

APPENDIX E – SITE ASSESSMENTS
2018 UPDATE

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Bacup, Stacksteads, Britannia & Weir

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Greensclough

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SHLAA16051	Bull Hall Barn, Todmorden Road, Bacup
SHLAA16052	Greens Farm, Todmorden Old Road, Bacup
SHLAA16064	Land off Earnshaw Road, Bacup
SHLAA16065	Land at Higher Cross Row, Bacup
SHLAA16068	Bacup Leisure Centre, Bacup
SHLAA16069	Waterside Mill, Burnley Road, Bacup, OL13 8AW
SHLAA16070	Land south of The Weir Public House
SHLAA16071	Land west of Burnley Road, Weir
SHLAA16072	Lower Old Clough Farm, Weir
SHLAA16074	Land To The Rear Of Highfield, Bacup
SHLAA16075	Land at Huttock Farm, Bacup
SHLAA16077	Land south of Huttock Top Farm, Bacup
SHLAA16081	Land off Moorlands Terrace, Bacup
SHLAA16082	Anvil Street, Bacup
SHLAA16083	Off Fernhill Drive, Stacksteads
SHLAA16396	Land off Todmorden Road, Greave Clough, Bacup
SHLAA16403	Red Well, Bacup
SHLAA16405	Land at former Sharneyford Quarry, Bacup
SHLAA16409	Land to south of Weir Bottom Farm, Weir
SHLAA16414	Land to the south of Henrietta Street, Bacup
SHLAA18067	Land off Cowtoot Lane, Bacup
SHLAA18076	Huttock Top, Bacup
SHLAA18419	Land off Todmorden Road
SHLAA18428	Old Market Hall, Bacup

Irwell

80

SHLAA16035	Land to the south east of Britannia School
SHLAA16038	Lower Stack Farm, Bacup
SHLAA16040	Sheephouse Reservoir, Britannia
SHLAA16041	Land around Sheephouse Reservoir, Britannia
SHLAA16042	Land north-east of Pennine Road, Bacup
SHLAA16043	Land Behind Pennine Road, Bacup
SHLAA16044	Land at Douglas Road Fieldfare Way, Bacup
SHLAA16045	Tong Farm A, Bacup
SHLAA16046	Tong farm B, Bacup
SHLAA16047	To the west of Tong Farm, Bacup
SHLAA16048	Land east of Warcock Lane, Bacup
SHLAA16049	Tong Farm, Bacup
SHLAA16050	Land off Coal Pit Lane, Bacup
SHLAA16055	Land at Rossendale Crescent/Greave Clough Lane, Bacup
SHLAA16058	Thorn Bank, Bacup
SHLAA16059	Thorn Gardens, Bacup
SHLAA16060	Reed Street, Bacup
SHLAA16062	Land off Alma Street, Bacup
SHLAA16066	Land East of Rochdale Road (East of Empire Theatre), Bacup
SHLAA16375	Height Barn Lane, Bacup
SHLAA16398	Land at Causeway House Farm, Tong Lane, Bacup
SHLAA16399	Land at the corner of Fieldfare Way and Goldcrest Avenue, Bacup

Stacksteads

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SHLAA16079	Land off Newchurch Old Road, Bacup
SHLAA16088	Land west of Sow Clough, Stacksteads
SHLAA16090	Land at Acre Avenue, Stacksteads
SHLAA16091	Brunswick Terrace, Stacksteads
SHLAA16093	Toll Bar Business Park, Stacksteads
SHLAA16096	Land At Moss Farm, Stacksteads
SHLAA16097	Land adj Toll Bar Business Park, Stacksteads
SHLAA16098	Booth Road/Woodland Mount, Stacksteads
SHLAA16099	Heathbourne Road, Stacksteads

SHLAA16100	Western Road, Stacksteads
SHLAA16101	Heath Hill Drive, Stacksteads
SHLAA16105	Waterbarn Chapel, Rakehead Lane and adjoining land, Stacksteads
SHLAA16107	Land north of Blackwood Road, Stacksteads
SHLAA16108	Land off Rakehead Lane, Stacksteads
SHLAA16109	Land at Blackwood Road, Stacksteads
SHLAA16110	Shadlock Skip, Stacksteads
SHLAA16112	Glen Mill, 640 Newchurch Road, Stacksteads
SHLAA18418	Land east of 119 Booth Road, Stacksteads
SHLAA18420	Brearley Street Garage Site

Haslingden & Rising Bridge

217

Greenfield

218

SHLAA16276	Land off Blackburn Road, Ewood Bridge
SHLAA16280	Land at Holme Lane, Haslingden
SHLAA16281	Land east of Tor View School, Haslingden
SHLAA16282	Clod Lane, Haslingden
SHLAA16283	Clod Lane South, Haslingden
SHLAA16284	Land Rear Of Haslingden Cricket Club, Haslingden
SHLAA16307	Land to rear of Helmshore Road, Helmcroft
SHLAA16308	Land Adjacent Park Avenue/Cricceth Close, Haslingden
SHLAA16310	Pike Law Quarry, Haslingden
SHLAA16319	Land at Kirkhill Avenue, Haslingden
SHLAA16320	Pike Law, Haslingden Old Road, Haslingden
SHLAA16323	Land To Side And Rear Of Petrol Station, Manchester Road, Haslingden
SHLAA16325	Land Off Highfield Street, Haslingden
SHLAA16326	Land West Of B6232, Haslingden
SHLAA16364	20 Grane Road, Haslingden
SHLAA16395	Land at Moorland Rise, Haslingden
SHLAA18415	Land between and behind 119 and 129 Manchester Road

Worsley

274

SHLAA16321	Rakefoot, Haslingden
SHLAA16322	Pitt Heads, Clegg Street, Haslingden
SHLAA16331	Land west of Fern Terrace, Haslingden
SHLAA16332	Hutch Bank Farm, Flip Road, Haslingden
SHLAA16333	Hutch Bank Quarry, Haslingden
SHLAA16336	Land At South Side of Hud Rake, Haslingden
SHLAA16337	West View, Haslingden
SHLAA16338	Land Off Station Road, Haslingden
SHLAA16339	Land Off Blackburn Road/Hud Hey, Haslingden
SHLAA16340	Bottom Field, Slate Farm, Haslingden
SHLAA16341	Land to the north of Haslingden Tip and Under Brow farm, Haslingden
SHLAA16342	Winfields, Acre
SHLAA16343	Land south of 51 Rising Bridge Road, Rising Bridge
SHLAA16344	Land North of Hud Hey, Haslingden
SHLAA16345	No 6570, Roundhill Road, Haslingden
SHLAA16346	No 8476, Roundhill Road, Haslingden
SHLAA16347	Roundhill road/Rising Bridge Road, Rising Bridge
SHLAA16348	Baxenden Chemicals Ltd, Roundhill Lane, Rising Bridge
SHLAA16349	Hollin Gate Farm, Rising Bridge
SHLAA16350	Northfield Road, Rising Bridge
SHLAA16351	Hazel Street, Rising Bridge
SHLAA16374	1 Laburnum Street, Haslingden
SHLAA16388	Land adjacent 53 Grane Road, Haslingden
SHLAA16391	Land / field adjacent to Blackburn Road, Haslingden
SHLAA18430	Albert Mill and Britannia Mill, Haslingden

Rawtenstall, Crawshawbooth, Goodshaw & Loveclough

350

Cribden

351

SHLAA16183	Land to the east of Alder Grange School, Rawtenstall
SHLAA16184	Land south of Hollin Lane, Rawtenstall
SHLAA16187	Willow Avenue Off Lime Tree Grove, Rawtenstall
SHLAA16188	Land North of Lime Tree Grove, Rawtenstall

SHLAA16189	Land East of Acrefield Drive (Hollin Way), Reedsholme
SHLAA16191	Land to West of Hollin Way, Reedsholme
SHLAA16221	Laund Bank Barn 2, Rawtenstall
SHLAA16222	Land off Lee Brook Road and Collinge Fold Lane, Rawtenstall
SHLAA16224	Land To Rear Of Holland Avenue, Rawtenstall
SHLAA16226	Oakenhead/Holland Avenue, Rawtenstall
SHLAA16389	Land Bank adjacent Burnley Road, Rawtenstall
SHLAA16392	Land North of Hollin Lane, Rawtenstall

Goodshaw

394

SHLAA16192	Land To Rear Of Lyndale Scout Hut, Crawshawbooth
SHLAA16194	Land north of Adelaide Street, Crawshawbooth
SHLAA16195	Site of former Hawthorn Mill, Folly Clough, Crawshawbooth
SHLAA16196	Land east of Goodshaw Lane, Crawshawbooth
SHLAA16197	Land Adjacent Laburnum Cottages, Crawshawbooth
SHLAA16198	Land Adj Ullswater Way, Loveclough
SHLAA16199	Thirlmere Way, Goodshaw Chapel
SHLAA16200	Middlegate Green, Goodshaw Chapel
SHLAA16201	Field Adjacent Goodshaw Lane/Gibhill Lane, Waterfoot
SHLAA16202	Land (A) Adjacent Swinshaw Cottages, Goodshaw
SHLAA16203	Land Adjacent Goodshaw Bowling Green, Loveclough
SHLAA16205	Cornfield, off Goodshaw Lane adj to Swinshaw Hall, Loveclough
SHLAA16206	Swinshaw Hall, Loveclough
SHLAA16207	Land to the north of Swinshaw Hall, Loveclough
SHLAA16208	Northern corner of Goodshaw Lane, Loveclough
SHLAA16209	Land south of 1293 Burnley Road, Loveclough
SHLAA16211	Land north of Commercial Street, Loveclough
SHLAA16215	Land opposite 1019 Burnley Road, Rawtenstall
SHLAA16216	Land off Burnley Road, Loveclough
SHLAA16217	Land north of Goodshaw Fold Road (rear of Silver Street), Loveclough
SHLAA16218	Land south of Goodshaw Fold Road, loveclough
SHLAA16219	Land north of The Jester, Burnley Road, Rawtenstall
SHLAA16220	Turton Hollow, Goodshaw
SHLAA16382	Land to rear of the former Glory public house, Burnley Road, Loveclough
SHLAA18213	Land south of Commercial Street, Loveclough

Hareholme

479

SHLAA16170	Land at Conway Road, Higher Cloughfold
SHLAA16172	Land At Higher Cloughfold
SHLAA16174	Land Between newchurch Road and Bacup Road, Higher Cloughfold
SHLAA16179	Rear Of Union Street, Hurst Crescent, Rawtenstall
SHLAA16180	Land to rear of Waingate, Springside, Rawtenstall
SHLAA16181	Land off Waingate Lane, Rawtenstall
SHLAA16393	Land off Newchurch Road, east of Johnny Barn, Rawtenstall
SHLAA16400	Warth Goods Yard, Bacup Road, Rawtenstall

Longholme

507

SHLAA16227	Land behind no. 173 to 187 Haslingden Old Road, Rawtenstall
SHLAA16229	Land at Oakenhead Wood, Rawtenstall
SHLAA16232	Land adjacent 130 Haslingden Road, Rawtenstall
SHLAA16233	Land Off Fallbarn Crescent, Rawtenstall
SHLAA16234	Land to the north side of Hall Carr Road, Rawtenstall
SHLAA16236	Hall Carr Farm, Rawtenstall
SHLAA16237	Hall Carr Road, Rawtenstall
SHLAA16239	Land To the Rear of Hardman Avenue, Rawtenstall
SHLAA16240	Carr Farm, Lomas Lane, Rawtenstall
SHLAA16241	Balladen County Primary School, Lindea lea, Rawtenstall
SHLAA16242	Land Off Cherry Tree Lane/Lower Clowes Road, Rawtenstall
SHLAA16243	Land east of Lower Clowes Road (west of Lomas Lane), Rawtenstall
SHLAA16245	Lomas Lane, Balladen, Rawtenstall
SHLAA16247	Horncliffe Quarry, Rawtenstall
SHLAA16248	Haslam Farm, north of Duckworth Lane, Rawtenstall
SHLAA16249	Haslam farm, south of Duckworth Lane, Rawtenstall
SHLAA16250	Woodtop Garage, Townsendfold, Rawtenstall
SHLAA16251	Townsend Fold, North of Hill, Rawtenstall
SHLAA16253	Townsend Fold, Rawtenstall
SHLAA16254	Site behind K Steels, Rawtenstall
SHLAA16311	Bentgate, Rawtenstall
SHLAA16312	Lockgate Barn, Haslingden Road, Rawtenstall

