**Jacobson Footwear, Cloughfold**

NLP Reference Area (ha)

**E44**

**5.45**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Denric Footwear Limited. Gas Holding Jacobson Footwear – importers and cash and carry (Use Class B8/sui generis). Engineering – SPARTA. K Engineering Supplies. B2/B1 Use Class Response Footwear Ltd Cash and Carry (Use Class B8/sui generis)	
<i>Strategic Road Access</i>	Approx 3km from A56 junction.	3
<i>Local Road Access</i>	Close to A681 – but roads within site are one-way tracks.	2
<i>Public Transport Access</i>	Within walking distance of Rawtenstall bus station – routes in all directions.	4
<i>Access to services &amp; labour</i>	Rawtenstall town centre.	3
<i>Proximity to incompatible uses</i>	Not immediately adjacent to incompatible use. Some housing in the vicinity.	4
<i>Site Characteristics/development constraints</i>	Steep, quite large. Gas container. River.	2
<i>Vacancy Levels</i>	Couple of vacant units.	4
<i>General attractiveness of location</i>	Mixed quality, rubbish is left across part the site creating a low quality environment.	2
<i>Market Perceptions</i>	The site is of average quality but appears a little difficult to attract occupiers.	3
<i>Planning Factors</i>	Majority of site is in Flood Zone 3a and Flood Zone 2. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary DS.1 – saved policy. Valley Way C.10 runs through site – saved policy. Conservation Area across road – HP.1 – saved policy.	3
<i>Other Factors Recorded</i>	1970-90. 1990-2000. Post 2000. Mixture. Some poor, some average condition.	
<i>Suitability for Designated Uses</i>	The site appears to be a well established (although visually fairly unattractive and run down) general industrial estate with fairly low vacancy levels. It has good access to public transport but is constrained by poor local access roads. There is the potential for access to be improved, which would enable the site to appeal to a wider range of occupiers. No other development potential was identified, although there may be the potential to extend some of the buildings on the site.	
<i>Recommendation</i>	Upgrade existing site employment area	
<i>Paragraph References</i>	5.35, 8.23, 9.54	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>30</b>
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Development Site:

**Industrial Units at Highfield Road,  
Hareholme**

NLP Reference

**E45**

Area (ha)

**4.11**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Howarth Footwear. Red Rose Importers – slippers cash and carry (use class B8/sui generis). Andrew Webron Limited – coders. Kenyons Footwear. Raj Upholstery – retail and manufacturers. Pendle Estates and Mortgage Brokers (use class A2). B2, B1 and B8 use class. Residential dwellings (C3)	
<i>Strategic Road Access</i>	Approx 3km from A56 junction.	3
<i>Local Road Access</i>	Site fronts A681. Lots of traffic. On street parking.	4
<i>Public Transport Access</i>	Bus stop outside site - 9, 48, 49, 244, 464, 475, 483. Foxhill Drive, Burnley, Todmorden, Blackburn, Accrington, Bury.	3
<i>Access to services &amp; labour</i>	Inbetween Rawtenstall and Waterfoot town centres.	3
<i>Proximity to incompatible uses</i>	Site contains small amount of residential but is also close to other employment areas.	3
<i>Site Characteristics/ development constraints</i>	Long and thin. Large site.	4
<i>Vacancy Levels</i>	Mainly occupied.	5
<i>General attractiveness of location</i>	Located on main road, but part of the site is run-down.	3
<i>Market Perceptions</i>	The site has high levels of occupancy and is a fairly prominent location , but it is not managed and part of the site is run-down.	3
<i>Planning Factors</i>	Majority of site in Flood Zone 2 with some in Flood Zone 3a. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy. Valley Way C.10 – runs adjacent to site – saved policy.	3
<i>Other Factors Recorded</i>	Pre-1970, 1970-90, 1990-2000, Post 2000 Mixture of ages. Poor/average condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	The site is a below average and partly run-down industrial/cash and carry estate. However, the site is mainly occupied and fronts the A681 benefits from fairly good access and appears to be meeting a local need for industrial/cash and carry units. There is the potential for upgrading some of the units which may benefit from a regeneration upgrade.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.47, 5.48	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**34**

Development Site:

**Warth Lane Industrial Estate**

NLP Reference

**E46**

Area (ha)

**7.38**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Cranswick County Food. Guideline Engineering Company Ltd. Fielden Factors Timber & Sheet Materials. Bardon Concrete Ollies Pet Shop Gemini Dispersions To let 27,443 sq ft warehouse – Nolan Redshaw Kidderminster Footwear Cash & Carry. Varied Use Class: B2, B8, sui generis, A1. Residential (use class C3)	
<i>Strategic Road Access</i>	Approx 4km from A56 junction	2
<i>Local Road Access</i>	Fronts A681 – little congested. Roads within site poor.	4
<i>Public Transport Access</i>	Bus stop outside site – 9, 48, 49, 244, 464, 475, 483 – Foxhill Drive, Burnley, Todmorden, Blackburn, Accrington, Bury.	3
<i>Access to services &amp; labour</i>	Near Waterfoot town centre.	4
<i>Proximity to incompatible uses</i>	Some residential within the site.	2
<i>Site Characteristics/ development constraints</i>	Fairly level, long and thin, quite big.	4
<i>Vacancy Levels</i>	One, large, vacant unit.	3
<i>General attractiveness of location</i>	Low profile, but adjacent to main road. Mixed appearance and age.	3
<i>Market Perceptions</i>	Marketed. Only one vacant unit. Not high quality environment though.	3
<i>Planning Factors</i>	Moderate floodrisk – 1.3 – 0.5% chance per year. Designated Employment Area – J.3 not a saved policy. Within Urban Boundary DS.1 – saved policy. Valley Way runs through site – C.10 – saved policy.	3
<i>Other Factors Recorded</i>	Mixture – pre-1970, 1970-90, 1990-2000, Post 2000. Mixture of condition: some average, some good. All developed.	
<i>Suitability for Designated Uses</i>	This partly run-down industrial estate has one large vacant unit and is in proximity to residential dwellings. However, the site is mainly occupied, fronts the A681, is well located for Aaterfront Town Centre services and appears to be meeting a local need for industrial units. No particular development potential was identified, although there is the possible potential for upgrading some of the units which may benefit from a regeneration upgrade	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.47, 5.48	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>31</b>
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**Development Site:****Lambert Howarth Distribution Centre,  
Whitewell Bottom****NLP Reference****E47****Area (ha)****2.13**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Lambert Howarth Distribution Centre (B2/B8 use classes). Some residential within site (C3 use class)	
<i>Strategic Road Access</i>	Over 5km from A56 junction.	1
<i>Local Road Access</i>	Faces Burnley Road East, but roads adjacent to site are narrow terraced streets.	3
<i>Public Transport Access</i>	Buses – 9, 19, 483 – Foxhill Drive, Burnley, Fairfield Hospital.	2
<i>Access to services &amp; labour</i>	Waterfoot town centre. Limited residential nearby.	1
<i>Proximity to incompatible uses</i>	Residential dwellings both within and adjacent to site.	2
<i>Site Characteristics/ development constraints</i>	Reasonably flat. Long and narrow. Reasonably large.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Reasonably attractive. Medium profile users and environment.	3
<i>Market Perceptions</i>	Occupied. Medium profile and attractiveness.	3
<i>Planning Factors</i>	Significant floodrisk – greater than 1.3% chance per year. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy.	3
<i>Other Factors Recorded</i>	1970-90. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	This large and established industrial area is isolated from the strategic road network. However, it is all occupied, reasonably attractive with a reasonable standard of occupier and It appears to be fulfilling a local need for employment space. No further development potential has been identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.51	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 27

Development Site:

**Albion Mill, Waterfoot**

NLP Reference

**E48**

Area (ha)