SHLAA16313	Langwood, Haslingden Road, Rawtenstall
SHLAA16314	Site between the Lodge, Haslingden Road and Tesco roundabout, Rawtenstall
SHLAA16315	Site to the north of All Saints Catholic Language College, Rawtenstall
SHLAA16316	Belmont Farm, Haslingden Old Road, Rawtenstall
SHLAA16317	Oak Mount Garden, Rawtenstall
SHLAA16318	Kirkhill Rise (C), Land behind Hospital site, Rawtenstall
SHLAA16383	Land at Carr Barn, Hardman Ave, Rawtenstall
SHLAA16394	Land between New Barn Lane and Lomas Lane, Rawtenstall
SHLAA16404	Land at Bury Road, Rawtenstall
SHLAA16411	Land to east of Bury Road and the rear of Horncliffe House, Rawtenstall
SHLAA18416	Land adjacent to 146 Fallbarn Crescent
SHLAA18417	Land adjacent 101 Fallbarn Crescent
SHLAA18422	Land at former Oakenhead Centre
SHLAA18426	The Heritage Arcade and no. 23 to 27 Bacup Road
SHLAA18427	New Hall Hey Cricket Ground

South West

628

Eden

629

SHLAA16255	Land to the west of Moorlands View, Edenfield
SHLAA16256	Land between Blackburn Road and A56, Edenfield
SHLAA16258	Burnley Road Site, Edenfield
SHLAA16259	Land East of Market Street, Edenfield
SHLAA16260	Area of search to the east of Edenfield
SHLAA16262	Land west of Market Street, Edenfield
SHLAA16263	Land off Exchange Street, Edenfield
SHLAA16264	Water Lane, Edenfield
SHLAA16265	Bolton Road North, Edenfield
SHLAA16266	Gincroft Farm, Edenfield
SHLAA16267	Plunge Farm, Edenfield
SHLAA16268	Land to the south east of Edenfield
SHLAA16269	Acre Meadow, Edenfield
SHLAA16270	Land off Wood Lane, Edenfield
SHLAA16271	Edenwood Mill, Ramsbottom
SHLAA16272	Land south of Chatterton Old Lane, Stubbins

SHLAA16274 Land at Alder Bottom / Great Hey Clough, Edenfield
 SHLAA16275 Land adjacent to Hardsough Lane, Edenfield
 SHLAA16277 Former Haslingden Football Club, Ewood Bridge
 SHLAA16278 Ogden River & Ogden Bridge (Mill), Irwell Vale
 SHLAA16279 To the rear of Irwell Vale Mill
 SHLAA18423 Land south of Lumb Village, Ramsbottom

Helmshore

703

SHLAA16285 Rossendale Golf Club, Haslingden
 SHLAA16287 Garden at St Veronica Church, Helmshore
 SHLAA16288 Land Off Curven Edge, Helmshore
 SHLAA16289 Land At Alden Road, Helmshore
 SHLAA16290 Land south of Alden Road, Helmshore
 SHLAA16291 Land to the east of Helmshore Road (Expansion), Helmshore
 SHLAA16292 Land to the east of Helmshore Road, Helmshore
 SHLAA16293 Land off Helmshore Road, Helmshore
 SHLAA16294 Land north of Musbury Road, Helmshore
 SHLAA16295 Land west of Park Road, Helmshore
 SHLAA16299 End Of Haslingden Sports Centre Playing Fields, Helmshore
 SHLAA16300 Land at Former Cam Mill, Helmshore
 SHLAA16301 Land east of Holcombe Road, Helmshore
 SHLAA16302 Land To Rear Of Edinburgh Road, Helmshore
 SHLAA16304 Grane Village, Land south of Grane Road/ east of Holcombe Road, Helmshore
 SHLAA16306 The Orchard, Land off Helmshore Road, Helmshore
 SHLAA16380 Land at Hollin Bank, Helmshore
 SHLAA16402 Land off Holcombe Road, Helmshore
 SHLAA18305 Land south of Grane Road and west of Holcombe Road, Helmshore
 SHLAA18384 Land at Snig Hole, Helmshore
 SHLAA18421 Grane Road Mills
 SHLAA18431 Land west of Holcombe Road, Helmshore

Waterfoot, Lumb, Cowpe & Water

775

Hareholme

776

SHLAA16134	Land off Queensway, Staghills, Waterfoot
SHLAA16135	Land Opposite Church Lane, Waterfoot
SHLAA16136	Garage Colony Off Turnpike, Waterfoot
SHLAA16155	Land by St Peter's School, Newchurch
SHLAA16158	Land to rear of Boars Head pub, Newchurch
SHLAA16160	North Of Staghills Road, Newchurch
SHLAA16161	Hareholme, Newchurch
SHLAA16163	Crabtree Hurst, Waterfoot
SHLAA16164	Land behind Myrtle Grove Mill, Waterfoot
SHLAA16166	Land Off Lea Bank, Cloughfold
SHLAA16167	Land Off Hill End Lane, Rawtenstall
SHLAA16168	Land off Peel Street, Cloughfold
SHLAA16176	Greenbridge Mill (Hall Carr Mill) Lambert Haworth, Rawtenstall
SHLAA16235	Land Off Bocholt Way, Rawtenstall
SHLAA18381	Land to the west of Dobbin Lane, Lower Cloughfold
SHLAA18429	Waterfoot Police Station

Whitewell

830

SHLAA16114	Hugh Mill, Cowpe
SHLAA16115	Hugh Business Park, Stacksteads
SHLAA16116	Bolton Mill, Cowpe
SHLAA16117	Carr Mill, Cowpe Road and 1 Carr Lane, Cowpe
SHLAA16122	Site 5B Kearns Mill, Cowpe
SHLAA16123	Site 5A Kearns Mill, Cowpe
SHLAA16127	Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane, Waterfoot
SHLAA16129	Gaghills Lane, Waterfoot
SHLAA16130	Mill End Mill, Waterfoot
SHLAA16131	Land Adjacent Swiss Clough, Waterfoot
SHLAA16132	Park Road Garage Site, Waterfoot
SHLAA16133	Land At Hey Head, Waterfoot
SHLAA16137	Land off Wales Road, Waterfoot
SHLAA16140	Land Off Taylor Avenue, Waterfoot
SHLAA16141	Land Adjacent To St. Anne's School, Piercy, Waterfoot
SHLAA16142	Mount Zion Baptist & 240 Edgeside Lane, Waterfoot
SHLAA16143	Field at Scout Road, Whitewell Bottom

SHLAA16144	Land/Garden at Delph House, Scout Bottom, Waterfoot
SHLAA16145	Shawclough Works, Waterfoot
SHLAA16146	Hollin Farm, Waterfoot
SHLAA16147	Foxhill Drive, Whitewell Bottom
SHLAA16148	Land Off Rock Bridge Fold, Whitewell Bottom
SHLAA16149	Land East of 6 Hargreaves Fold Lane, Chapel Bridge, Lumb
SHLAA16150	Land opposite Baptist Church, Water
SHLAA16152	Land north of Springside, Water
SHLAA16153	Land at East Bank, off Burnley Road East, Waterfoot
SHLAA16154	Vacant Haulage Yard, Burnley Road East, Water
SHLAA16352	Lowe Side Farm, Cowpe
SHLAA16377	Land south of Isle of Man Mill, Water
SHLAA16385	Waterfoot Business Centre, Burnley Road East, Waterfoot
SHLAA16386	Globe Mill, Burnley Road East, Waterfoot
SHLAA16387	Albion Mill, Burnley Road East, Waterfoot
SHLAA16397	Isle of Man Mill and Garage, Water
SHLAA16401	Warth Mill, Warth Lane, Waterfoot
SHLAA16407	Land south of Shawclough Road, Scout Bottom, Whitewell Bottom
SHLAA16408	Land to the east of Whitewell Brook, Whitewell Bottom
SHLAA18120	Waterhouse, Cowpe
SHLAA18424	Forest Mill, Water

Whitworth, Facit & Shawforth

953

Facit & Shawforth

954

SHLAA16017	Land to the east of Long Acres Drive, Whitworth
SHLAA16019	Land North Of King Street, Whitworth
SHLAA16020	Barlow Bottoms, Whitworth
SHLAA16022	Barlow Bottoms (west of the river), Whitworth
SHLAA16023	Site off Valley View, Shawforth
SHLAA16025	Land to rear of Oak Street, Shawforth
SHLAA16026	Land south of Quarry Street, Shawforth
SHLAA16027	Eagley Bank, Shawforth
SHLAA16028	Land north of Knott Hill (west of Winterbutt Lee), Shawforth
SHLAA16029	Knowsley Crescent (WH2), Shawforth

SHLAA16030	Playing field north of Knowsley Crescent, Shawforth
SHLAA16031	Britannia Shore Service Station
SHLAA16032	Land at Tough Gate, Britannia
SHLAA16033	Redundant Stable Yard to the rear of 580 Fair View, Britannia
SHLAA16034	Land to the back of Britannia School and to the north of Warren Drive
SHLAA16378	Broad location to the north east of Shawforth
SHLAA16379	Land south of Britannia Mill, Britannia
SHLAA16406	Land at former Landgate quarry, Shawforth
SHLAA16410	Land at entrance to Landgate, Shawforth

Healey & Whitworth

1015

SHLAA16001	Site of Horsefield Avenue, Tonacliffe
SHLAA16002	Land to the east of Tonacliffe School
SHLAA16003	Land south of Bar Terrace, Whitworth
SHLAA16005	Land off Eastgate, Whitworth
SHLAA16008	Wallbank Drive, Whitworth
SHLAA16009	Land to the rear of 303 to 321 Market Street, Whitworth
SHLAA16011	Cockhall Lane, Whitworth
SHLAA16012	Land to the north of Whitworth High School
SHLAA16016	Cowm water treatment works, Whitworth
SHLAA18425	Land to the south east of Tonacliffe Way

Bacup, Stacksteads, Britannia & Weir

WARD

Greensclough

GENERAL INFORMATION

Site Ref **SHLAA16051** Most Recent Source **Call for Sites 2016 (CFDS23)** Site Gross Area (ha) **1.08**
Site Name **Bull Hall Barn, Todmorden Road, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Fields**
Characteristics of the site reducing the development area **None**
Area available for development **1.08** Net Development Area (ha) **0.97** Density **30 dwellings per hectare**
Yield calculated **29** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner expressed an interest to develop the site for residential use in the short term.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access of Todmorden Road via a lane leading to Bull Hall Barn.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **10km to A56 / A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **115m to bus stop with 7 services a day to Todmorden (route 466)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to Sharneyford Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.7km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	950m to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 300m to Sharneyford playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small area at low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, wetland and heath corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath along the eastern boundary of the site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site is within Settled valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by grassland with residential properties to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments A coal risk assessment will be required.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now, as the landowner expressed an interest to develop the site for residential use in the short term.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5km / 3.5 miles to the A56 / A682 junction, however there is a bus stop on Todmorden Road with 7 services a day within 5 mins walk. Three local services area accessible by walk (primary school, local centre and play area), while 2 services are accessible by public transport (secondary school and GP surgery). The public footpath along the boundary needs to be maintained. The site is within a high risk development area of the Coal Authority and therefore a coal risk assessment will be required. The site is considered suitable in the short term, provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Prior to the development, a coal risk assessment is required. The site is situated in a low market value area, however the site is considered viable since few constraints have been identified. The site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16052** Most Recent Source **Call for Sites 2011** Site Gross Area (ha) **2.03**

Site Name **Greens Farm, Todmorden Old Road, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Trees along the boundaries but not affecting the development**

Area available for development **2.03** Net Development Area (ha) **1.52** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **The site is in single ownership but the access is within another ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the land for residential use in the short term (call for sites 2011).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **There is a right to access the site via an easement.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **LCC Highways comment: Subject to vehicular access being secured via the Moorside Crescent Estate and designed in accordance with Manual for Street to maximise permeability and distribute traffic throughout the estate, the site access would be acceptable.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.8km to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **250m to bus stop on Todmorden Road with 7 services a day to bacup or Todmorden (route 466). Access via a steep road.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1km to St Mary's and 1.2km to Thorn primary (via a steep street)
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.4km to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Irwell medical practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to the Co-operative supermarket
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	650m to open space off Greave Clough Drive and 700m to Sharneyford playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part of the site is at low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Footpaths along the north and east boundaries of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Pound at Cow Toot Farm - 100m
Landscape value	medium landscape impact
Comments	Within the Settled Valleys, however the landscape study (2015) concluded that the southern half of the site is suitable for development with mitigation while the northern part of the site is not suitable.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the south and west, grassland to the north and east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement. Landscape mitigation. Coal mining risk and land stability assessment required.