**3.12**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Etiquitte – B1 use class. Chorus Line Theatrical Costumes. Rossendale Metal – B2 use class. Excell Signs. Various vacant units including Albion Mill units (to let BOYS).	
<i>Strategic Road Access</i>	Over 5km from A56 junction.	1
<i>Local Road Access</i>	Next to Burnley Road East, but other local roads not of good quality.	3
<i>Public Transport Access</i>	Buses – 9, 19, 483 – Foxhill Drive, Burnley, Fairfield Hospital.	2
<i>Access to services &amp; labour</i>	Waterfoot town centre. Residential adjacent.	3
<i>Proximity to incompatible uses</i>	Residential uses close to the site, but these are across the street.	4
<i>Site Characteristics/ development constraints</i>	Long and narrow. Sloping. Large.	3
<i>Vacancy Levels</i>	Various vacant units.	2
<i>General attractiveness of location</i>	Right next to main road, but very run-down with low end users and vacant units.	1
<i>Market Perceptions</i>	Needs heavy marketing. No recent investment.	1
<i>Planning Factors</i>	Significant floodrisk – greater than 1.3% chance per year. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy. Adjacent to Greenlands – E.1 – saved policy.	3
<i>Other Factors Recorded</i>	Various ages. Poor condition. All developed.	
<i>Suitability for Designated Uses</i>	This large and established industrial area is isolated from the strategic road network. Albion Mill has a poor quality environment and occupiers, and suffers from high vacancy levels. However, it appears to an extent to be fulfilling a local need for employment space. No further development potential has been identified.	
<i>Recommendation</i>	Monitor	
<i>Paragraph References</i>	5.51	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>23</b>
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**Development Site:****Vacant Joshua Hoyle Textile Warehouse,  
Waterfoot****NLP Reference****E49****Area (ha)****0.84**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Vacant warehouses – B8 use class. Boys Construction Offices – B1 use class.	
<i>Strategic Road Access</i>	Over 5km from A56 junction.	1
<i>Local Road Access</i>	Difficult junction with on-street parking.	3
<i>Public Transport Access</i>	Bus stops on Todd Carr Road – 9, 19, 483 – Foxhill Drive, Burnley, Fairfield Hospital.	2
<i>Access to services &amp; labour</i>	Waterfoot town centre.	3
<i>Proximity to incompatible uses</i>	Parts of the site are close to residential.	3
<i>Site Characteristics/ development constraints</i>	Sloping. Irregular shape, small.	4
<i>Vacancy Levels</i>	Only Boys Offices are occupied.	1
<i>General attractiveness of location</i>	Low profile location.	2
<i>Market Perceptions</i>	Not managed. Not marketed. Vacant warehouses.	1
<i>Planning Factors</i>	Significant floodrisk – greater than 1.3% chance per year. Designated Employment Area – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy. Adjacent to Pennine Bridleway – C.11 – saved policy.	3
<i>Other Factors Recorded</i>	Pre-1970. 1970-90. Poor/Average condition.	
<i>Suitability for Designated Uses</i>	Although the offices are of reasonable quality and occupied, the large warehouses on the site are low-grade and vacant. The potential for the warehouses and adjacent land to be upgraded or developed for higher intensity economic use is limited by the site's isolated location.	
<i>Recommendation</i>	Monitor.	
<i>Paragraph References</i>	5.50	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 23

**Development Site:**

**Hugh Business Park, Cowpe**

**NLP Reference**

**E50**

**Area (ha)**

**1.64**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Hugh Business Park Reclamation yard B2 use class. Chapel Cleaning Machines B2 use class. Vacant unit to let.	
<i>Strategic Road Access</i>	Approx 4-5km from A56 junction.	2
<i>Local Road Access</i>	Close to Bacup Road, but roads within site are single lane and Cowpe Road is narrow.	3
<i>Public Transport Access</i>	Buses – 48, 49, 50, 463, 464, 467, X64 – Rawtenstall, Todmorden, Whitworth, Fleetwood, Accrington, Rochdale.	3
<i>Access to services &amp; labour</i>	Near Waterfoot town centre.	4
<i>Proximity to incompatible uses</i>	Quite close to residential, but buffered by landscaping.	4
<i>Site Characteristics/ development constraints</i>	River through site. Trees on site. Medium sized.	3
<i>Vacancy Levels</i>	One vacant unit.	3
<i>General attractiveness of location</i>	Low profile and run-down and unattractive. Low quality occupiers.	1
<i>Market Perceptions</i>	The site is run-down and not particularly attractive to market.	2
<i>Planning Factors</i>	Significant floodrisk – greater than 1.3% chance per year. Designated Employment Site – J.3 – not a saved policy. Within Urban Boundary – DS.1 – saved policy. Adjacent to Green Belt – DS.3 – saved policy.	3
<i>Other Factors Recorded</i>	Mixed age pre-1970 and 1970-90. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Hugh Business Park is well located for Waterfoot Town Centre and reasonably located in relation to the local road network and public transport. However, the site has one large vacant unit and it is generally run-down and with a poor quality environment and low value/intensity uses. In common with other sites in this area, the site's isolation from the strategic road network means that demand is localised. However, it is recognised that the site possibly has potential for more intensive economic development and there may be scope to improve the quality of the site's environment.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.48	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>28</b>
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Development Site:

Kingfisher Centre, Burnley Road

NLP Reference

E51

Area (ha)

0.38



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	B1 offices – some occupied and some to Let.	
<i>Strategic Road Access</i>	Just over 2km from A56.	4
<i>Local Road Access</i>	Near St Mary's Way main road.	5
<i>Public Transport Access</i>	Bus stop immediately outside site. – 5, 6, 243, X42, X43, X44 – Badgercote, Burnley, Bolton, Colne, Trafford Centre, Manchester. Walking distance from Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	In Rawtenstall town centre.	5
<i>Proximity to incompatible uses</i>	Fairly close to residential behind.	3
<i>Site Characteristics/ development constraints</i>	Flat, small site. Irregular shape.	3
<i>Vacancy Levels</i>	Some to let – Boys 01706 606000.	3
<i>General attractiveness of location</i>	High profile location, next to main road. Buildings on site attractive.	5
<i>Market Perceptions</i>	High profile marketing. Viewed as attractive.	5
<i>Planning Factors</i>	Flood Zone 2. Designated Employment Area J.3 – not a saved policy. Within Conservation Area HP.1 – saved policy. Within town centre boundary and urban boundary DS.1 – saved policy.	3
<i>Other Factors Recorded</i>	C.19 <sup>th</sup> . Good condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	Well located and attractive office development which is well located for Rawtenstall town centre, well served by public transport and benefits from good local and strategic road access. The Kingfisher Centre is one of the most high profile office developments in Rossendale and is actively marketed. There is no identified potential for further development on the site.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.32	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	40
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**Development Site:**

**Fudge Factory, Facit**

**NLP Reference**

**E52**

**Area (ha)**

**0.28**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Fudge factory with café/shop (Use Class A3/A1). Coates Engineering – food industry (Use Class B2).	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Close to A671 (Market Street).	5
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Whitworth/Facit are very dispersed settlements. Reasonable access to labour supply.	2
<i>Proximity to incompatible uses</i>	Part of the site is fairly close to residential, but also part of wider employment development.	4
<i>Site Characteristics/ development constraints</i>	Small, level site.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Fudge factory is tidy. Medium profile location on main road.	3
<i>Market Perceptions</i>	Not marketed – all occupied. Buildings managed. Signs of recent investment.	4
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved).	5
<i>Other Factors Recorded</i>	Pre-1970. Average/Good condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	This mixed use site forms part of a wider employment area. The site is some distance from the strategic network but fronts the A671 and there has been recent investment on part of the site (albeit for a cafe and shop). Overall, the site appears to be both meeting a local need for employment space and beginning to diversify away from B-class uses. The existing uses are suitable and no further development potential has been identified.	
<i>Recommendation</i>	To be monitored.	
<i>Paragraph References</i>	5.65, 5.66, 5.67	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>37</b>
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**Development Site:****Knowsley Road Industrial Estate Site C****NLP Reference****E53****Area (ha)****6.96**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing (with one plot committed)	
<i>Current Use</i>	Solomon, Nail Academy B2/B8	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Good access.	4
<i>Public Transport Access</i>	Broadway – X69, X64, X2, 484, 244, 12, 11 – Helmshore, Haslingden, Accrington, Bury, Whitworth, Oldham, Fleetwood.	3
<i>Access to services &amp; labour</i>	In between Haslingden and Rawtenstall. Residential nearby.	2
<i>Proximity to incompatible uses</i>	Back of self contained employment area, but some residential uses fairly close to site.	4
<i>Site Characteristics/ development constraints</i>	Irregular shape. No obvious constraints.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Mixed: fairly attractive environments for users, which are low quality.	3
<i>Market Perceptions</i>	Average perceptions: average profile and quality industrial estate which is all occupied.	3
<i>Planning Factors</i>	Allocated employment area J.3 – not a saved policy. Extant planning permission on part of the site for 252 sq.m B1, 252 sq.m B2 and 252 sq.m A1 unit (LPA Ref: 2008/0406).	5
<i>Other Factors Recorded</i>	Age of premises 1970-90	
<i>Suitability for Designated Uses</i>	This site is part of a fairly typical and well functioning industrial estate with a mix of medium profile occupiers, but scored highly due to excellent road links, high occupancy rates and reasonable market perceptions. The site includes some land with remaining development potential: which has an extant planning permission for a 504 sq.m B2/B1 unit (also includes retail element). There may also be the potential to upgrade the environment of this site with the objective of attracting higher quality / higher value occupiers.	
<i>Recommendation</i>	Retain commitment and upgrade existing employment area	
<i>Paragraph References</i>	5.22, 5.73, 9.54	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****38**

**Development Site:****Albert Mill/Sunnyside Works, Market Street,  
Bacup****NLP Reference****E55****Area (ha)****1.07**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Vacant buildings – derelict former mill.	
<i>Strategic Road Access</i>	Approx 5km from strategic road (A58).	2
<i>Local Road Access</i>	Fronts Market Street, but levels drop down steeply (access to first floor level) and so road access is via Albert Street which is narrow.	3
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 446, 447, 463, 464, 466, 467).	3
<i>Access to services &amp; labour</i>	Some distance from designated centre. Reasonable access to labour market.	2
<i>Proximity to incompatible uses</i>	Fairly close to residential – but buffered by landscaping.	4
<i>Site Characteristics/development constraints</i>	Mainly flat – but very steep ‘bank’ to Market Street. Reasonable size.	3
<i>Vacancy Levels</i>	Vacant.	1
<i>General attractiveness of location</i>	Reasonably attractive general area, but mainly residential. Site itself is run-down and derelict.	2
<i>Market Perceptions</i>	Derelict site. Not managed. Not marketed. Building of limited appropriateness for modern employment requirements	1
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved). Adjacent to green belt DS.3- saved policy. Site within Flood Zone 3a (high flooding probability, with a greater than 1% annual probability of river flooding).	3
<i>Other Factors Recorded</i>	Pre-1970. Poor condition.	
<i>Suitability for Designated Uses</i>	Scope to be demolished/converted for employment use. However, may be more appropriately developed for residential.  This derelict building does not currently contribute anything to the employment provision of the Borough and it does not meet modern requirements for employment space. Although the building directly fronts Market Street, access into the site is constrained by a steep level change and the site is surrounded by residential development. It may be appropriate to release this site for alternative development (e.g. residential use) or for a mixed use development incorporating employment uses.	
<i>Recommendation</i>	Release for alternative use	
<i>Paragraph References</i>	5.70, 9.42, 9.63	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 24