Market are **low value market area (£150/sqm)**

Comments The site is however situated in an attractive part of Bacup.

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site in the short term.

Suitability summary **Suitable in medium to long term**

Justification The access requires improvement. The site is situated further than 5.5km / 3.5 miles from a strategic road network, but there is a bus stop within 5 minutes walk, although via a steep road, with 7 services a day to Todmorden or Bacup and Rawtenstall. Most local services are accessible within 15 minutes walk, except the secondary school and GP surgery that can be accessed by public transport. The site is within the Settled Valleys landscape character type, however the landscape assessment study (2015) recommended to develop only the southern part of the site. The site is also situated in a Coal Authority high risk development area, thus a coal mining risk assessment will be required. Also, the site is within a mineal safeguarding area and therefore consultation with Lancashire County Council is required prior to development. A land stability study is recommended to ensure the mining history does not affect the stability of the land. The southern half of the site is considered suitable for housing development in the medium term, with a reduced yield of 23 dwellings (half the yield of the whole site) provided that the other constraints identified are appropriately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are some extra costs associated with the development of the site (e.g. access improvement and landscape mitigation) and the site is situated in a low market area. The area is an attractive part of Bacup and there are likely to be higher value properties, therefore the development is considered viable. The development is likely to be achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the southern half of the site is considered suitable in the medium term provided that the constraints identified are adequately addressed. The development is considered viable and achievable in the medium term. Overall, the site is developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

23

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16064** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.43**

Site Name **Land off Earnshaw Road, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Woodland, graveyard, footpath and garage colony**

Characteristics of the site reducing the development area **Woodland and graveyard**

Area available for development **0.09** Net Development Area (ha) **0.09** Density **30 dwellings per hectare**

Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Laregly within public ownership (RBC) with small part in unknown ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.1km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 120m to bus stop with access to a high quality bus route**

Access to primary school **access within 500m (0.31 miles)**

Comments	460m to Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Fearn's College and 4.7km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	400m to Irwell Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	330m to Morrisons shop on Irwell Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	Open space on the other side of Earnshaw Road (but being assessed as a housing site SHLAA16065) and 160m to Cricket Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wooded area
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath goes through the site but not designated as Public Right Of Way.
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins Stocks Wall of History and no. 20 and 22 Yorkshire Street all listed buildings. Site is also within Bacup Town Centre Conservation Area
Landscape value	low landscape impact
Comments	Site within Historic Core
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and public house to the south, residential properties to the west and east, open space to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewer present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works. High quality design and materials. Tree removal and replanting.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The majority of the site is in public ownership (RBC) and is available for development.

Suitability summary **Not suitable**

Justification The site has a strong gradient. The graveyard area together with the wooded area have been excluded from the area available for development. The remaining area of 0.09ha could host 3 dwellings considering a density of 30 dwellings per hectare. The yield is below the threshold for inclusion of the site in the SHLAA, but a smaller development can be considered via the planning application process.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified with the development, and since the site is situated in a low value market area, the development is considered to be marginally viable. The development can be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is largely covered by a woodland area and there is also a graveyard. These areas have reduced the area available for development to 0.09ha. The yield is too small (3 dwellings) and the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16065** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.64**

Site Name **Land at Higher Cross Row, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space**

Characteristics of the site reducing the development area **Former burial grounds**

Area available for development **0.31** Net Development Area (ha) **0.31** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Council ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Former burial grounds present within the site restraining the area available for development**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 6km / 3.5 miles to the A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **200m to St James Square with access to several bus services, including service no. 464 (every 15 mins).**

Access to primary school **access within 500m (0.31 miles)**

Comments	200m to Bacup Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.7km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	700m to Irwell Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	100m to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 200m to Cricket Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informally used for recreation
Heritage assets	site within or adjoins a Conservation Area
Comments	Adjoins Bacup Town Centre Conservation Area. There is a former burial ground at the south west corner of the site.
Landscape value	low landscape impact
Comments	Site within Historic Core landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and a wooded area to the south

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of sewers on site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments High design and use of local sandstone to match the character of the local area

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is considered available now. However, former burial grounds are present on the site within the centre and eastern sections, therefore the area available for development is reduced to the western and northern parts of the site.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5km / 3.5 miles from a strategic road network, but it has good access to frequent bus services. Most local services are accessible by walk, except the secondary school that can be accessed by bus. The site is informally used for recreational purposes, but there is a woodland to the south and a cricket ground accessible by walk to the north of the site. The land adjoins Bacup Town Centre Conservation Area therefore high design and good quality materials are recommended.
The site is suitable now for housing development.

Viability and achievability summary **Achievable now**

Justification No significant costs are associated with the development. Although the site is within a low value market area, it is considered to be viable for development. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16068** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.53**

Site Name **Bacup Leisure Centre, Bacup**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Bacup Leisure Centre**

Characteristics of the site reducing the development area **None**

Area available for development **0.53** Net Development Area (ha) **0.47** Density **30 dwellings per hectare**

Yield calculated **14** Yield proposed by applicant **15** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **The grass verges are owned by Rossendale Borough Council. The building and the land around it has been sold and is in private ownership.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The private landowner has submitted a planning application to develop a petrol filling station, car wash and food retail store (2017/0633) which has been approved.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Excellent existing access - off A671**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 6km / 3.5 miles to A56 / A 682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop with hourly service (no. 8) and 400m to bus stop with services 464, 465 and 482**

Access to primary school **access within 500m (0.31 miles)**

Comments	Bacup Thorn primary School - 200m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Ferans Community College - 2.7km
Access to GP surgery	access within 1km (0.6 miles)
Comments	Bacup Health Centre - 900m
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 100m
Access to a park or play area	access within 300m (0.18 miles)
Comments	215m to playground on Gordon Street
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Parts of the site are affected by flood risk zone 2 and low risk of surface water flooding. SFRA recommends a Flood Risk Assessment to be undertaken.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to a woodland stepping stone habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The site is used as a leisure centre and can be accessed by paying fees.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 100m to Bacup Town Centre Conservation Area. Waterside Mill LB within 150m
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Known Issues but Capable of Remediation
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north, east and south. Wooded area and grassland to the west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and flood risk mitigation will be needed. Investigate possible land contamination.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The owner has submitted an application to develop a petrol filling station, car wash and food retail store (2017/0338). The application has been refused, but a subsequent submission for the same use has been submitted and is under consideration (2017/0633). The site is therefore not considered available for residential development.

Suitability summary **Suitable now**

Justification The site is more than 5.5km / 3.5 miles to a strategic road network, however the site is situated within walking distances to local services and has good access to public transport. The site is used as a leisure centre and fees are required for the use of the services. There are potential land contamination issues therefore a land contamination report will be required. Part of the site is affected by flood risk zone 2 thus a flood risk assessment will be needed. The land adjoins a Woodland Stepping Stone Habitat, thus the development should enhance or maintain the habitat. The site is considered suitable subject to the constraints identified being adequately addressed.

Viability and achievability summary **Achievable now**

Justification Some extra costs are associated with the development, especially the flood risk assessment and mitigation, and the site is situated in a low market area. However the site is still considered viable and achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The landowner has submitted an application to develop a petrol filling station, car wash and food retail store (2017/0338). The application has been refused, but a subsequent submission for the same use has been submitted (2017/0633) and has been approved. The site is therefore not considered available for residential development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16069** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.08**
Site Name **Waterside Mill, Burnley Road, Bacup, OL13 8AW**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Vacant derelict building**
Characteristics of the site reducing the development area **None.**
Area available for development **0.08** Net Development Area (ha) **0.08** Density **70 dwellings per hectare**
Yield calculated **6** Yield proposed by applicant **16** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Landonwer unreachable. Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **More than 5.5 km / 3.5 miles to A56 /A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Adjacent to a bus stop with access to service 463 and within 300m to bus stop with service 464 (every 15 mins)**
Access to primary school **access within 500m (0.31 miles)**

Comments	Within 500m to Bacup Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	Within 600m to Irwell Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	150m to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to Bacup Cricket Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Adjacent to a flood zone 2 area and a high risk surface water flooding area
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Waterside Mill is a Listed Building grade II and is within Bacup Town Centre Conservation Area
Landscape value	low landscape impact
Comments	Within Historic Core landscape character type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Garage to the north, businesses to the east, residential properties to the south and west

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Conversion of the listed building into apartments will require Listed Building Consent . Enhancement or conservation of the heritage value of the building and of the character and appearance of the area. Land contamination survey.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown, therefore the site is not currently available but can become available in the long term.

Suitability summary **Suitable now**

Justification Planning permission was granted for 16 flats in 2000 but has now expired (ref 2000/299). There is a slope gradient on site, however it will not affect the conversion of the mill into apartments. The site is situated further than 5.5 km / 3.5 miles from a strategic road, but it has good access to public transport. Local services are accessible within walking distance except the secondary school which can be accessed by bus. The building is a grade II Listed Building and is within Bacup Town Conservation Area. Enhancement or conservation of the heritage value of the building is paramount together with the conservation of the character and appearance of the area. There is potential land contamination as fuel storage tanks are present below the ground, therefore a land contamination report is advised. The garage to the north is currently on sale, and there are businesses on the other side of Burnley Road. Those businesses are not considered to impact on the amenity of future residents. The mill is considered suitable for conversion into apartments provided that the heritage value of the building and the character and appearance of the area are preserved or enhanced.

Viability and achievability summary **Achievable now**

Justification Excellent design and high quality materials to be used for the conversion. Land contamination report needed. The site is in a low value market area and some extra costs are identified for the conversion, however the development is still considered viable. The development is therefore achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is suitable and the development is achievable in the short term, however the land is not available now, but can become available in the long term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16070** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.97**

Site Name **Land south of The Weir Public House**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing land**

Characteristics of the site reducing the development area **None**

Area available for development **1.97** Net Development Area (ha) **1.77** Density **30 dwellings per hectare**

Yield calculated **52** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner owning 0.79 ha of the site is interested in developing the site (phone call received 27/03/2017). The intentions of the landowners owning the remaining part of the site are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Burnley Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **11km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to bus stop with an hourly service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	515m to Northern Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	5.6km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.5km to Irwell Medical Practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.1km to local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	310m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath along the northern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, farm and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification Part of the site is available now (0,79 ha). The remaining part of the site is not currently available but can become available in the long term.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5 km /3.5 miles from a strategic road, however it is adjacent to a bus stop with an hourly service. The primary school and park are within walking distance, while the GP surgery, secondary school and local centre are accessible by bus. However, the future residents are likely to rely on private car unless the frequency of the bus service is improved. The public footpath situated to the north of the site should be maintained. Also, the land is within the Coal Authority high risk development area therefore a coal risk assessment will be required. The site is considered suitable for housing development provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Some extra costs associated with the development and the site is situated within a medium value market area, therefore the site is considered viable. The development is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered suitable and the development achievable, but only part of the site is currently available (0.79 ha with a potential for 21 dwellings). So part of the site is deliverable in the short term (21 dwellings), while the remaining part of the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16071** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.23**
Site Name **Land west of Burnley Road, Weir**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland and ménage**
Characteristics of the site reducing the development area **Intentions of landowner unknown for 60% of the site**
Area available for development **0.52** Net Development Area (ha) **0.46** Density **30 dwellings per hectare**
Yield calculated **14** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Multiple private ownerships**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner owning approximately 40% is willing to develop the site for residential use. The intentions of the other landowners are unknown.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Poor access off Burnley Road via Deer Street that would need to be improved. Poor access via a narrow lane leading to no. 4 Doals House. Possible access from Hill Side Crescent subject to ransom strip.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **11km to A56 /A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **Within 50m to bus stop with access to route no. 463 (less than hourly)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to Northern Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	5.9km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.8km to Irwell Medical practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.3km to Bacup Town centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 100m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Within flood zone 1. No surface water flood risk.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, stables, grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments Presence of utilities structure along the boundary not constraining the development of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Access improvements.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner owning 40% of the site (southern field) is willing to make the site available for development. The intentions of the other landowners are unknown, although there has been a planning application to a erect a dwelling house at the north of the site in 2002. 40% of the site is available now.