**Development Site:****Kearns Mill, Cowpe Road****NLP Reference****E54****Area (ha)****1.02**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Derelict former employment building – currently under demolition. (Kearns of Waterfront Limited).	
<i>Strategic Road Access</i>	Over 5km from A56 junction.	1
<i>Local Road Access</i>	Very long, narrow and windy road linking site with Bacup Road.	1
<i>Public Transport Access</i>	Only the County Rider available.	1
<i>Access to services &amp; labour</i>	Remote site. Far from Bacup town centre.	1
<i>Proximity to incompatible uses</i>	Adjacent to new build residential and in residential area.	2
<i>Site Characteristics/ development constraints</i>	Sloping site. Regular shape.	4
<i>Vacancy Levels</i>	All vacant.	1
<i>General attractiveness of location</i>	Due to location it would find it difficult to attract occupiers. Semi-rural, visually attractive location.	2
<i>Market Perceptions</i>	Being marketed as for sale - residential development site 4.45 acres. So marketed, but for residential use.	1
<i>Planning Factors</i>	Outside Urban Boundary – DS.1 – saved policy. Planning permission for housing (LPA Ref: 2005/519)	3
<i>Other Factors Recorded</i>	Pre-1970. Poor condition. All derelict buildings.	
<i>Suitability for Designated Uses</i>	<p>Poorly located site in residential area. Not particularly suitable for employment uses. Assumed to be unavailable for employment development.</p> <p>This derelict former employment building is in an isolated location with poor road links. The site is currently under demolition and has planning permission for residential development; it is therefore assumed that the site is unavailable for employment development. In any case, due to the extremely isolated location of the site and its proximity to residential uses it is not identified as a suitable employment use.</p>	
<i>Recommendation</i>	Release for alternative use	
<i>Paragraph References</i>	5.49, 9.35	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 17

Development Site:

**Orama Mill, Cowm Park Way, Whitworth**

NLP Reference

**E56**

Area (ha)

**0.63**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Vacant and derelict site. Mill on site has been demolished, with the exception of the chimney which has been retained.	
<i>Strategic Road Access</i>	Some distance from strategic road	2
<i>Local Road Access</i>	Set back from A671 (Market Street) down fairly narrow street	3
<i>Public Transport Access</i>	Walking distance of bus stops on Market Street (services 20, 463, 464, 467).	2
<i>Access to services &amp; labour</i>	Some distance from designated centre. Reasonable access to labour market.	2
<i>Proximity to incompatible uses</i>	Adjacent to school.	2
<i>Site Characteristics/ development constraints</i>	Small, level, regular shape, adjacent to river. Contains chimney.	3
<i>Vacancy Levels</i>	Currently vacant.	1
<i>General attractiveness of location</i>	Low profile, low end users. Rubble is currently across the site. Not prominent site (not close to main road) and in fairly residential area.	2
<i>Market Perceptions</i>	Low demand, not marketed, not managed, security in past.	2
<i>Planning Factors</i>	Was allocated J.3 existing employment area (policy not saved). Adjacent to greenlands (policy E.1). Part of site within Zone 2 flood zone (medium flooding probability, with between 1% - 0.1% annual probability of river flooding).	4
<i>Other Factors Recorded</i>	-	
<i>Suitability for Designated Uses</i>	Orama Mill lacks frontage onto a main road and so is not in a very visible or high profile location. The building on the site has largely been demolished. The site's potential for new employment development is limited by its close proximity to sensitive uses, including the adjacent school. The site therefore scored very poorly despite it being a good size and well proportioned with no obvious development constraints.  It may be appropriate to release this site for alternative use (e.g. residential), or mixed-use development.	
<i>Recommendation</i>	Release for alternative use	
<i>Paragraph References</i>	5.71, 9.42, 9.46, 9.63	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**23**

Development Site:

Brookside Mill, Whitworth

NLP Reference

E57

Area (ha)

1.89



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Steve Parker Land Rover garage. Stonemason. K Jolly Engineering Pattern Makers. B2 uses. Other unidentified B2 units. Holt Mill House (B1 offices).	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Near to Market Street – roads a little narrow.	3
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Near Co-op and Medical Centre. Reasonable access to labour market.	3
<i>Proximity to incompatible uses</i>	Site surrounded by residential.	2
<i>Site Characteristics/ development constraints</i>	Good size. Fairly level.	5
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Poor/average quality older buildings. Not best location in Borough.	2
<i>Market Perceptions</i>	Not managed. No recent investment is evident and low profile.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved). Majority of site in Flood Zone 2.	4
<i>Other Factors Recorded</i>	Pre-1970. Poor condition. All developed.	
<i>Suitability for Designated Uses</i>	Low grade industrial estate in low profile location. However, the site is all occupied and appears to be meeting a local need for this type of employment land provision. No remaining development potential identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.69	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	31
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Development Site:

**Daniel Street Industrial Estate, Whitworth**

NLP Reference

**E58**

Area (ha)

**2.34**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Train & Sons Joinery. Chesterfields. Angel recycled fibre. T & F Harber Woodworking. Tyre workshop. Other unidentified B2 units. Use Class B2.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Fronts A671 (Market Street). Roads within site and other local roads a little narrow.	4
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Reasonable access to labour market.	2
<i>Proximity to incompatible uses</i>	Parts of the site are close to residential.	3
<i>Site Characteristics/development constraints</i>	Good size. No obvious constraints.	5
<i>Vacancy Levels</i>	Occupied.	5
<i>General attractiveness of location</i>	Low profile. Run-down.	2
<i>Market Perceptions</i>	Not attractive to the market and not managed.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved). Adjacent to recreation area (policy 6.2). Site within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	3
<i>Other Factors Recorded</i>	Pre-1970. Poor/average condition.	
<i>Suitability for Designated Uses</i>	Low grade industrial estate in low profile location. However, the site is all occupied and appears to be meeting a local need for this type of employment land provision. No remaining development potential identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.69	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**31**

**Development Site:****Facit Mill, Facit****NLP Reference****E59****Area (ha)****0.69**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Vacant building – former mill.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Fronts A671 (Market Street).	5
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Reasonable access to labour supply. Whitworth/Facit are very dispersed settlements.	2
<i>Proximity to incompatible uses</i>	Adjacent to residential (but buffered by landscaping)	3
<i>Site Characteristics/ development constraints</i>	Significant sized building (local landmark) covers all site. Small.	4
<i>Vacancy Levels</i>	Vacant	1
<i>General attractiveness of location</i>	Run-down and unattractive – but by main road.	2
<i>Market Perceptions</i>	Marketed by King Sturge – to let (may sell). Building is in poor state of repair and not considered suitable for modern employment requirements.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved).	5
<i>Other Factors Recorded</i>	Pre-1970. C19th. Poor condition. All developed.	
<i>Suitability for Designated Uses</i>	This vacant building is semi-derelict and although marketed by King Sturge, there would appear to be limited market interest for this old building which does not appear to meet many modern employment space requirements. The building does have redevelopment potential, but its market attractiveness is likely to be restricted to fulfilling a local need for employment buildings due to the site's location some distance from a strategic road and within a relatively remote part of the Borough. The site is adjacent to residential uses and it may be appropriate to release this site for alternative development or for mixed use development.	
<i>Recommendation</i>	Release for alternative use	
<i>Paragraph References</i>	5.68, 9.42	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****29**