Suitability summary **Suitable in medium to long term**

Justification The access is via two narrow lanes off Burnley Road and will therefore require improvements. The site is situated further than 5.5 km / 3.5 miles from a strategic road. The access to public transport is poor as there is only one bus service with a low frequency, therefore the future residents are likely to rely heavily on private cars to commute and access services. The primary school and park are situated within walking distance, but the secondary school, GP surgery and local centre are only accessible by private car (or public transport). Several public footpaths are passing through the site or follow the site's boundaries, and they would need to be maintained. The southern part of the site is within a Coal Authority high risk development area and therefore a coal risk assessment is required prior to development. The site is not considered to be in a suitable location now and future residents have not a good access to local services or public transport. The site is suitable in the medium term provided that the vehicular access is improved and subject to the results of the coal mining risk assessment.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development of the site (e.g. access improvements and coal risk assessment), however the site is located within a medium market value area, therefore the development is considered viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 40% of the site is available now. The site can become suitable in the medium term provided that the access from Hill Side Crescent is improved. A coal risk assessment would be needed prior to development. The development is considered viable. Overall, the site is considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16072** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.31**
Site Name **Lower Old Clough Farm, Weir**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Farm, stables, ménage outbuildings and grassland**
Characteristics of the site reducing the development area **Farm, stables, ménage, outbuildings, electricity pylons and wooded area**
Area available for development **2.76** Net Development Area (ha) **2.07** Density **30 dwellings per hectare**
Yield calculated **62** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **2 land titles covering the eastern part of the site. The ownership of the western part is unknown.**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Access via Head Lane or via lane off Burnley Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **11km to A56 / A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **230m to bus stop with one bus service (463, poor frequency)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Northern Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	6.5km to Fearn's College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.3km to Irwell Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.9km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	430m to park area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Parts of the site are affected by low risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to a Woodland stepping stone habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Site within Enclosed Uplands landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Farmland, wooded area, reservoir and residential area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments National Grid Electricity Network present on site (tower and line). The electricity pylon has been excluded from the development area.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Landscape assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown therefore the site is not available now, but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access requires improvements. The site is situated further than 5.5km to a strategic road. The bus service is infrequent even if situated at proximity of the site. The future residents will rely heavily on private cars to commute and use local services such as the secondary school, GP surgery and Bacup Town centre. The primary school and play area are situated within the medium range in terms of accessibility. The trees should be maintained on site and the treed area has been excluded from the area available for development. There is a Woodland Stepping Stone Habitat adjacent to the site that should not be negatively affected by the development. The public footpaths present on site and along the site's boundaries should be maintained. The site is situated within the Enclosed Uplands landscape character type, therefore a landscape assessment will be recommended. The site is not currently suitable for development but can become suitable in the medium to long term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. access improvements, landscape assessment), however the site is within a medium value market area, therefore the development is considered viable. The development is likely to be achievable in the medium term to long term, as no developer has expressed an interest.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16074** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.79**
Site Name **Land To The Rear Of Highfield, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland and private storage/garden area**
Characteristics of the site reducing the development area **None**
Area available for development **1.79** Net Development Area (ha) **1.61** Density **30 dwellings per hectare**
Yield calculated **48** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner owning three quarters of the site is willing to release the site for housing in the short term (face to face meeting at Futures Park 01.12.2016). The ownership of the field to the east is unknown.**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **There might be a ransom strip issue if preferred access is via Meadow Way.**

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Access off Maden Road poor and would require the felling of mature trees. Access via Meadow Way is better but situated in a different ownership. It is to be noted that Bankside Lane which is a mandatory access point is narrow and steep.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **9.3km to A56/A682 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **580m to bus stop with 5 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1.3km to Thorn primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 3.9km to Fearn's College

Access to GP surgery **access within 1km (0.6 miles)**

Comments 820m to Irwell Medical Practice

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments within 500m to Bacup Town Centre

Access to a park or play area **access within 300m (0.18 miles)**

Comments Maden Recreational Centre within 300m

Flood risk **flood zone 1 or low surface water flood risk**

Comments Flood zone 1, no surface water flood risk

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments N/A

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments Site within Settled Valleys landscape character type. The landscape assessment undertaken in 2015 concludes that part of the site is suitable for development on landscape grounds

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the east, grassland areas to the south and west. Golf club to the north and recreational ground further west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to release the site for housing development, therefore the site is currently available.

Suitability summary **Suitable in medium to long term**

Justification There is a slope on the site that will need to be accounted for. The site is situated further than 5.5km / 3.5 miles away from a strategic road. There are no bus stop within 400m, however the closest bus stop is within 600m down a steep hill. The preferred vehicular access would be via Meadow Way but it leads to a field of unknown onwership. Access via Maden Road, would require the felling of mature trees and destruction of a boundary wall. Local services are accessible by walking except the secondary school which can be accessed by public transport. The site is considered suitable in the medium term for housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification No extra costs to what is normally required are associated with the development. The site is in a low value market area but is still considered suitable for development. No developers have expressed an interest in the site, therefore the delivery is likely to be in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Three quarters of the site are available for development. The remaining quarter is in unknown ownership. The site can become suitable in the medium term provided that the vehicular access issues are appropriately addressed. The development is considered viable as no extra costs have been identified. However the delivery is likely to be in the medium to long term as no developers have come forward. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16075** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.83**

Site Name **Land at Huttock Farm, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Farm, storage yard, ménage and grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.83** Net Development Area (ha) **0.74** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to release the site for housing (face to face meeting at Futures Park 01.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Rights associated to the land titles**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **The Highways Authority has serious concerns. "There is insufficient width at the proposed site access and visibility at the junction of the site access and Bankside Lane cannot be achieved."**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.4km to A56 / A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **500m to bus stop with a high frequency service (no. 464), an hourly service (482) and low frequency service (463)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.1km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	925m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	600m to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 700m to Maden Recreational Centre
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1, no surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	No ecological network
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Grazing land and residential area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to release the site for housing, therefore the site is currently available.

Suitability summary **Not suitable**

Justification The access via the lane off Bankside Lane is narrow and there is a lack of visibility at the entrance. The Highways Authority has serious concerns regarding the access at this site. The site is situated further than 5.5km / 3.5 miles from a strategic road. There are no bus stops within 400m, therefore future residents are likely to rely on private car to commute and reach services. Most local services are situated within the medium range, and the Irwell Medical centre is within the recommended accessibility distances. The site is not considered suitable for housing development due to highways issues.

Viability and achievability summary **Achievable now**

Justification Extra costs are identified for the development of the site (e.g. access improvement) and the site is within a low value market area, however the site is still considered viable for housing development as it is situated in an attractive area of Bacup. The site can be achieved in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered suitable for development due to highways issues.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16077** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.49**
Site Name **Land south of Huttock Top Farm, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland and private garden, small area of storage for the farm**
Characteristics of the site reducing the development area **None**
Area available for development **1.49** Net Development Area (ha) **1.34** Density **30 dwellings per hectare**
Yield calculated **40** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership (1 land title with 2 owners)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **The intentions of the landowners are unknown.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments

The Highways Authority has serious concerns. "The existing layout on Bankside Lane is broadly reflected on the 1845 historic map and would not be considered acceptable under the current standards. The land to the west of Bankside Lane is at a higher level than the road which results in high retaining structures and there are buildings on both sides of Bankside Lane at several points which abut the road with no footway provision. Where there is footway provision, the widths are sub-standard along most sections. There is little opportunity for improvement works to the current road layout within the extents of the adopted highway.

(...) Therefore any development land allocated off Bankside Lane should provide a secondary vehicle access point onto the highway network. The topography of the land presents difficulty in providing a suitable route and within the land that is proposed for allocation it appears unlikely. The Highway Authority has serious concerns about these sites and the ability to provide a safe and suitable access in accordance with the NPPF and adequate permeability for traffic distribution in accordance with Manual for Streets."

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments 8.6km to A56 / A682 junction

Access by public transport **no bus services within 400m (0.24 miles)**

Comments Within 600m to bus stop on Market Street with a high frequency service (no. 464), an hourly service (482) and low frequency service (463). However the access is via the steep Lodge Lane

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1.5km to Thorn Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 4.3km to Fearn College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1.1km to Irwell Medical Centre

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 730m to Bacup Town Centre

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments Within 950m to Maden Recreational Ground

Flood risk **flood zone 1 or low surface water flood risk**

Comments Flood zone 1 and no surface water flood risk

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments No ecological network

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments Within Settled Valleys landscape character type

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification

Suitability summary **Not suitable**

Justification

Viability and achievability summary **Achievable now**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site can become available in the future subject to the intentions of the landowners, however the site is not considered suitable to development due to highways concerns raised by the Highways Authority.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16081** Most Recent Source **Call for Sites 2016 (CFDS05)** Site Gross Area (ha) **1.45**
Site Name **Land off Moorlands Terrace, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **Greenlands**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Field used for horse -related activities and stables**
Characteristics of the site reducing the development area **Treed area**
Area available for development **1.36** Net Development Area (ha) **1.22** Density **30 dwellings per hectare**
Yield calculated **37** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private family ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowners expressed an interest to release the land for housing development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access from Pine Street or Lane End Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **More than 5.5 km / 3.5 miles to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **240m to bus stop on Rochdale Road with high quality bus service**
Access to primary school **access within 500m (0.31 miles)**

Comments	150m to Bacup St Saviour's Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.7km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	Irwell Medical Practice - 550m
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	670m to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to Stubblee Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part to the east of the site is affected by low surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to grassland and wetland and heath stepping stone area
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath along the western boundary of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Lane Ends Lane Farmhouse is a Listed Building grade II situated within 50m on the other side of the Lane End Road
Landscape value	low landscape impact
Comments	The site is within the Industrial Age landscape character type. The site specific landscape assessment concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and east, primary school to the south and vacant land to the west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological and landscape mitigation. Heritage assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed their interest to develop the site for residential use.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5 km /3.5 miles from a strategic road. However, the site has reasonable access to a high quality bus route. Local services are accessible within walking distance, except the secondary school which can be accessed via public transport. The site adjoins a grassland and wetland and heath Stepping Stone area as defined on the Lancashire Ecological Network map, therefore appropriate mitigation is required so that this habitat is not disturbed or damaged. The public right of way along the western boundary should be retained. A heritage assessment is recommended as the Land End Lane Farm house which is a Listed Building grade II is situated within 50m from the site. The landscape assessment recommends appropriate landscape mitigation especially along the south and western boundaries. Some utilities are buried underground, which can constraints the layout of the development. The site is considered suitable for development in the short term if the issues identified have been adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development (e.g. heritage assessment, ecological mitigation) and the site is within a low value market area, however it is considered that a housing development is viable on site. The site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now, and is considered suitable, viable and achievable in the short term for a housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16082** Most Recent Source **Call for Sites 2016 (CFDS35)** Site Gross Area (ha) **0.19**

Site Name **Anvil Street, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Derelict building, wooded area and grassland**

Characteristics of the site reducing the development area **None.**

Area available for development **0.19** Net Development Area (ha) **0.19** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant **11** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Landowner expressed the interest to keep the site within employment use (draft Local Plan consultation in summer 2017).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Rushton Street or Fernhill Park**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.5km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **30m to bus stop with services 482, 464 and 465**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	2 schools within 700m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.1km
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	415m to "Best" convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	370m to Stubblee Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Footpath along the eastern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	45m to curtilage of Rockcliffe House LB
Landscape value	low landscape impact
Comments	Settled valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and a wooded area to the west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition costs and land contamination assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification Part of the site had planning permission for demolition of the building and erection of 11 dwellings (2006/0533; 2010/0557). However, the landowner expressed an interest to keep the site within employment use, therefore the site is not available for residential use.

Suitability summary **Suitable now**

Justification The site is situated more than 5.5km away from the strategic road network. There are potential contamination issues that will need to be adequately addressed. There are sewers on the site that can constrain the development on site. Despite those constraints, the site is considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The site has had an history of planning permissions that were not delivered (2006/0533; 2010/0557). Therefore the deliverability of the site is questioned. The latest planning permission has now expired and it is unlikely that the houses will be delivered in the short term despite renewed interest from the landowner/ developer via a call for sites submission.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for residential use as the landowner expressed an interest to maintain employment use on site.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16083** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.58**

Site Name **Off Fernhill Drive, Stacksteads**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Wooded area and garage colonies with an access road**

Characteristics of the site reducing the development area **Wooded area**

Area available for development **0.15** Net Development Area (ha) **0.15** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Small part in private ownership (to the east), large part in public ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The part of the site in public ownership is available for development. The private landowner does not wish to release the land for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Tree Planting Licence**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Fernhill Drive. It is a steep 2 sides road but cars often park on one side of the road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.1 km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **170m to bus stop for 5 services (244, 465, 464, 482 and 8)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	800m to St Joseph's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.8km to Fearn's College and 2.3km to Bacup and Rawtenstall Primary School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.8km to Irwell Medical Practice and 2.7km to Waterfoot Health centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	250m to "Best" convenience store on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	520m to amenity green space off Brunswick terrace and 800m to Stubbylee Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and no risk of surface water flood risk on site, however Fernhille Drive is at risk of low surface water flood risk as the properties along Newchurch Street further south outside the site boundary
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informal recreational use
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Rockcliffe House and stables within 120m
Landscape value	low landscape impact
Comments	Suburban landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and wooded areas

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of sewers on site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification A small part of the site is within private ownership and the intentions of the landowner are unknown. However, a large part of the site is within public ownership and is available for the development in the short term.