**Development Site:****Kennedy Transmission, Station Road, Facit****NLP Reference****E60****Area (ha)****0.68**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing and committed	
<i>Current Use</i>	Kennedy Transmission Ltd (Use Class B2). Other unidentified B2 units. Vacant unit.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Close to A671, but estate roads within the site are of poor quality.	3
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Reasonable access to labour supply. Whitworth/Facit are very dispersed settlements.	2
<i>Proximity to incompatible uses</i>	Residential to rear of the site. Other nearby uses are employment or other compatible uses.	3
<i>Site Characteristics/ development constraints</i>	Small, gently sloping site.	3
<i>Vacancy Levels</i>	Large unit is vacant.	3
<i>General attractiveness of location</i>	Run-down, unattractive environment. Rubbish within site.	2
<i>Market Perceptions</i>	Low demand, run-down environment, not managed or maintained.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved). Extant and unimplemented planning permission for erection of 6no small light industrial units (638 sq.m) (LPA Ref 2006/424) on part of the site.	5
<i>Other Factors Recorded</i>	Pre- 1970. Poor/average condition. All developed.	
<i>Suitability for Designated Uses</i>	Low grade industrial estate within wider employment area. The site scored below average due to its location, low quality of buildings, vacancy levels, haphazard layout and lack of investment. However, the site is fulfilling a local need for employment buildings and is identified as having potential: part of the site has extant planning permission to be redeveloped for new industrial units.	
<i>Recommendation</i>	Retain commitment. Existing employment area to be monitored.	
<i>Paragraph References</i>	9.44	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>28</b>
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**Development Site:****Slingco, Cowm Park Way North, Facit****NLP Reference****E61****Area (ha)****0.70**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Slingco – Use Class B2 and undeveloped land to rear.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Cowm Park Way N (linking site to Market Street) is narrow.	2
<i>Public Transport Access</i>	Walking distance from bus stops on Market Street (services 20, 464, 467, 463).	3
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Whitworth/Facit are very dispersed settlements. Reasonable access to labour supply.	2
<i>Proximity to incompatible uses</i>	Mainly adjacent to other employment and a little residential further away.	4
<i>Site Characteristics/ development constraints</i>	Undeveloped part of site a little sloping. Fairly small.	3
<i>Vacancy Levels</i>	Undeveloped part (to rear of building).	3
<i>General attractiveness of location</i>	Medium attractive – reasonably modern building and average quality occupiers in low profile location.	3
<i>Market Perceptions</i>	Occupied. Reasonably attractive.	3
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved).	5
<i>Other Factors Recorded</i>	1970-90. Good condition. Approx 20% undeveloped.	
<i>Suitability for Designated Uses</i>	This site suffers from a low profile location which is not visible from the main road and access is poor. However, the existing industrial units on the site are relatively attractive and modern and the site has further development potential (to expand to the rear).	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.63	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****30**

**Development Site:****Units off Market Street, Shawforth****NLP Reference****E62****Area (ha)****1.09**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	P S Mode Cabinet Makers. PH Welding Services. Mercedes Parts – garage and offices. Spray Works – Auto Repair Centre.. Use Class mixed B1/B2. Residential – Use Class C3. Small area open space undeveloped.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Adjacent to A671 (Market Street). Other local roads poor.	4
<i>Public Transport Access</i>	Close to bus stops on Market Street (services 20, 464, 461).	2
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Limited labour supply in area.	1
<i>Proximity to incompatible uses</i>	Residential dwellings within and adjacent to site.	2
<i>Site Characteristics/ development constraints</i>	Flat. Long and thin. A few trees.	4
<i>Vacancy Level</i>	Buildings occupied. Small area of open space undeveloped.	4
<i>General attractiveness of location</i>	Average quality appearance overall – very mixed quality of units within site. Fronts main road.	3
<i>Market Perceptions</i>	Occupied. Average attractiveness. No recent investment apparent. Poor location.	3
<i>Planning Factors</i>	Most of site was allocated J.3 employment area (policy not saved). Remainder of site allocated housing site (policy H.3). Adjacent to Green Belt DS.3- saved policy.	4
<i>Other Factors Recorded</i>	Pre-1970. 1970-90. Average condition. Nearly all developed.	
<i>Suitability for Designated Uses</i>	This general industrial area is a little jumbled, with residential and varying employment uses mixed together. This area is of average quality appearance and environment overall but suffers from poor links with services/labour and public transport and some of the employment uses are in proximity to incompatible residential uses. However, the area's role in meeting local employment needs is recognised. The site is in a remote location and therefore has limited potential for upgrading.	
<i>Recommendation</i>	To be monitored.	
<i>Paragraph References</i>	5.61	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****29**

**Development Site:****Lancashire Sock Factory, Bacup****NLP Reference****E63****Area (ha)****0.99**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Albert garage – use class B2. Lancashire Socks – use class B8 (distribution unit). Vacant unit.	
<i>Strategic Road Access</i>	Significant distance from strategic road – via constrained A roads.	1
<i>Local Road Access</i>	Fronts A6056 (New Line). Roads within site are average.	3
<i>Public Transport Access</i>	Adjacent to bus stops on New Line (services 21, 463).	2
<i>Access to services &amp; labour</i>	Some distance from nearest designated centre. Reasonable access to labour market.	2
<i>Proximity to incompatible uses</i>	Part of site is near residential.	3
<i>Site Characteristics/ development constraints</i>	Reasonably flat – medium size.	4
<i>Vacancy Levels</i>	Mainly occupied - one very small vacant unit.	4
<i>General attractiveness of location</i>	Fairly low quality appearance. Low quality occupiers.	2
<i>Market Perceptions</i>	Underused site – fairly poor location.	1
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved). Adjacent to green belt DS.3- saved policy.	4
<i>Other Factors Recorded</i>	Pre 1970. Poor condition. All developed.	
<i>Suitability for Designated Uses</i>	Relatively low quality site which includes the Lancashire Sock Factory building (an old building which does not meet all modern employment requirements). The site is not located near to the strategic road network or local services and has poor access to public transport. It is however a well proportioned site with good local access, with possible potential for redevelopment for employment uses if it becomes available.	
<i>Recommendation</i>	To be monitored.	
<i>Paragraph References</i>	5.58	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****26**

**Development Site:****New Line Industrial Estate****NLP Reference****E64****Area (ha)****5.64**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Kaymed Mattress Production. Calderbrook Woodwork Machinery. Matparts – mattress machinery parts. Fastline Autos. Cali-bren Fabrications. Vacant unit to let (formerly AD Morton Steelwork). Use Class B2.	
<i>Strategic Road Access</i>	Significant distance from strategic road via constrained A roads.	1
<i>Local Road Access</i>	Site fronts New Line A6066, although there is on-street parking within the site.	4
<i>Public Transport Access</i>	Close to bus stops on New Line (services 21, 463).	2
<i>Access to services &amp; labour</i>	Some distance from closest designated centre. Good access to labour.	2
<i>Proximity to incompatible uses</i>	Close to residential, but buffered by landscaping.	4
<i>Site Characteristics/ development constraints</i>	Trees within site. Large site. Reasonably flat.	4
<i>Vacancy Levels</i>	Largely occupied – with one vacant unit.	4
<i>General attractiveness of location</i>	Reasonably attractive and fairly new buildings. Mixed quality occupiers and buildings.	3
<i>Market Perceptions</i>	Attracting occupiers. Fairly recent investment, but not most accessible location within borough.	3
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved).	5
<i>Other Factors Recorded</i>	1970-90. Nearly all developed.	
<i>Suitability for Designated Uses</i>	This established industrial estate has seen some fairly recent investment. It contains mid-quality occupiers and has good local access. However, the area suffers from poor access to the strategic road network, local services and public transport links. There is no identified potential for further development on this site except possible extensions of buildings.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.57	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>32</b>
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**Development Site:****Suttons, Bacup****NLP Reference****E65****Area (ha)****11.21**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Memory foam mattresses. Sultan and Son Ltd. Jayball Cash and Carry. Jamos & Co Flooring. Jamos Labels. DW repairs Ltd – Garage. Regency Glass. Sudz Car Wash – use class sui generis. Use class B2/B8.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	On A681	5
<i>Public Transport Access</i>	Bus stops close to site on Newchurch Road and New Line. (served by 21, 463, 48, 49, 50, 464, 467).	3
<i>Access to services &amp; labour</i>	Northern part of site is immediately adjacent to Bacup town centre.	4
<i>Proximity to incompatible uses</i>	In mixed-area of generally compatible uses: some residential close to parts of the site.	4
<i>Site Characteristics/ development constraints</i>	Long thin site. Good size. Site is extremely fragmented – lots of haphazard, small units.	3
<i>Vacancy Levels</i>	All appear occupied.	5
<i>General attractiveness of location</i>	On A681. Parts are run down, in very mixed area. Generally low quality appearance.	2
<i>Market Perceptions</i>	All occupied. Not maintained. Not marketed.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (policy not saved). Valley ways (Policy C.10) through small part of site. Adjacent to greenlands (Policy E.1). Site within Zone 3a and Flood Zone 2. Part of the site has extant planning permission for a foodstore (LPA Ref: 2006/673).	3
<i>Other Factors Recorded</i>	Pre-1970. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Average quality industrial estate on the edge of Bacup Town Centre with a haphazard layout. The site has good access to local services and the local road network but is some distance from the strategic road network. We note that site E65 has extant planning permission for a foodstore on part of the site (LPA Ref: 2006/673) but otherwise has limited additional development potential.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.55	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****33**

**Development Site:****Beech Industrial Estate, Bacup****NLP Reference****E66****Area (ha)****2.63**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Orthoplastics – main occupier. Private Nursery – Blossoms (Use Class D1). Pennine forge Blacksmiths. Bikelug. Use Class B2/B8 3 units TO LET – vacant.	
<i>Strategic Road Access</i>	Some distance from strategic road – via constrained A roads.	2
<i>Local Road Access</i>	Fronts A681 (Todmorden Road).	4
<i>Public Transport Access</i>	Bus stops adjacent to site on Todmorden Road (services 49, 50).	2
<i>Access to services &amp; labour</i>	Very close to Bacup town centre. Good access to labour.	5
<i>Proximity to incompatible uses</i>	Adjoins some residential and some employment.	3
<i>Site Characteristics/ development constraints</i>	Good size. Reasonably flat. Reasonably shaped.	4
<i>Vacancy Levels</i>	A few vacant units.	3
<i>General attractiveness of location</i>	Fairly low profile. Average quality appearance and occupiers.	3
<i>Market Perceptions</i>	Marketed. No recent investment.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved). Site within Flood Zone 3a.	4
<i>Other Factors Recorded</i>	Pre 1970. 1970-90. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Established industrial estate close to Bacup Town Centre. The site has good access to local services and the local road network but is some distance from the strategic road network. No development opportunities identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.55	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****32**