Suitability summary **Suitable now**

Justification There is a slope gradient on the site, however it is not considered to be a significant constraint for development. The site is situated further than 5.5 km /3.5 miles away from a strategic road. However, it has good access to public transport and local services such as a convenience store, a primary school and an amenity green space. Other local services are not accessible within walking distances but can be accessed by public transport (e.g. secondary school, Irwell Medical Practice). The site is informally used for recreational use, however there are amenity green spaces accessible within walking distance. The site is considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification No extra costs have been identified for the development of the site for residential use, so although the site is situated in a low market value area, it is considered viable. The development is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered available now (large portion of the site in public ownership), suitable (not significant constraints identified), viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16396** Most Recent Source **Proposed by LCC** Site Gross Area (ha) **0.21**

Site Name **Land off Todmorden Road, Greave Clough, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **75% of land is covered by trees; frontage includes an electricity sub-station**

Characteristics of the site reducing the development area **Tree cover**

Area available for development **0.1** Net Development Area (ha) **0.1** Density **50 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Lancashire County Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner is willing to release the site for housing development**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gradient downhill and towards the stream**

Vehicular access **access requires improvements**

Comments **Access could be provided from the north of the site but would require significant improvements**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10.6km to A56 at Rawtenstall and 11.1km to Rochdale link onto link to Junction 20 of M62**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **100m from bus stop with 7 bus services a day to Todmorden and Bacup(route 466)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	565m to Sharneyford Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4755m to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1520m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to Bacup town centre shops
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Flood Level 2/3 along Greave Clough; Surface Water 1 in 1000 year flooding along top of site down to stream
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	In greater than 5km corridor for Grassland
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Footpath 408 along northern boundary
Heritage assets	site within or adjoins a Conservation Area
Comments	142/144 and 156/158 Todmorden Road immediately opposite the land are listed Grade 2 so development would affect the setting
Landscape value	low landscape impact
Comments	Suburban
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	1x SPC
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Housing and agriculture primarily

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Electricity substation and low voltage power line. Utiities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Significant tree cover

Market are **low value market area (£150/sqm)**

Comments Higher end of value because in rural area

CONCLUSION

Availability summary **Available now**

Justification Landowner has indicated willingness to release the land

Suitability summary **Not suitable**

Justification The site may be suitable for some very limited infill development close to the road frontage though the presence of the substation breaks up the available space. The slope down to the Clough and the presence of substantial numbers of semi-mature trees mean that the site would be difficult to develop to the SHLAA threshold of 5 houses. Design would need to be sensitive to the listed buildings opposite the site.

Viability and achievability summary **Achievable in medium to long term**

Justification The site could be deliverable in a shorter period but would depend significantly on impact on substation; loss of trees and access

Conclusion **Not developable or not to be included in the SHLAA**

Justification It is considered that the constraints on the site mean that it would be challenging to deliver 5 or more units on this site. It may be feasible to deliver a smaller number of dwellings taking into account the site constraints.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16403** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **2.24**
Site Name **Red Well, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grazing land**
Characteristics of the site reducing the development area **Trees along the southern border and one individual TPO (0.17ha)**
Area available for development **2.07** Net Development Area (ha) **1.55** Density **30 dwellings per hectare**
Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner submitted a call for sites in 2017, stating that the site is immediately available (CFDS97).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Access via Todmorden Old Road is poor as it is a narrow steep lane**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **Approximately 9.8km/ 6miles to A56/A682 junctin**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **390m to bus stop on Todmorden Road with an 7 services a day to Todmorden**
Access to primary school **access within 500m (0.31 miles)**

Comments	480m to Bacup Thorn primary School via footpath
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.3km / 2.6 miles to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Irwell medical practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	800m to Bacup District Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	455m to Cricket Ground and 810m to Football Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Todmorden Old Road is at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the western and northern boundaries of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the Pinfold which is a listed structure grade II. Other listed buildings are situated to the south and south east.
Landscape value	medium landscape impact
Comments	One third in Settled Valleys and two thirds in Moorland Fringe
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improved or new vehicular access. Heritage Impact assessment. Landscape impact assessment. Coal Mining Risk Assessment.

Market are **low value market area (£150/sqm)**

Comments Attractive area of bacup

CONCLUSION

Availability summary **Available now**

Justification The landowner has brought the site forward for residential development (Call for Sites 2016, ref CFDS97) and stated that the site is immediately available.

Suitability summary **Suitable in medium to long term**

Justification There is a slope on the site however it does not preclude development. The current vehicular access is poor as it is via Todmorden Old Road which is a narrow and steep site. The access should be improved or another access created. Future residents will be able to access an hourly bus service (via a steep lane) and some local services are situated within walking distances (e.g. primary school, local centre and cricket ground). The public right of way along the site's boundaries should be maintained and a landscape impact assessment is recommended due to the fact that two thirds of the site are in the Moorland Fringe character type. The site adjoins Pinfold which is a listed structure of grade II, therefore a heritage impact assessment will be required. The site is situated within the Coal Authority high risk development area therefore a Coal Mining Risk Assessment is needed. It seems that coal is situated in proximity to the surface so extraction prior to development might be a consideration. The site can become suitable in the future if the constraints identified can be addressed and mitigated.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is within a low value market area and extra costs have been identified for the development of the site. The development might be marginally viable. The landowner is willing to develop the site, however no developer has expressed an interest, therefore the deliverability is likely to be within the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable in the future provided that the constraints identified are adequately addressed (e.g. vehicular access, site within the settings of a listed building, important landscape value, high risk development area in terms of mining legacy and presence of coal at the surface). The development can be marginally viable and the deliverability is likely to be within the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16405** Most Recent Source **Summer 2015 Consultation** Site Gross Area (ha) **2.67**

Site Name **Land at former Sharneyford Quarry, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Former quarry now regenerated**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.23ha), Wetland and Heath Stepping Stone Habitat (0.8ha)**

Area available for development **1.64** Net Development Area (ha) **1.47** Density **1 Transit Pitch for Gypsies and Travellers** Crown Copyright. Licence no.: 100023294

Yield calculated **0** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Very steep slopes around the edged but relatively flat in the centre**

Vehicular access **access requires improvements**

Comments **Access from Todmorden Road.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **13.9km to A671/A58 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to bus stop on Todmorden Road with 7 services a day to Todmorden**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Sharneyford Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	Approximately 6km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	Within 3km to Irwell Medical Practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.4km to Bacup Town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.1km to Sharneyford playground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Small part of the site in the southern section is within the Wetland and Heath Stepping Stone Habitat.
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site contains or adjoins a Listed Building
Comments	Toll House, 278 Todmorden Road is a listed building situated on the other of Todmorden Road
Landscape value	medium landscape impact
Comments	Site within Moorland Fringe landscape character type. The site can be hidden by the steep slopes along the edge of the site.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Isolated site with few residential properties in the vicinity

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement, especially if the site is for a Gypsies and Travellers transit pitch , the access should have enough space for caravans with trailers to entre and exit the site. Flood risk mitigation. Ecological Impact Assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown. The site can become available in the long term.

Suitability summary **Not suitable**

Justification The site is relatively isolated and far from local services. Part of the site is at high risk of surface water flooding and would require appropriate mitigation. The southern section of the site has important ecological value as it is indetified as a Wetland and Heath Stepping Stone Habitat. An Ecological Impact Assessment will be required. There is a listed building on the other side of Todmorden Road, therefore the devellopment should not have anegative impact on the settings of the propertie. Tree screening may be act as a good buffer between the transit pitch and the listed property. The site is relatively isolated from services. The site is not suitable for a permanent residnetial scheme but it can be suitable for a transit site for Gypsies and Travellers.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified for the development of the site (e.g. vehicular access improvements, flood risk mitigation, ecological impact assessment) and the site is within a low value market area. The development is considered marginally viable and achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not suitable for residential scheme however it can be suitable for a transit pitch for Gypsies and Travellers in the future, if the landowner is willing to make the site available and if the constraints identified are adequately addressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16409** Most Recent Source **Planning Officer** Site Gross Area (ha) **4.59**

Site Name **Land to south of Weir Bottom Farm, Weir**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Horse riding school, grassland and farm buildings, access road to Scar End Farm**

Characteristics of the site reducing the development area **Areas at high risk of surface water flooding (0.19 ha)**

Area available for development **4.4** Net Development Area (ha) **3.3** Density **30 dwellings per hectare**

Yield calculated **99** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership and ownership unknown (not registered in the Land Registry)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **A landowner owning 0.22 ha expressed the willingness to develop the site for residential use (Call for sites). The intentions of the other landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access via track to Scar End Farm but would require improvements**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **11km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to bus stop with an hourly service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	515m to Northern Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	5.6km to Fearn College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.5km to Irwell Medical Practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.1km to Bacup town centre (Weir village shop advertised for sale)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	310m to play area off Wesley Terrace
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at high risk of surface water flooding and less than 10% at medium risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland and Woodland ecological corridor. Site adjoins TPO area situated to the south of the site.
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Dog Pits Farmhouse in the vicinity but not directly adjoining the site
Landscape value	low landscape impact
Comments	Site within Settled Valley landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, horse riding school and farm buildings

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site that can affect the layout of the development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements, flood risk assessment, coal mining risk assessment

Market are **medium value market area (£170/sqm)**

Comments Attractive area

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown (except for the landowner owning 0.22ha who is willing to develop the site for housing) . The whole site is not currently available but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access off Burnley Road will require improvements. The site is relatively isolated from local services, although it has access to an hourly bus service to Bacup and Burnley. A small part of the site is at high or medium risk of surface water flooding. Therefore a flood risk assessment would be important to understand the risks and to propose adequate mitigations. A third of the site is within the Coal Authority high risk development area, therefore a Coal Mining Risk Assessment will be required. Since coal is also present at or near the surface, it is important to discuss any potential extraction to avoid sterilisation of resources. The site can become suitable for a housing development in the medium to long term if the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. vehicular access improvements, flood risk assessment, coal mining risk assesment), but since the site is situated in a medium market value area, the development is considered viable. The development is likely to be achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The whole site is not currently available but can become available in the long term. It can also become suitable for a residential development if the constraints are adequately. The site is relatively far from local services but has access to an hourly bus service. The site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16414** Most Recent Source **Planning Officer** Site Gross Area (ha) **1.11**

Site Name **Land to the south of Henrietta Street, Bacup**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Former Forest Mill now demolished, employment/retail units, depot and treed area**

Characteristics of the site reducing the development area **Culvert over River Irwell (0.03 ha), steep slope to the east along Rochdale Road (0.10 ha)**

Area available for development **0.98** Net Development Area (ha) **0.88** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **26** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private and public ownerships**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The land in public ownership is available for development (0.39 ha). The land resulting from the demolition of Forest Mill is available for redevelopment (letter dated 24 September 2014 in relation to the prior notification for demolition application). The remaining part of the site is in use by businesses and is not considered available for a housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Mainly flat except for the steep slopes along Rochdale Road.**

Vehicular access **good access or adjacent to road**

Comments **Good access from Henrietta Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.5km to A682/A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments	Good access to a high quality bus route (464)
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	200m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 100m to Morrisons supermarket
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 800m to Thorn Bank play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Less than 10% of the site is within flood zone 3 along the River Irwell. More than half the site is within flood zone 2. Part of the site are also at high, medium and low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Trees within the eastern section of the site although no protected by TPO.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site within or adjoins a Conservation Area
Comments	The site adjoins Bacup Town Centre Conservation Area
Landscape value	low landscape impact
Comments	Largely within the Historic Core landscape character type. The re-development of the site for residential use can have a positive impact on the local character of the area.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The whole site has potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Retail and some residential properties to the north, residential properties to the east,= and employment units to the south

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Some waste water infrastructure draining water to the river that can affect the layout of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation, demolition of existing buildings, high quality design and materials due to the proximity with Bacup Town Centre Conservation Area, land contamination survey, screening from existing employment uses.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification Part of the site is available now (0.49 ha). Regarding the remaining part, the intentions of the landowners are unknown, but the site is currently in active use by businesses and is therefore not considered available for development.