Development Site:

Meadow Mill, Bacup

NLP Reference

E67

Area (ha)

0.78



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Halliday Health Care Distribution - Use Class B8. Glen Castings Ltd – aluminium castings - Use Class B2. Partly undeveloped.	
<i>Strategic Road Access</i>	Significant distance from strategic road – via unconstrained A roads.	1
<i>Local Road Access</i>	Adjacent to A671. Roads within site and other local roads poor quality.	3
<i>Public Transport Access</i>	Adjacent to bus stops on Burnley Road (services 8, 48).	2
<i>Access to services &amp; labour</i>	Walking distance of Bacup town centre. Good access to labour.	3
<i>Proximity to incompatible uses</i>	Fairly near residential development, but buffered by landscaping.	4
<i>Site Characteristics/ development constraints</i>	Undeveloped part of site is sloping. Fairly small. Some trees within site.	4
<i>Vacancy Levels</i>	Partly undeveloped.	4
<i>General attractiveness of location</i>	Fairly run-down location – low/medium quality occupiers.	2
<i>Market Perceptions</i>	Occupied. No recent investment. Not particularly accessible part of borough.	2
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved) and undeveloped part of site was allocated J.1 employment site (Policy not saved).	5
<i>Other Factors Recorded</i>	Pre 1970. Average condition. Approx 20% undeveloped.	
<i>Suitability for Designated Uses</i>	Established industrial estate located close to Bacup Town Centre and on Burnley Road (A671). The site contains fairly low quality industrial units with low profile occupiers. The site contains some limited potential to expand the industrial estate to the north.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.56	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	30
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**Development Site:****Broadclough Mill, Bacup****NLP Reference****E68****Area (ha)****1.15**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Valley Sheet Metal Ltd. Contract Flameproofing Ltd. Large vacant unit. Use Class B2.	
<i>Strategic Road Access</i>	Significant distance from strategic road – via constrained A roads.	1
<i>Local Road Access</i>	Fronts A571 (Burnley Road).	4
<i>Public Transport Access</i>	Adjacent to bus stops on Burnley Road (services 8, 48).	2
<i>Access to services &amp; labour</i>	Walking distance of Bacup town centre. Good access to labour market.	3
<i>Proximity to incompatible uses</i>	Parts of the site are adjacent to residential.	3
<i>Site Characteristics/ development constraints</i>	Small, level site.	4
<i>Vacancy Levels</i>	Large vacant unit.	1
<i>General attractiveness of location</i>	Low profile occupiers, untidy environment.	2
<i>Market Perceptions</i>	Not managed. Vacant unit marketed, not accessible location within borough.	2
<i>Planning Factors</i>	Outside urban boundary. Was allocated J.3 employment area (Policy not saved). Broadclough Mill (building within the site) is Grade II Listed. Flood Zone 3a plus climate change.	2
<i>Other Factors Recorded</i>	Pre 1970, 1970-90. Poor/Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Industrial estate located close to Bacup Town Centre and on Burnley Road (A671). The site contains fairly low quality industrial units with low profile occupiers and high vacancy and is constrained by a Listed building within the site. No identified development potential was identified.	
<i>Recommendation</i>	Monitor.	
<i>Paragraph References</i>	5.56	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****24**

**Development Site:****Futures Park, Bacup****NLP Reference****E69****Area (ha)****5.38**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Part existing, part committed and part option	
<i>Current Use</i>	Futures Park. Sign advertises as 4.6 ha, NWDA funded, strategic business development opportunity. Current users: J & J Ormerod – kitchens and bathrooms, office building – occupier Learn Direct and TO LET (vacant), Rossendale depot and Council Offices. Use class: B1 / B2. Undeveloped plots.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Fronts A651 – but quite busy road.	5
<i>Public Transport Access</i>	Bus stop immediately adjacent to site on Newchurch Road (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Walking distance from Bacup town centre. Good access to residential areas.	3
<i>Proximity to incompatible uses</i>	Houses adjoin part of the site.	4
<i>Site Characteristics/ development constraints</i>	Reasonably flat. Good size. River through site. Some access spur roads into undeveloped part of the site have been provided. We understand parts of the site are contaminated.	3
<i>Vacancy Levels</i>	Significant area of site not developed.	3
<i>General attractiveness of location</i>	Attractive modern buildings on site – but in mixed general location.	4
<i>Market Perceptions</i>	Marketed – offices to let. Has been recent investment. Site has potential.	4
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved). Site within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	4
<i>Other Factors Recorded</i>	Pre 1970. 1970-90. Average condition. Approx 50% of site undeveloped.	
<i>Suitability for Designated Uses</i>	This partially developed business park benefits from good access to local services and the labour market. Approximately 2.63 ha remains undeveloped at the site, across 4 plots. One of the undeveloped plots (0.38ha) has planning permission for a B1/B2 business/general industrial unit. The existing office units on the site are of high quality and contain high quality occupiers. The development is heavily marketed and internal estate roads to some of the undeveloped plots are already constructed. However, we understand that part of the site is constrained by contamination and other site constraints. Feedback	

	<p>from agents suggests that there is market demand for general industrial development on the site, but that demand for high-tech industry/office development is more limited due to the site's Bacup location.</p> <p>With a fair proportion of the site remaining vacant, the site provides a significant opportunity for further employment development in the Borough through the continued development of this business park.</p>
<i>Recommendation</i>	Retain existing employment area. Retain commitment. Recommend allocation of remaining land.
<i>Paragraph References</i>	5.54, 5.73, 5.77, 8.29, 9.39, 9.76, 10.21

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	35
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**Development Site:****Mill on Farholme Lane, Stacksteads****NLP Reference****E70****Area (ha)****2.35**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Woodhey Engineering (use class B2). Formerly cleared site is now apartments (use class C3). Colonial bedrooms (use class B2).	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Narrow access road.	3
<i>Public Transport Access</i>	Bus stop close to site on Newchurch Road (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Some distance to closest designated centre. Good access to residential areas.	2
<i>Proximity to incompatible uses</i>	Residential within the site. Surrounding uses include residential and employment.	2
<i>Site Characteristics/ development constraints</i>	Medium sized, level site. Contains river.	4
<i>Vacancy Levels</i>	All occupied	5
<i>General attractiveness of location</i>	Medium – low level occupiers. Reasonably well maintained.	3
<i>Market Perceptions</i>	All occupied. Average perceptions.	3
<i>Planning Factors</i>	Was allocated J.3 employment area (Policy not saved). Valley ways (Policy C.10) through site.	4
<i>Other Factors Recorded</i>	Pre 1970, 1970-90, Post 2000 – apartments. Average condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	Existing industrial area in quite a remote location which suffers from poor access to local services and the strategic road network. However, the site has reasonable local road access via the A681 and appears successful and highly occupied. The buildings and occupiers are of mid to low quality and the site contains former mill buildings which may not be suitable for modern industrial purposes. There is new residential development within the site but no identified further development potential	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.53	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****31**

**Development Site:****Blackwood Road, Stacksteads****NLP Reference****E71****Area (ha)****1.45**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Metguard Ltd. Blackwood Joinery. B1 Offices to let. Vacant B2/B8 warehouse units. Cleared site.	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Fronts A681 (Newchurch Road)	5
<i>Public Transport Access</i>	Bus stop close to site on Newchurch Road (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Some distance to closest designated centre. Good access to residential areas.	2
<i>Proximity to incompatible uses</i>	Residential uses to main road. Other surroundings uses are compatible.	3
<i>Site Characteristics/ development constraints</i>	River through site and mature trees on site. Reasonably flat and large.	3
<i>Vacancy Levels</i>	Vacant units and cleared site.	1
<i>General attractiveness of location</i>	Fairly prominent. Mix of unit quality.	3
<i>Market Perceptions</i>	Managed, with security. Warehouse units are reasonably modern.	3
<i>Planning Factors</i>	Was allocated J3 employment area. (Policy note saved). Adjacent to valley walls (policy C.10) and greenlands (Policy E1).	4
<i>Other Factors Recorded</i>	1970-90. Average condition. Under 10% of site undeveloped.	
<i>Suitability for Designated Uses</i>	Existing mixed industrial area in quite a remote location which suffers from poor access to local services and the strategic road network but very good local road access via the A681. The site has high vacancy levels despite the existing warehouse units on the site being relatively modern. The site has some potential for further development (at cleared site).	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.53	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****29**

Development Site:

**Bacup Shoe factory, Stacksteads**

NLP Reference

**E72**

Area (ha)

**3.07**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Protator Access Plants Ltd. Bacup Shoe Company. Viking Trailers Ltd. Rossendale Self Storage. Use Class B2/B8. Residential to main road (Use Class C3).	
<i>Strategic Road Access</i>	Some distance from strategic road – via reasonable A road.	2
<i>Local Road Access</i>	Fronts Newchurch Road. Roads within industrial estate are good.	4
<i>Public Transport Access</i>	Adjacent to shops on Newchurch Road. (services 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Some distance to closest designated centre. Good access to labour.	2
<i>Proximity to incompatible uses</i>	Residential uses by main road. Other uses in area are compatible.	3
<i>Site Characteristics/ development constraints</i>	Flat site. No particular constraints identified.	5
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Mixture of quality of occupiers and appearance. Reasonable location and environment.	3
<i>Market Perceptions</i>	Not marketed – no vacancies. Reasonable market perceptions.	3
<i>Planning Factors</i>	Was allocated J3 employment area (policy not saved). Adjacent to valley walls (Policy C.10) and Greenlands (Policy E1) / recreation area (Policy E.2). Within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	3
<i>Other Factors Recorded</i>	Pre 1970. 1970-1990. Post 2000 mixture. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	Existing industrial estate in quite a remote location which suffers from poor access to local services and the strategic road network but very good local road access via the A681. Potential for part of the site to be developed more intensively - there is evidence of fairly recent investment on the site and therefore there may be potential for the site to be developed more intensively to capitalise on its success. The site contains former mill buildings which may not be suitable for modern industrial purposes.	
<i>Recommendation</i>	Retain existing employment area.	
<i>Paragraph References</i>	5.53	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>33</b>
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Development Site:

**Shadlock, Newchurch Road, Stacksteads**

NLP Reference

**E73**

Area (ha)

**1.33**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Insignia Signs. Shadlock Contractors and suppliers. Unidentified B2 users. Use Class B2.	
<i>Strategic Road Access</i>	Some distance from strategic road, via reasonable A road.	2
<i>Local Road Access</i>	Fronts A681 (Newchurch Road)	4
<i>Public Transport Access</i>	Bus stop on Newchurch Road close to site (served by 48, 49, 50, 463, 464, 467).	3
<i>Access to services &amp; labour</i>	Walking distance from Waterfoot town centre. Reasonable access to residential areas.	3
<i>Proximity to incompatible uses</i>	Residential across road. Other surrounding uses are employment.	4
<i>Site Characteristics/ development constraints</i>	River and tree belt runs through site. Flat. Reasonable size and shape.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Reasonably prominent location. Average attractiveness and quality of users.	3
<i>Market Perceptions</i>	No signs of recent investment.	2
<i>Planning Factors</i>	Was allocated J3 employment area (policy not saved). Adjacent to valley ways (Policy C.10). Adjacent to green belt. Site within Zone 3 flood zone (high flooding probability, with a greater than 1% annual probability of river flooding).	2
<i>Other Factors Recorded</i>	Pre-1970, 1970-1990. All developed.	
<i>Suitability for Designated Uses</i>	Established industrial estate with no identified development potential. IAll units are currently occupied and occupiers are of average quality.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.52	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>32</b>
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**Development Site:****Land Adjacent to Bacup Leisure Hall, Bacup****NLP Reference****E74****Area (ha)****0.56**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Open space – formally managed	
<i>Strategic Road Access</i>	Some distance from strategic road – via unconstrained A roads.	2
<i>Local Road Access</i>	Fronts A671 (Burnley Road)	5
<i>Public Transport Access</i>	Close to bus stops on Burnley Road (services 8, 48).	2
<i>Access to services &amp; labour</i>	Edge of Bacup town centre. Good access to labour.	5
<i>Proximity to incompatible uses</i>	Residential adjacent and leisure hall.	2
<i>Site Characteristics/ development constraints</i>	Sloping. Small. Trees to rear.	3
<i>Vacancy Levels</i>	Undeveloped.	1
<i>General attractiveness of location</i>	Near centre – reasonably high profile. Average attractiveness of area. Site itself managed open space.	3
<i>Market Perceptions</i>	Not attractive location for investment within Borough but well located for Bacup town centre.	3
<i>Planning Factors</i>	Within Urban Boundary DS.1- saved policy. Part of site adjacent to road in Flood Zone 3a plus climate change.	4
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	Small site surrounded predominantly by residential development and a leisure hall. Could be suitable for small-scale employment uses, but any development would need to be compatible with adjoining residential uses.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.39	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 30



**Development Site:****Rossendale General Hospital****NLP Reference****E75****Area (ha)****10.34**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Hospital – some buildings vacant – C2 use class.	
<i>Strategic Road Access</i>	Less than 1km from A56.	5
<i>Local Road Access</i>	Haslingdon Road – A681 – fairly unconstrained. Roads within site and linking site with Haslingdon Road steep are constrained.	3
<i>Public Transport Access</i>	Buses 11, 12, 244, 464, X64 to Haslingdon, Helmshore, Blackburn, Accrington, Fleetwood.	3
<i>Access to services &amp; labour</i>	Rawtenstall town centre. Residential to east.	2
<i>Proximity to incompatible uses</i>	Buffered from surrounding residential to some extent by landscaping. Opposite school.	3
<i>Site Characteristics/ development constraints</i>	Many mature trees on site. Regular shape. Site slopes steeply in parts.	3
<i>Vacancy Levels</i>	Not in employment use.	1
<i>General attractiveness of location</i>	Attractive area, not run-down.	4
<i>Market Perceptions</i>	High profile location with significant development potential.	4
<i>Planning Factors</i>	Listed buildings adjacent. In green belt DS.3 saved policy. Outside urban boundary.	2
<i>Other Factors Recorded</i>	Pre-1970. Average/good condition. About 40% undeveloped.	
<i>Suitability for Designated Uses</i>	Whilst site is currently occupied by Rossendale General Hospital, it is understood that the site is likely to become available for development. Some of the existing buildings on the site could be converted for employment use, subject to detailed investigation. Alternatively, as none of the buildings are protected, the site could possibly be redeveloped for employment (office) uses as part of a mixed-use redevelopment. Any redevelopment on the site would need to be sensitively designed to take into account site specific constraints: parts of the site are steeply sloping, the site is partially wooded and existing access arrangements may need upgrading. There are also major planning constraints on the redevelopment of this site, due to its location within the Green Belt. However, the site is substantially developed and meets the requirements for a Major Development	

	Site, as outlined in PPG2 (Annex C). The redevelopment of the site in accordance with the guidance in PPG2 could maintain the openness of the gap between Rawtenstall and Haslingden. The site is considered to have good development potential for employment uses as part of a mixed-use development and should therefore be considered as a new allocation for the area. However, the issues identified above would require careful exploration ahead of any formal allocation in the Council's emerging LDF.
<i>Recommendation</i>	Option site – allocate - suitable for mixed use development incorporating employment uses
<i>Paragraph References</i>	9.28, 9.31, 9.32, 9.33, 9.63, 9.72, 9.75, 10.21

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	30
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Development Site:

**Former Norweb Power Station, Stacksteads**

NLP Reference

**E78**

Area (ha)

**0.35**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Vacant land. Containing trees.	
<i>Strategic Road Access</i>	Approx 3km from A56 junction.	3
<i>Local Road Access</i>	Fronts A681.	5
<i>Public Transport Access</i>	Bus stop outside – 9, 48, 49, 244, 464, 475, 483 – Foxhill Drive, Burnley, Todmorden, Blackburn, Accrington, Bury.	3
<i>Access to services &amp; labour</i>	Inbetween Rawtenstall and Waterfoot town centres.	3
<i>Proximity to incompatible uses</i>	Surrounded by residential.	2
<i>Site Characteristics/ development constraints</i>	Sloping. Lots of trees. Constraints due to former use of site as powerstation?	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of locatio</i>	On main road. Mid level occupiers in vicinity.	3
<i>Market Perceptions</i>	On A681. Reasonable market perceptions.	3
<i>Planning Factors</i>	In Flood Zone 2. Within Urban Boundary – DS.1 – not a saved policy. Adjacent to Greenlands E.1 – saved policy.	4
<i>Other Factors Recorded</i>	Over 50% of site undeveloped.	
<i>Suitability for Designated Uses</i>	Small site surrounded predominantly by residential development. Could be suitable for small-scale employment uses, but any development would need to be compatible with adjoining residential uses and the site may be constrained as a result of its former use.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.39	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>30</b>
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**Development Site:****Land adjacent Rising Bridge Inn Blackburn Road****NLP Reference****E81****Area (ha)****0.57**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Committed	
<i>Current Use</i>	Vacant – Cleared Site. Being prepared ready for office development.	
<i>Strategic Road Access</i>	Less than 1km from A56 Junction.	5
<i>Local Road Access</i>	Good – close to main roundabout. A680 Blackburn Road.	4
<i>Public Transport Access</i>	Bus stop immediately adjacent, 464, 484, X1, X2 to Bury, Blackburn, Accrington, Manchester, Clitheroe.	3
<i>Access to services &amp; labour</i>	Haslingden and Accrington. Limited labour availability within immediate proximity of the site.	2
<i>Proximity to incompatible uses</i>	Fairly close to church and residential.	3
<i>Site Characteristics/ development constraints</i>	Fairly small, but fairly even and regular shape. Contaminated.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Reasonably attractive area. Fronts main road. Well located.	5
<i>Market Perceptions</i>	Not obvious employment site, not marketed. However, the site has planning permission for offices and the market appraisal which accompanied this application identified that there is demand for the particular product proposed.	4
<i>Planning Factors</i>	Planning permission for 3,021 sq.m of pavilion style office accommodation was approved 09/09/08 (LPA ref: 2008/0621).	5
<i>Other Factors Recorded</i>	Amount of land still available – all undeveloped.	
<i>Suitability for Designated Uses</i>	Fronts the A680 and benefits from very good strategic and local road access, but is a little distant from local labour and services. The plot is fairly small, but no obvious development constraints have been identified, although any development will need to be compatible with nearby residential uses. Planning permission was granted in September 2008 for 3,021 sq.m of office accommodation on the site and is currently under construction. It is agreed that offices are an appropriate for this site.	
<i>Recommendation</i>	Retain commitment	
<i>Paragraph References</i>	5.30, 5.73	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	<b>35</b>
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**Development Site:****Edward Street, Haslingden****NLP Reference****E82****Area (ha)**