Suitability summary **Not suitable**

Justification A large part of the site is within flood zone 2, including the former Forest Mill which is available for re-development. The land in public ownership is not within flood zone 2, but part of the building has been built over the river Irwell and the access via Henrietta Street is within flood zone 2. The site is not considered suitable for residential use but can potentially be redeveloped as an employment site.

Viability and achievability summary **Not achievable**

Justification Extra costs are associated with the re-development of the former Forest Mill and the Council's building and yard situated within the eastern section of the site. Flood risk is a significant issue and would need appropriate mitigation. There is potential land contamination and the proximity to the Bacup Town centre Conservation Area would require a high quality designs and high quality building materials. The site is within a low market value area and is not considered viable for a housing development.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Part of the site is available for re-development, however the site is not considered suitable for residential use mainly due to the fact that more than half of the site is within flood zone 2 and the access to the remaining part of the site not at risk of flooding is via Henrietta Street which is in flood zone 2. An employment use is considered more appropriate for this site.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18067** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **7.91**

Site Name **Land off Cowtoot Lane, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing land and football playing pitch**

Characteristics of the site reducing the development area **None**

Area available for development **7.91** Net Development Area (ha) **5.93** Density **30 dwellings per hectare**

Yield calculated **178** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Lancashire County Council comment: Subject to more than one vehicular access onto the highway network being provided to distribute the traffic on the adjoining grid of terraced streets this site could be deemed acceptable. It would be necessary to use the football ground to provide one of the access points. Cowtoot Lane is too narrow to the east of the football ground boundary to accommodate any development traffic.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.5km to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **350m to bus stop on Burnley from end of Gordon Street(463 service - less than hourly)**

Access to primary school	access within 500m (0.31 miles)
Comments	65m to Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4km to Ferans College
Access to GP surgery	access within 1km (0.6 miles)
Comments	790m to Irwell medical practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	750m to Co-operative supermarket
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to play area on Gordon Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small part of the site is affected by low risk surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Wetland and Heath stepping stone habitat
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	There is a football playing pitch on the site. Provision of another football pitch of similar or better quality in the local area will be required. Footpaths along the north, east and southern boundaries of the site (including Irwell Sculpture Trail)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Pound, Cow Toot Farm LB -180m
Landscape value	high landscape impact
Comments	Mainly within Settled Valleys and partly within Moorland Fringe. The landscape study (2015) concluded that the site is not suitable for development on landscape grounds except for a small area of 0.32ha behind the row of terraces on Farm Avenue.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour site in residential or retail area

Comments Grazing land, residential area, football ground

Constraints due to utilities no known utilities infrastructure on site

Comments

ACHIEVABILITY

Extra costs of development if significant extra costs required

Comments Access is a significant constraint. Landscape mitigation. Coal risk assessment.

Market are low value market area (£150/sqm)

Comments

CONCLUSION

Availability summary Available in medium to long term

Justification The site is considered to be available in the medium term.

Suitability summary Suitable in medium to long term

Justification The site is within walking distance from a primary school and in proximity to a doctor's surgery. However, other services are situated further away and there is only access to an unfrequent bus service. It is likely that future residents will rely on the use of private cars to commute and access local services. The landscape study (2015) concluded that the site is not suitable for development on landscape grounds, except for a small area of 0.32 ha situated behind the row of terraces on Farm Avenue. Access is a constraint, with potential accesses from Cowtoot Lane, Cooper Street, Russell Street and Gordon Street. Part of the site is also within the Coal Authority high risk development area, therefore a coal mining risk assessment will be required. The site is considered suitable in the medium term, if the constraints are adequately addressed.

Viability and achievability summary Achievable in medium to long term

Justification The development requires significant extra costs in relation to access and landscape mitigation. A small scale development is probably unviable, however the development of the whole site can be viable but significant constraints need to be addressed. This site is a long term option.

Conclusion Developable in the medium to long term (within 6 to 10 years, or after 10 years)

Justification The site is considered available and suitable for development in the medium term. The development is marginally viable and can be achieved in the medium to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

178

GENERAL INFORMATION

Site Ref **SHLAA18076** Most Recent Source **Officer suggestion** Site Gross Area (ha) **4.75**

Site Name **Huttock Top, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Farmland, grassland, wooded area, ménage and stables**

Characteristics of the site reducing the development area

Area available for development **1.07** Net Development Area (ha) **1** Density **30 dwellings per hectare**

Yield calculated **30** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **The visibility at the site access and Bankside Lane cannot be achieved and there is insufficient road space to provide a suitable swept path for a large vehicle e.g. refuse wagon. The Highway Authority would not support the introduction of parking restrictions on Bankside Lane due to the limitation in off-street parking.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.5km to A56 / A682 junction**

Access by public transport **no bus services within 400m (or 0.24 miles)**

Comments **560m to bus stop on Market Street via the steep Lodge Lane with a high frequency service (no. 464), an hourly service (482) and low frequency service (463)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.4km to Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.2km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.1km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	725m to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	825m to Maden Recreational Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and no surface water flood risk
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Woodland Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath along the northern site's boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Bacup Town Centre Conservation area and curtilage of Listed Building within 150m
Landscape value	low landscape impact
Comments	Site within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential area fields and woodland adjoining the site.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of utilities structure on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Slope gradient to dealt with. Ecological assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to release the site for development. This part of the site is available now.

Suitability summary **Not suitable**

Justification There is a slope that will need to be dealt with but it does not preclude development of the site. Vehicular access is available from Bankside Lane which is steep and narrow at the Bacup end. However the Highway Authority has serious concerns: "The visibility at the site access and Bankside Lane cannot be achieved and there is insufficient road space to provide a suitable swept path for a large vehicle e.g refuse wagon. There is on-street parking present and the Highway Authority would not support the introduction of parking restrictions on Bankside Lane at this point as there are residents who have no alternative off-street parking provision." The site is not considered suitable for housing development due to highways issues.

Viability and achievability summary **Achievable in medium to long term**

Justification There are some extra costs associated with the development of the site (e.g. land engineering due to the slope and ecological assessment). The site is situated in a low market value area, however the site is still considered viable for a housing development. No developer has expressed an interest therefore the development is likely to be achieved in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered developable due to highways issues.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18419** Most Recent Source **Draft Local Plan Reg 18 Comment** Site Gross Area (ha) **0.59**

Site Name **Land off Todmorden Road**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland / field**

Characteristics of the site reducing the development area **None**

Area available for development **0.59** Net Development Area (ha) **0.49** Density **30 dwellings per hectare**

Yield calculated **14** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The leasers have expressed an interest to release the site for development (draft Local Plan regulation 18 consultation).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Todmorden Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10km to A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **100m to bus stop with 7 services a day to Todmorden (route 466)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to Sharneyford Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.7km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	950m to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 300m to Sharneyford playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and small area at low risk of surface water flodd risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland corridor network
Recreational value	no recreational value
Recreational value comme	Public rightof way situated to the east of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listed buildings present along Todmorden Road and listed structure within a field situated at a higher ground from the site.
Landscape value	medium landscape impact
Comments	Within settled valleys landscape character type, however the site is within a prominent position, therefore it is considered to have landscape value.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Gradient mitigation. Landscape assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Landowners have expressed an interest to develop the site for residential use.

Suitability summary **Suitable now**

Justification The site is situated on the edge of Bacup settlement, within the countryside. It can be accessed from Todmorden Road where a bus service runs between Bacup and Todmorden. The land is within the Coal Authority high risk development area and is identified as a mineral safeguarding area on the Lancashire Mineral and Wasdt Local Plan, therefore a coal risk assessment is required. Since the site is within a prominent location a landscape assessment would be needed to understand the potential impacts of development and if any mitigation is required.
The site is considered suitable for residential development subject to the findings from the coal risk and landscape assessment studies.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated on a low market value area, however it is situated within an attractive part of the settlement. Extra costs are likely to be involved regarding mitigation of the slope, potential landscape impact and coal risk from mining history or sterilisation of resources. The site is non-the-less considered viable and achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available for development and is considered suitable subject to the findings from a coal risk assessment and landscape study. The site is considered viable and development can be delivered within the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18428** Most Recent Source **Planning Officer** Site Gross Area (ha) **0.16**

Site Name **Old Market Hall, Bacup**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant building**

Characteristics of the site reducing the development area **None**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **60 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant **14** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **A planning application was submitted in 2010 for residential use (2010/0101).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m to bus stops on St Jame's Square, 464 bus route in closer proximity**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	900m to bacup Thorn Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.3km to Fearn Community Sports College
Access to GP surgery	access within 1km (0.6 miles)
Comments	450m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	The site is situated just outside of Bacup Town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	450m to cricket ground and 600m to Maden recreational ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins a woodland stepping stone area
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	The property is listed (Grade II) and situated within Bacup Town Centre Conservation Area. The property is vacant, at risk so will benefit from a conversion into residential use. Its re-development will improve the character of the conservation area.
Landscape value	low landscape impact
Comments	The site is within the Industrial Age character type. The site is currently vacant at risk and the re-development of the site is likely to improve the character of the area.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Site surrounded by residential use and retail

Constraints due to utilities **no known utilities infrastructure on site**

Comments Potential to link to existing services adjoining the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs to conversion du to listed buidling status (high quality materials to be used)

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is currently available for a residnetial conversion.

Suitability summary **Suitable now**

Justification The site is situated in proximity to Bacup town centre and has a fair access to local services. The property is a vacant and underused listed building at rist which is situated within the Bacup Town centre conservation area. The conversion of the buidling to residential use will improve the status of the property and enhance the character of the conservation area as explained in the conservation area appraisal. The site is considered suitable for a resindetial conversion.

Viability and achievability summary **Achievable now**

Justification Extra costs are likely to be involved for the conservation (e.g. use of high quality material to enhance the listed status of the building), however, the development is considered viable.

Conclusion **Deliverable in the next 5 years**

Justification The site is currently available and suitable for a residential conversion. It is considered that the re-development will enhance the status of the building and the character of the conservation area. High quality materials should be used in accordance with the listed status of the property and the local character of the area. Despite extra costs involved, the development is considered viable and the site is expected to be delivered within the next five years.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Irwell

GENERAL INFORMATION

Site Ref **SHLAA16035** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.41**
Site Name **Land to the south east of Britannia School**
Greenfield versus Brownfield **Greenfield** Designations **Greenland**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland, trees part of the site used as playground by the school**
Characteristics of the site reducing the development area **None**
Area available for development **0.37** Net Development Area (ha) **0.37** Density **30 dwellings per hectare**
Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Lancashire County Council)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **The landowner wish to retain this land in educational use.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Access off Rochdale Road is good. Potential access from Tong Lane is poor as it is a single road.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **9.6km to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **140m to bus stop with two bus services 464 (every 15 minutes) and 446 (hourly)**
Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to Bacup Britannia Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.4km to Fearn Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.8km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 200m to Post Office / convenience store on Rochdale Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	50m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Part of the site used as a playground by the school
Heritage assets	site contains or adjoins a Listed Building
Comments	Britannia Mill reservoir and Britannia Mill are Listed Buildings on the other side of Rochdale Road
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Primary school, open field, grazing land and residential area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments sewers along the site's boundaries

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. High quality design and material. Particular attention to design and materials used will be required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner wish to retain the land in educational use. The site is not available for development.

Suitability summary **Suitable in medium to long term**

Justification The access requires improvement. The site is situated more than 5.5km / 3.5 miles from a strategic road network, however the site has good access to public transport. The primary school, play area and convenience store are accessible by walking while the other local services can be accessed by public transport. Part of the site is used as a recreational ground by the school, this part could be excluded form the development site. The site is also situated on the other side of the road from Britannia Mill reservoir which is listed, therefore particular attention to the design and the materials used for the construction is required. The site is considered to be suitable for development in the medium term.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. access improvement, high quality design and materials). The site is situated in a medium market value area and the development is therefore considered viable.
The development can be achieved in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for development as the landowner wants to retain the site in educational use. The site is not developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16038** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.32**

Site Name **Lower Stack Farm, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and demolished outbuildings**

Characteristics of the site reducing the development area **none**

Area available for development **0.32** Net Development Area (ha) **0.32** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the owners have expressed an interest to develop the site for housing**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access via Stack lane which is a steep narrow single lane / track.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.9km to A56 / A862 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **200m to bus stop with two bus services 464 (every 15 minutes) and 446 (hourly) via a steep lane**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Britannia Bacup Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.5km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	670m to play area in Britannia (near primary school)
Flood risk	flood zone 1 or low surface water flood risk
Comments	Stack Lane is at low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wetland and Heath corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the south, north and east. Businesses units to the west.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Access is a significant constraint and needs to be addressed.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed an interest to develop the site for housing in the short term.