0.28



<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Vacant.	
<i>Strategic Road Access</i>	Less than 1km from A56 junction.	5
<i>Local Road Access</i>	Very narrow – terraced streets link site to main road.	2
<i>Public Transport Access</i>	Bus stops on Blackburn Road – 464, 484, X1, X2, to Manchester, Clitheroe, Blackburn, Accrington.	2
<i>Access to services &amp; labour</i>	Haslingden is nearest Town Centre– limited residential nearby.	2
<i>Proximity to incompatible uses</i>	Close to residential and to derelict buildings.	3
<i>Site Characteristics/ development constraints</i>	Small, irregular shape. Trees on site. Generally level.	3
<i>Vacancy Levels</i>	All cleared site.	1
<i>General attractiveness of location</i>	Low profile, rubbish on site and unattractive area.	1
<i>Market Perceptions</i>	Low demand, not marketed but would need heavy marketing, next to derelict buildings.	1
<i>Planning Factors</i>	Within Urban Boundary DS.1- saved policy.	5
<i>Other Factors Recorded</i>	Amount of land still available – all undeveloped. Potential for alternative employment sites – scope to develop with adjacent site.	
<i>Suitability for Designated Uses</i>	Small, relatively low profile, site predominantly surrounded by residential development with a retail unit to its northern boundary. This site holds limited potential for employment development due to its limited market attractiveness and poor access and may be better suited to residential development.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.23	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

25

**Development Site:****Land rear of Manchester Road Service Station, Haslingden.****NLP Reference****E83****Area (ha)****0.26**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Derelict open land with areas of hardstanding.	
<i>Strategic Road Access</i>	Less than 2 km from A56.	5
<i>Local Road Access</i>	Site fronts main road (A680), close to junction – main road has some on-street parking and a little narrow.	4
<i>Public Transport Access</i>	Bus stop outside site 11, 464, X1 to Haslingdon, Helmshore, Accrington, Clitheroe, Manchester.	3
<i>Access to services &amp; labour</i>	Inbetween Rawtenstall and Haslingden town centres. In residential area.	2
<i>Proximity to incompatible uses</i>	Residential to rear. Adjacent to petrol station.	3
<i>Site Characteristics/ development constraints</i>	Slope on part of site, adjacent to petrol filling station. Trees.	3
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Mixed commercial, residential area not particularly attractive, but on main road.	3
<i>Market Perceptions</i>	Not obvious employment site. Not marketed/managed.	3
<i>Planning Factors</i>	Within Urban Area DS.1- saved policy.	5
<i>Other Factors Recorded</i>	All undeveloped.	
<i>Suitability for Designated Uses</i>	Site benefits from excellent access to the road network and lack of identified planning constraints. It is, however, situated in a predominantly residential area adjacent to a petrol station. The site has potential to be developed for small scale employment uses, but this would have to be compatible with adjoining residential development.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.23, 9.24	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 32

**Development Site:****Land at Cowm Park Way South, Whitworth****NLP Reference****E86****Area (ha)****2.34**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Option	
<i>Current Use</i>	Informal open space.	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Some distance from Market Street (A671) down quite narrow street.	3
<i>Public Transport Access</i>	Walking distance of bus stops on Market Street (services 20, 463, 464, 467).	2
<i>Access to services &amp; labour</i>	Reasonable access to labour market. Some distance from closest designated centre.	2
<i>Proximity to incompatible uses</i>	Fairly close to residential. Next to employment site.	3
<i>Site Characteristics/ development constraints</i>	Level. Trees on site. No obvious constraints.	4
<i>Vacancy Levels</i>	N/A	1
<i>General attractiveness of location</i>	Reasonably attractive area. Quite low profile area.	2
<i>Market Perceptions</i>	Low profile and would attract fairly low level occupiers.	2
<i>Planning Factors</i>	Was allocated housing site (policy not saved). Adjacent to greenlands (policy E.1). In Flood Zone 2.	3
<i>Other Factors Recorded</i>	Undeveloped	
<i>Suitability for Designated Uses</i>	Small site adjacent to the river which is used as an informal recreation space. The site lacks frontage onto a main road and is in a predominantly residential area. The site has limited development potential due its low profile location but could possibly be considered suitable for very localised employment development in conjunction with the adjacent site, E56.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.46	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****24**

Development Site:

Disused quarry, Facit

NLP Reference

E87

Area (ha)

24.18



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Undeveloped land – former quarry	
<i>Strategic Road Access</i>	Some distance from strategic road.	2
<i>Local Road Access</i>	Road linking site to A671 (Market Street) is very steep past residential properties and fairly narrow.	1
<i>Public Transport Access</i>	Walking distance of bus stops on Market Street (services 20. 464, 467)	2
<i>Access to services &amp; labour</i>	Significant distance to closest designated centre. Reasonable access to labour supply.	2
<i>Proximity to incompatible uses</i>	Adjacent to residential.	3
<i>Site Characteristics/ development constraints</i>	Very steep. Many trees on site. Hard to access. Possible land instability due to former quarrying?	2
<i>Vacancy Levels</i>	Undeveloped	1
<i>General attractiveness of location</i>	Very low profile. Would attract low end users.	1
<i>Market Perceptions</i>	Hard to access. Remote. Not marketed or managed. Not obvious employment site.	1
<i>Planning Factors</i>	Outside the urban boundary. Adjacent to green belt.	3
<i>Other Factors Recorded</i>	Site undeveloped.	
<i>Suitability for Designated Uses</i>	This disused quarry has significant constraints to any development: the site is topographically constrained, remote from services and public transport, has very difficult local road access and is outside the defined urban boundary.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.46	

[Scoring: 5 = best, 1 = worst]

<b>TOTAL SCORE:</b>	18
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**Development Site:****Rossendale Motorshow****NLP Reference****E88****Area (ha)****0.27**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Car showroom and garage – sui generis and B2. Undeveloped plot to rear. Springvale Motor Bodies - B2.	
<i>Strategic Road Access</i>	More than 2km from A56 junction.	4
<i>Local Road Access</i>	On Bury Road (although this is not an A-road).	3
<i>Public Transport Access</i>	Buses – 243, 473, 481, 482, 483, X44 – Burnley, Bolton, Bury, Balladen, Edgeside. Walking distance from Rawtenstall bus station.	3
<i>Access to services &amp; labour</i>	Edge of Rawtenstall town centre boundary.	4
<i>Proximity to incompatible uses</i>	Residential uses to one side.	3
<i>Site Characteristics/ development constraints</i>	Slope at rear. Medium sized. Some trees. Access to vacant plot constrained.	2
<i>Vacancy Levels</i>	Vacant plot to the rear.	3
<i>General attractiveness of location</i>	Low-mid level occupiers. Not on an A-road.	3
<i>Market Perceptions</i>	Not marketed. Managed as a garage. All occupied.	3
<i>Planning Factors</i>	Within urban boundary DS.1 – saved policy.	5
<i>Other Factors Recorded</i>	Pre-1970. Average condition.	
<i>Suitability for Designated Uses</i>	Site with good access to local services in Rawtenstall centre and good public transport links. Limited development potential on undeveloped land to rear of site – possibly for motor industry development.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.37, 5.40	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****33**

**Development Site:****Land between East Lancs Railway and River Irwell, Rawtenstall****NLP Reference****E89****Area (ha)****1.48**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Open grass. Adjacent to substation and pylons.	
<i>Strategic Road Access</i>	Approx 1 km from A56 junction, but link to A56 through business park.	3
<i>Local Road Access</i>	Hard to access – access only by foot.	1
<i>Public Transport Access</i>	X42, X43 – Manchester, Trafford Centre, Colne. Walking distance from Rawtenstall bus station – across footbridge.	3
<i>Access to services &amp; labour</i>	Near Rawtenstall town centre but hard to access services.	3
<i>Proximity to incompatible uses</i>	Residential on one side.	4
<i>Site Characteristics/ development constraints</i>	Sloping on one side. Substation and pylons on one edge. Medium sized. Regular shape. Hard to access.	3
<i>Vacancy Levels</i>	N/A.	1
<i>General attractiveness of location</i>	Low end user. Attractive location.	2
<i>Market Perceptions</i>	Hard to access. Isolated.	1
<i>Planning Factors</i>	Flood zone 3a on lower part of site. Within urban boundary DS.1 – not a saved policy.	4
<i>Other Factors Recorded</i>		
<i>Suitability for Designated Uses</i>	Rather limited potential for employment development. Located near to the New Hall Hey Business Centre and close to Rawtenstall Town Centre. However, the site is constrained by its location between the River Irwell and East Lancashire Rail Line which means that there is no road access to the site. The site is also in an area of flood risk and contains a significant slope which would be difficult to develop. The site is inappropriate for employment development with existing access arrangements and has limited market attractiveness due to its hidden location.	
<i>Recommendation</i>	Option site – not allocate	
<i>Paragraph References</i>	9.28	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 25

**Development Site:**  
**Former Accrington and Rossendale College**

**NLP Reference**  
**E90**

**Area (ha)**  
**0-.68**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Option	
<i>Current Use</i>	Cleared site	
<i>Strategic Road Access</i>	Within 2 km of A56 junction via A652	5
<i>Local Road Access</i>	Immediately adjacent to both A681 and A682. Good access to A56.	5
<i>Public Transport Access</i>	Well located to Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	Within designated Rawtenstall town centre	5
<i>Proximity to incompatible uses</i>	Surrounded by roads. Other nearby uses include mixed commercial at New Hall Hey and town centre and some residential to north.	5
<i>Site Characteristics/ development constraints</i>	Flat. A little long and thin. Mature trees around site periphery. Existing access spur into site.	4
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Rawtenstall town centre location. Very prominent from road network.	5
<i>Market Perceptions</i>	High profile site which is being marketed by Nigel Lawrence albeit for hotel use.	4
<i>Planning Factors</i>	Within defined town centre. Adjacent to conservation area (Policy HP1). Planning permission for hotel (LPA Ref: 2008/0761).	4
<i>Other Factors Recorded</i>	All undeveloped	
<i>Suitability for Designated Uses</i>	Significant development potential. This cleared site is within Rawtenstall Town Centre and has excellent road links, being located adjacent to the A681/A682 junction. No major development constraints were identified; however the site may not be available for employment development as it has planning permission for a hotel.	
<i>Recommendation</i>	Potential new site – allocate if does not come forward for hotel	
<i>Paragraph References</i>	9.28, 9.30, 9.32, 9.33, 9.71, 10.21	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:** 47

Development Site:

**Kenross Containers, Kippax Mill**

NLP Reference

**E91**

Area (ha)

**1.37**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Kenross Containers – B2/B8. Single occupier.	
<i>Strategic Road Access</i>	Some distance to closest strategic road junction	1
<i>Local Road Access</i>	Road connecting site with A682 is narrow and steep. Roads within site are poor quality and un-made, but could be upgraded.	2
<i>Public Transport Access</i>	Bus stops on A682 (services 5, 6, 243, X42, X43, X44). However, these are a little distance to the site up a steep hill.	2
<i>Access to services &amp; labour</i>	Some distance to closest designated centre. Reasonable access to labour.	2
<i>Proximity to incompatible uses</i>	Within open countryside. Some residential properties close to northern entrance of site.	4
<i>Site Characteristics/ development constraints</i>	Existing site unconstrained, but extension constrained by stream and steeply sloping land. Mature trees around site periphery.	4
<i>Vacancy Levels</i>	All occupied.	5
<i>General attractiveness of location</i>	Visually attractive area. Little removed from services. Rather low profile. Buildings suitable for current occupier.	3
<i>Market Perceptions</i>	Average – low profile location and below average road links. However, suitable for current occupiers.	3
<i>Planning Factors</i>	Outside the defined urban area. Adjacent to an important wildlife site (policy not saved).	2
<i>Other Factors Recorded</i>	1970-90. Average condition. All developed.	
<i>Suitability for Designated Uses</i>	This site is in a relatively isolated location within the Borough, local roads are of poor quality and the site is some distance from the strategic road network and main service centres. However, the site is occupied and in well-established use and appears to be meeting the needs of the current occupier. No further development potential identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.42, 5.43	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**28**

**Development Site:****Whitehead Place, Rawtenstall****NLP Reference****E92****Area (ha)****0.65**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Under construction for mixed-use 25,000 sq ft office complex and residential development.	
<i>Strategic Road Access</i>	Just over 2km from A56 via A6682 and local roads.	4
<i>Local Road Access</i>	Close to Newchurch Road, but local roads constrained with some on-street parking and access road a little steep.	3
<i>Public Transport Access</i>	Well located for Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	Immediately adjacent to designated town centre.	5
<i>Proximity to incompatible uses</i>	Surrounded by residential development. Also close to County Council offices and vacant restaurant.	2
<i>Site Characteristics/ development constraints</i>	No constraints identified.	5
<i>Vacancy Levels</i>	Not applicable.	1
<i>General attractiveness of location</i>	Edge of town centre location so reasonably high profile.	4
<i>Market Perceptions</i>	Marketed by Nolan Redshaw/Morris Dean as 25,000 sq ft office complex.	4
<i>Planning Factors</i>	Partially located within defined town centre. Partially located within conservation area (Policy HP1). Partially designated J1 employment site (policy not saved).	4
<i>Other Factors Recorded</i>		
<i>Suitability for Designated Uses</i>	Site is currently under construction for a mixed-use development including a 2,320 sq.m (5,000 sq.ft) office complex. Like other sites in this location, the site benefits from good access to local services, public transport and strategic road links. The site has the potential to perform an important contribution to the office offer of Rawtenstall. No remaining development potential identified.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.33	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****36**

Development Site:

**St Mary's Chambers, Rawtenstall**

NLP Reference

**E93**

Area (ha)

**0.07**



Criteria	Comment	Score (out of 5)
<i>Classification</i>	Existing	
<i>Current Use</i>	Function suite (use class D1) Offices to let (use class B1)	
<i>Strategic Road Access</i>	Within 2km of A56 via A682	5
<i>Local Road Access</i>	Close to A681/A682 providing access to M56.	5
<i>Public Transport Access</i>	Well located for Rawtenstall bus station.	4
<i>Access to services &amp; labour</i>	Well located for Rawtenstall town centre.	4
<i>Proximity to incompatible uses</i>	Adjacent to court, church, Masonic lodge and residential.	3
<i>Site Characteristics/ development constraints</i>	Small site. No other constraints identified.	4
<i>Vacancy Levels</i>	Partly in non-employment use and offices are vacant.	1
<i>General attractiveness of location</i>	Rawtenstall town centre location close to gateway to town.	5
<i>Market Perceptions</i>	Landmark, high profile building which is being marketed. Quite small though. Marketed by Nolan Redshaw for 1,125 – 1,672 sq ft offices.	4
<i>Planning Factors</i>	Within defined town centre. Within conservation area (policy HP.1). Grade II listed building.	
<i>Other Factors Recorded</i>	Pre-1970. Good condition. All developed.	
<i>Suitability for Designated Uses</i>	Well located and attractive office development, well served by local services and public transport and benefiting from good local and strategic road access. St Mary's Chambers is a high quality conversion which is being marketed. There is no identified potential for further development of the site.	
<i>Recommendation</i>	Retain existing employment area	
<i>Paragraph References</i>	5.32	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:**

**35**

**Development Site:****Valley Centre****NLP Reference****E94****Area (ha)****1.16**

<b>Criteria</b>	<b>Comment</b>	<b>Score (out of 5)</b>
<i>Classification</i>	Existing	
<i>Current Use</i>	Shopping centre, which is largely vacant. Remaining units comprise Ethel Austin, Post Office and YMCA (use class A1). Council Offices (use class B1). Public car parks. Vacant office building.	
<i>Strategic Road Access</i>	Approx 2 km from A50 via A682.	5
<i>Local Road Access</i>	Well located for A681/A682. Local roads a little narrow/congested town centre streets.	4
<i>Public Transport Access</i>	Immediately adjacent to bus station.	5
<i>Access to services &amp; labour</i>	Located at heart of Rawtenstall town centre.	5
<i>Proximity to incompatible uses</i>	Surrounded by shops, bus station, offices and other town centre uses.	5
<i>Site Characteristics/ development constraints</i>	A couple of mature trees within the site but no other constraints identified.	5
<i>Vacancy Levels</i>	City Council offices and a few shops occupied.	1
<i>General attractiveness of location</i>	Prominent town centre site. Currently Valley Centre is run-down and unattractive and in need of redevelopment or upgrading. Offices are also of below average quality.	3
<i>Market Perceptions</i>	The site has potential for high market perceptions but is currently run down. The vacant office building is being marketed by Trevor Dawson as newly refurbished TO LET. Suitable for offices, medical and restaurant uses of up to 5,000 sq ft.	3
<i>Planning Factors</i>	Within defined town centre. Within conservation area (Policy HP1). Entire site has planning permission to be redeveloped for a mixed use scheme of new retail and residential uses (LPA Ref: 2007/317).	4
<i>Other Factors Recorded</i>	Pre-1970. Poor condition. Mainly developed.	
<i>Suitability for Designated Uses</i>	Significant potential for redevelopment or partial redevelopment and indeed the site does have extant planning permission for a mixed use residential and retail led redevelopment and some office accommodation. Although the shopping centre is currently vacant and the offices on the site are of below-average quality, the site has very good potential due to its Rawtenstall town centre location and development potential. Would be likely to be suitable for further office development as part of a mixed-use development. However, when development is to come forward and for what uses is currently unclear.	
<i>Recommendation</i>	Upgrade/redevelop existing site	
<i>Paragraph References</i>	5.34, 9.54, 9.63, 9.74	

[Scoring: 5 = best, 1 = worst]

**TOTAL SCORE:****40**