Suitability summary **Suitable now**

Justification Access is a constraint and needs to be addressed. The site is situated more than 5.5km / 3.5 miles away from a strategic road network, however it has fair access to public transport. The primary school, play area and Bacup town centre are within walking distances, while the other services can be accessed by public transport. Planning permission was granted for 3 dwellings (2006/587) adjoining the farm house unit. The site is considered suitable in the short term for development provided that the access is improved.

Viability and achievability summary **Achievable now**

Justification Extra costs of development are associated with the access improvements via Stack Lane. The site is situated in a medium market value area and is considered viable. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered deliverable in the next five years.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16040	Most Recent Source	Call for Sites 2016 (CFDS64)	Site Gross Area (ha)	5.7
Site Name	Sheephouse Reservoir, Britannia				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Countryside adjoining the urban area				
Current Land Use	Former water treatment works and vacant land				
Characteristics of the site reducing the development area	Drain and area at high risk of surface water flooding (0.4ha), Wetland and Heath Stepping Stone Habitat (approx. 2.5ha)				
Area available for development	2.8	Net Development Area (ha)	2.1	Density	30 dwellings per hectare
Yield calculated	63	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	Private ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowner has expressed an interest to develop the site for housing and keep an area for open space.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	
Vehicular access	good access or adjacent to road
Comments	Two access points off Rochdale Road
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	10km to A56 / A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	less than 50m to bus stop with 2 services: 464 (every 15 mins) and 446 (hourly)
Access to primary school	access within 1.5km (approximately 1 mile)

Comments	550m to Bacup Britannia Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	5km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	550m to play area near Bacup Britannia Primary School
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	The drain and the area at high risk of surface water flooding have been excluded from the area available for development. Small parts of the site are at medium and low risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wetland and heath stepping stone habitat (approximately 2.5ha)
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Two footpaths going through the site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Britannia Mill reservoir within 150m from the site
Landscape value	medium landscape impact
Comments	Site within Settled Valleys landscape character type, however, the site landscape assessment undertaken in 2015 revealed that only parts of the site are suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination within the northern half of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west and south, farmland (grassland and farmhouse) to the north and east

Constraints due to utilities **no known utilities infrastructure on site**

Comments Former reservoir

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Wetland and heath habitat conservation or enhancement. Flood risk and landscape mitigation. Coal risk assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now.

Suitability summary **Suitable now**

Justification There is a slope gradient on the site so land engineering are likely to be required to enable development. The site is situated more than 5.5km /3.5 miles away from a strategic road, however it has good access to public transport. The primary school, play area and Bacup Town Centre are within walking distance. The secondary school and GP surgery can be accessed by public transport. Small areas of the site are affected by medium and low risk of surface water flooding. The risks of flooding need to be adequately mitigated. There is a wetland and heath stepping stone habitat covering approximately 2.5ha, this area has been excluded from the area available for development. Landscape mitigation will be required in lines with the landscape assessment. The footpaths should be maintained. There are potential contamination issues, thus further assessment is needed. A coal mining risk assessment is also required as a small part of the site is within the Coal Authority high risk development area. The site is considered to be suitable in the short term if the constraints can be appropriately addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs are associated with the development of the site (ecological value conservation or enhancement, flood risk mitigation), however the site is within a medium value market area, therefore the development is considered viable. The development is also considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is suitable in the short term provided that the constraints identified can be adequately addressed or mitigated. The development is considered deliverable and achievable in the short term.

Delivery (next 5 years)

63

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16041** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **14.6**

Site Name **Land around Sheephouse Reservoir, Britannia**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing Land and farm**

Characteristics of the site reducing the development area **Higher Stack farm and Cottages**

Area available for development **14.15** Net Development Area (ha) **10.61** Density **30 dwellings per hectare**

Yield calculated **318** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners owning approximately 77% of the site have expressed an interest in developing the site for residential use (letter received 05.12.2016) and the landowner owning the remaining 23% also expressed an interest to release the site for development (email received 13.12.2016)**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Covenants and rights associated with the land title**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access of Douglas Road. Tonmg lane and Lee's Street thar are adjoining the site ar quite narrow.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.3km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **300m to bus stop with 2 services: 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	within 1km from Bacup Britannia Primary School and Bacup St Saviours Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.9km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to Irwell medical practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 950m to play area near Bacup Britannia primary school
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small area of land affected by high, medium and low surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wetland and Heath Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Several public footpaths going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Settled valley and Moorland Fringe
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification

Suitability summary **Suitable in medium to long term**

Justification

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16042** Most Recent Source **Call for Sites 2016 (CFDS59)** Site Gross Area (ha) **1.39**

Site Name **Land north-east of Pennine Road, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land (grassland)**

Characteristics of the site reducing the development area **High surface water flood risk (0.06ha)**

Area available for development **1.33** Net Development Area (ha) **1.19** Density **30 dwellings per hectare**

Yield calculated **36** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **One of the landowner has expressed an interest to develop the site for housing in the short term via the call for sites exercise (2016).**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Unilateral agreement to keep part of the site as open space**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Potential access via Fieldfare Way, Goldcrest Avenue Or Tong Lane. Lancashire County Council Highways Department commented that: "There is insufficient width between 112 – 114 Pennine Road to provide a vehicular access that is safe and suitable to the site. The land would be sufficient to provide a pedestrian/cycleway only. Alternative means of vehicle access to the highway network will be required."**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.3km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **60m to bus stop for service 482 (half hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 600m to St Mary's primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 3.9km to Fearn's College

Access to GP surgery **access within 1km (0.6 miles)**

Comments 1km to Irwell Medical Practice

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1km to Bacup Town Centre

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 330m to Hawthorn Road play area

Flood risk **flood zone 1 or low surface water flood risk**

Comments The area at high risk of surface water flooding has been excluded from the area available for development. Small areas are affected by medium and low surface water flood risk along the northern boundary.

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments N/A

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Public footpath going along the northern boundary. Land used for dog walking.

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments Most of the site is situated within the Settled valleys landscape character type. The specific site assessment undertaken in 2015 concluded that the site is suitable for development with mitigation.

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if severe instability issues or entirely or partly within a high risk development area**

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour site in residential or retail area

Comments Residential properties to the west and east, primary school to the north and vacant land to the south

Constraints due to utilities presence of utilities infrastructure on site that can affect development

Comments

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Access to be created in collaboration with landowner / developer of the land to the south of the site.

Market are low value market area (£150/sqm)

Comments

CONCLUSION

Availability summary Available now

Justification The landowner has expressed an interest to develop the site for housing in the short term. The land is available now.

Suitability summary Suitable now

Justification Access is possible via the land situated to the south of the site which is in public ownership. The access should be discussed and created as part of the development of the site situated to the south. The site is situated further than 5.5km / 3.5 miles away from a strategic road but it has good access to public services. All local services are accessible within walking distance except the secondary school which is accessible by public transport. The public footpath along the northern boundary of the site should be maintained. The site is situated in the Settled Valley landscape character type, however landscape mitigation is recommended by the landscape assessment study undertaken in 2015. The site is considered suitable for development in the short term subject to the mitigation of the constraints identified.

Viability and achievability summary Achievable now

Justification There are extra costs associated with the development of the site and the site is situated in a low market value area. If it is demonstrated that the site is not viable then negotiations on the affordable housing requirement and planning obligations can take place. The site is considered to be viable. The site is achievable in the short term if the site situated to the south is also developed.

Conclusion Deliverable in the next 5 years

Justification The site is considered to be deliverable in the short term.

Delivery (next 5 years)

36

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16043** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.15**

Site Name **Land Behind Pennine Road, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land (grassland)**

Characteristics of the site reducing the development area **None**

Area available for development **2.15** Net Development Area (ha) **1.61** Density **30 dwellings per hectare**

Yield calculated **48** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Access from Fieldfare Way or Goldcrest Avenue is not within the same ownership**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access possible off Pennine Road between properties 112 & 114 or off Fieldfare Way or Goldcrest Ave subject to agreement with landowner**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9km to junction A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **60m to bus stop for service 482 (half hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	500m to Bacup St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to the Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to the Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to play area off Hawthorn road
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part of the site is affected by low surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Site used informally (e.g. dog walking).
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type. The specific site assessment undertaken in 2015 concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west, south, east and vacant land to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement of Pennine Road or new access off Fieldfare Way or Goldcrest Avenue.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now.

Suitability summary **Suitable now**

Justification Discussions are required with other landowners for the access from Fieldfare Way or Goldcrest Avenue. Potential access off Pennine Road. The site is situated further than 5.5 km / 3.5 miles to a strategic road, but is has good access to public transport. All services are accessible by walk except the secondary school which is accessible by public transport. The site is informally used for recreation (e.g. dog walking).
The site is considered suitable now for housing development.

Viability and achievability summary **Achievable now**

Justification Access requires improvement and can be delivered from Pennine Road, Fieldfare Ware or Goldcrest Avenue. The site is situated in a low market value area, however the site is considered viable as no significant costs are associated with the development. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16044** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.84**

Site Name **Land at Douglas Road Fieldfare Way, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space with footpath**

Characteristics of the site reducing the development area **Electric sub station**

Area available for development **0.79** Net Development Area (ha) **0.71** Density **30 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner is willing to develop the site for residential development.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **An unilateral agreement has been signed by the developer for the maintenance of the site as open space.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Fieldfare Way or Douglas Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.1km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **175m to bus stop with service 482 (half hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	715m to St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	915m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to Bacup Town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to hawthorn Road Play Area
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small pocket of low surface water flood risk is present on site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath on site although not registered as Public Right of Way.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type. The specific site assessment undertaken in 2015 identifies the site as suitable for development with mitigation
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers and electric sub station on site. The electric sub station has been excluded from the net development area

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Landscape mitigation.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowner is willing to develop the site, however an unilateral agreement has been signed for the site to be maintained as an open space.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5km / 3.5 miles from a strategic road network but is has good access to public transport. All local services are accessible by walk except the secondary school which can be accessed by public transport. The site is situated within the Settled Valley landscape character type but landscape mitigation is recommended by the site landscape assessment undertaken in 2015.
The site is considered to be suitable now for housing development.

Viability and achievability summary **Achievable now**

Justification The site is situated in a low value market area, however no significant costs are associated with the development of the site, therefore it is considered viable.
The development is regarded as achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16045** Most Recent Source **Call for Sites 2016 (CFDS55)** Site Gross Area (ha) **2**

Site Name **Tong Farm A, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Farmland, farm house and farm buildings**

Characteristics of the site reducing the development area **None**

Area available for development **2** Net Development Area (ha) **1.5** Density **30 dwellings per hectare**

Yield calculated **45** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Tong Lane via single narrow lane. HGV lorries using the lane to access the quarry.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.9km to A56 /A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **280m to bus stop with service no. 482 (half hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 300m to St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.9km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.4km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to convenience shop on South Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	880m to Hawthorn Road play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of low risk surface water flooding are affecting the site. The access is affected by medium risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way along the site's boundaries
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Part of the site is in the Moorland Fringe and part is in the Settled Valley landscape character type. The landscape assessment study undertaken in 2015 concludes that a large part of the site is not suitable for development on landscape grounds
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by farmland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access requires improvements. Demolition of agricultural buildings. Coal risk assessment. Landscape assessment and mitigation

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for housing in the next five years (call for sites 2011 and 2016). The site is considered available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access requires improvements. The lane is also used by HGVs going to the quarry. The site is situated further than 5.5 km / 3.5 miles away from a strategic road, however there is good access to public transport. The primary school is situated near the site and other services are within the medium range of access. There are potential contamination therefore further assessment is required. A coal risk assessment is needed as part of the site is within a high risk development area. Also, the site is in a prominent location and partly within the moorland fringe, the landscape study undertaken in 2015 considered that approximately 75% of the site is not suitable for development on landscape ground. Some mitigation would be required to prevent strong negative impact on the landscape. The site is suitable in the medium term subject to the constraints identified being adequately addressed.

Viability and achievability summary **Achievable now**

Justification A farm house is present on site which can be reconverted into dwellings. Farm buildings are also present which would require demolition. Extra costs are associated with the access improvements, buildings demolition and landscape and land contamination assessment. If the viability study demonstrates that the development is not viable, flexibility can be applied to the affordable housing requirement and planning obligations. The site is therefore considered viable. The development is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered developable in the medium term (6 to 10 years).

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16046** Most Recent Source **Call for Sites 2016 (CFDS56)** Site Gross Area (ha) **2.79**

Site Name **Tong farm B, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Farmland (grazing land)**

Characteristics of the site reducing the development area **Trees along the northern boundary, wetland and heath stepping stone habitat**

Area available for development **1.54** Net Development Area (ha) **1.38** Density **30 dwellings per hectare**

Yield calculated **41** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access of Tong Lane which is a narrow single track lane. Potential access at the north of the site along the lane leading to Tong Quarry (used by HGVs)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 10km away from A56 /A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **500m to bus stop with service no. 482 (half hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	500m to St Mary's Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	5.1km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.6km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.3km to convenience store on South Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.1km to Hawthorn Road play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of low surface water flood risk on site
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The Wetland and Heath Stepping Stone Habitat area has been excluded from the area available for development.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Site within Moorland Fringe. The landscape assessment study (2015) concluded that the site is not suitable for development on landscape grounds.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in an industrial or employment area**

Comments Site situated in proximity of Tong Quarry

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the vehicular access. Coal risk assessment. Landscape and land contamination assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for housing in the short term (call for sites 2011 and 2016).

Suitability summary **Suitable in medium to long term**

Justification The access requires improvement. The site is situated further than 5.5km /3.5 miles to a strategic road and has not access to public transport within 400m. The closest bus stop is within 500m which is accessible by walk. The primary school, Bacup town centre and a play area are within walking distance, the GP surgery and the secondary school are accessible by public transport. The Wetland and heath Stepping Stone Habitat has been excluded from the area available for development. The Public Rights of Way should be retained on site. Further assessments are required regarding landscape, land contamination and coal risk. The site is situated near the active Tong Quarry, thus the HGVs traffic can cause disturbance to future residents. The site can be suitable in the medium term provided that the constraints area adequately addressed.

Viability and achievability summary **Achievable now**

Justification The development of the site required some extra costs. Since the land is within a low value market area, more flexibility can be applied to the affordable housing requirement and planning obligations if it is demonstrated that the site is not viable. The site is thus considered viable. The development is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16047** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **1.41**
Site Name **To the west of Tong Farm, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grazing land**
Characteristics of the site reducing the development area **Intentions of landowner unknown for the southern part of the site**
Area available for development **1.15** Net Development Area (ha) **1.03** Density **30 dwellings per hectare**
Yield calculated **31** Yield proposed by applicant **33** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **One of the landowner has expressed an interest in developing the site (1.15ha) but the intentions of the second landowner are unknown. Outline planning application has been submitted (2018/0271) for 33 dwellings on land excluding southern part of the site - application still under consideration.**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **Rights associated with the land title**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Access off Tong Lane would require improvements as it is a single track lane**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **9.8km to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **100m to bus stop with service no. 482 (half hourly)**
Access to primary school **access within 500m (0.31 miles)**

Comments	less than 100m to St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.7km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Irwell medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	930m to convenience shop on South Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	700m to Hawthorn Road play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of areas at low risk of surface water flooding. Medium surface water flood risk to the north of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Mostly within Settled Valleys landscape character type, a small part of the site is within the Moorland Fringe character type. The landscape study (2015) concluded that the site is suitable for development.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Primary school to the west of the site, residential properties to the north and south, farmland to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access requires improvements. Further assessment needed regarding potential land contamination, and coal mining risk assessment needed.

Market are **low value market area (£150/sqm)**

Comments Attractive area at the edge of Bacup settlement.

CONCLUSION

Availability summary **Available now**

Justification One of the landowner has expressed an interest to develop the site for housing (call for sites 2011 and 2016). The intentions of the second landowner are unknown, so the available area for development should be reduced to 1.15ha and the net development area to 1.03 ha providing a yield of 31 dwellings.

Suitability summary **Suitable now**

Justification The vehicular access requires improvements. The site is situated further away than 5.5 km / 3.5 miles from a strategic road network, but it has good access to public transport. Local services are accessible by walk, except the GP surgery and the secondary school which can be accessible on public transport. There are potential land contamination issues therefore an assessment will be required. The site is considered suitable in the short term provided that the constraints identified can be appropriately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site (e.g. vehicular access improvements, land contamination assessment) and the site is situated in a low market area. The development is therefore considered marginally viable, and achievable in the short to medium term.

Conclusion **Deliverable in the next 5 years**

Justification The site is deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16048** Most Recent Source **Officer suggestion** Site Gross Area (ha) **9.22**

Site Name **Land east of Warcock Lane, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing land**

Characteristics of the site reducing the development area **Trees**

Area available for development **8.98** Net Development Area (ha) **6.73** Density **30 dwellings per hectare**

Yield calculated **202** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Warcock Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 10km to A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 400m to bus stop with access to bus service no. 482 (7 services a day)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 400m to St Mary's primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	within 5km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	within 1.5km to GP surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	within 1.2km to convenience shop on South street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 900m to Hawthorn Road play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of land affected by low surface water flood risk. There is a high risk of surface water flooding along the northern boundary of the site but this can be excluded from the area available for development.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Rights of Way crisscrossing the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Listed Buildings on Oakenclough Road (no. 38 and 40)
Landscape value	medium landscape impact
Comments	The site is largely within the Moorland Fringe and partly within the Settled Valleys landscape character type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, farms and grazing land

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs are associated with the development of the site (e.g. land engineering, coal risk assessment, landscape, heritage and land contamination assessments).

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown. The site is not available now but can become available in the future.

Suitability summary **Suitable in medium to long term**

Justification There is a slope gradient on site that will require land engineering works prior to development. The site is situated further away than 5.5 km /3.5 miles from a strategic road network, however the site is situated in proximity to a bus stop with 7 services a day to Rawtenstall and Bury. Local services are accessible by walk, except the GP surgery and the secondary school which can be accessed by public transport. Several public rights of way are present on site and should be maintained. There are 2 Listed Buildings on Oakencrough Road, therefore further assessment is required and particular attention will be given to the design and the quality of the materials used. The site is in a prominent location and largely within the Moorland Fringe, therefore a landscape assessment is required. There are potential land contamination issues, thus further assessment will be needed.
The site is not considered suitable now, but can become suitable in the medium to long term, provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development and the site is situated in a low value market area. It is demonstrated that the site is not viable then flexibility can be applied to the affordable housing requirement and planning obligations. The site is considered viable in the short term. Part of the development is achievable in the short term (approximately 60 dwellings, however the remainder of the site can be achieved in the medium term (100 dwellings) and long term (42 dwellings).

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16049** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **11.2**

Site Name **Tong Farm, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland potentially used as grazing land**

Characteristics of the site reducing the development area **High risk of surface water flooding, pond**

Area available for development **10.14** Net Development Area (ha) **7.6** Density **30 dwellings per hectare**

Yield calculated **228** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest for the development of the site for housing during the call for sites in 2011.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access via Oakenclough Road which is an unpaved track. Or access via Tong lane which is a narrow lane used by HGVs to go to and from the quarry.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.7km to A56 / A682**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **530m to bus stop (hourly service)**

Access to primary school **access within 500m (0.31 miles)**

Comments	500m to Bacup St Mary's Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.7 km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 200m to open space off Warcock Lane and Greave Clough Drive
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Some areas at risk of medium and low surface water flood risk. The areas at high risk of surface water flooding have been excluded from the net development area.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, wetland and heath corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Various public rights of way crisscrossing the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Listed Buildings at 38-40 Oakenclough Road
Landscape value	medium landscape impact
Comments	Site is within Moorland Fringe
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Surrounded by farmland. Active quarry located to the south of the site.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Land engineering due to the slope gradient, improvement of the access, surface water flood risk mitigation, heritage impact assessment, landscape and land contamination assessment / mitigation, coal risk assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available for development as the landowner expressed an interest to develop the site during the call for sites (2011).

Suitability summary **Suitable in medium to long term**

Justification There is a slope gradient on the site this land engineering work is likely to be required prior to development. The vehicular access is poor and requires improvements. The site is situated further than 5.5km / 3.5 miles away from a strategic road network and there is no public transport available within 400m. The closest bus stop is within 530m, which is within walking distance, but has only an hourly service, thus future residents will be reliant on the use of private car. Most local services are accessible by walk, except the secondary school and GP surgery. There are some areas affected by medium and low surface water flooding that will require mitigation. There are several public rights of way within the site that would need to be maintained. There are two Listed Buildings on Oakenclough Road, therefore an assessment of the impact of a development on the heritage assets is recommended. The site is within the Moorland Fringe landscape character type thus a landscape assessment is required. Furthermore, there are potential land contamination issues on the site, thus a land contamination will be needed. The site is partly within the Coal high risk development area and therefore a coal risk assessment is required. There is an active quarry to the south of the site that can reduce the amenity of the site due to dust and noise generated by the quarry activities. The site is not considered suitable now but can become suitable in the long term.

Viability and achievability summary **Achievable in medium to long term**

Justification There are significant extra costs associated with the development of the site and it is situated in a low market value area, thus the site is not considered viable now. Development can be achieved in the long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16050** Most Recent Source **Officer suggestion** Site Gross Area (ha) **5.38**

Site Name **Land off Coal Pit Lane, Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Farm and grassland. Woodland area to the north east of the site.**

Characteristics of the site reducing the development area **Woodland and farm house.**

Area available for development **4.99** Net Development Area (ha) **3.74** Density **30 dwellings per hectare**

Yield calculated **112** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowners owning 30% of the site have no intentions to release the site for housing development. The intentions of the remaining landowners are unknown.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Rights associated with the land titles**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access from Coal Pit lane is poor as this is a narrow Lane. Access from Hazel Grove is better.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10km to A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **300m to bus stop on Todmorden Road with 7 bus services a day to bacup and Todmorden (route 466)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	660m to Bacup Britannia Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.6km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Bacup Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	260m to open space off Greave Close Clough
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small parts of the site affected by low surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site is within Settled valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Previous mining activities and coal storage
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Woodland to the north and wooded area to the east, grassland to the south and residential properties to the west

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering due to slope gradient. Improvement of the access. Land contamination and stability survey.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in multiple ownerships and landowners owning 30% of the site are not willin to release the site for development. The intentions of the other landowners are unknown. Therefore site is not available now but part of the site can become available in the future.

Suitability summary **Suitable in medium to long term**

Justification There is a slope gradient on site thus land engineering are likely to be required on site. The access from Coal Pit lane is poor, however the access via Hazel Grove is good but will require improvements. The site is situated further than 5.5 km / 3.5 miles away from a strategic road but within proximity to a bus service to Bacup and Todmorden. Local services are accessible by walk except the secondary school and GP surgery. The public footpaths would need to be maintained. Further assessments are required including a coal risk assessment , a land contamination and land stability assessments due to the mining history of the site. The site is considered suitable in the medium term subject to the constraints identified being adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development and the site is situated in a low value market area. If it is demonstrated that the site is unviable, then the affordable housing requirement and planning obligations can be negotiated. The site is considered viable in the medium term. The site is not currently achievable, as the owners intentions are unknown, but the site can become achievable in the long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16055** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.71**

Site Name **Land at Rossendale Crescent/Greave Clough Lane, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space**

Characteristics of the site reducing the development area **None**

Area available for development **0.71** Net Development Area (ha) **0.63** Density **30 dwellings per hectare**

Yield calculated **19** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing development. The developer has not expressed an interest to develop the site in the short term.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access via Rossendale Crescent or Warcock Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 6km to A56/ A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **300m to Tong Lane with bus stop for service no. 482 to Rawtenstall and Bury (7 services a day)**

Access to primary school **access within 500m (0.31 miles)**

Comments	2 primary schools within 500m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.5km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	800m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	600m to convenience shop on South Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	200m to playground at Rossendale Crescent
Flood risk	flood zone 1 or low surface water flood risk
Comments	Warcock Lane and Rossendale Crescent at low risk of flooding by surface water
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Used as informal kickabout area, but designated as a recreation area
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listed Buildings at no. 38 and 40 Oakenclough Road within 80m
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Previous use as mill lodges, subsequently filled in.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Sub-urban character

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment required and land contamination survey. Beacuse of previous use as mill lodges, attention would need to be given to any foundations.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to release the site for housing development.

Suitability summary **Not suitable**

Justification The site is situated further than 5.5 km /3.5 miles away from a strategic road network, but the closest bus stop is situated within 5 min walk with an hourly service. All local services are available within walking distances except the secondary school which can be accessed by public transport. The site is a designated recreation area and is in current use. A coal risk assessment is required as the site is situated within a high risk development area and land contamination survey is recommended as there are potential contamination and land satbility issues. The site is currently used as a recreational open space and is not considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification Some extra costs are identified for the development of the site and the land is situated in a low value market area. If it is demonstrated that the site is not viable, then the affordable housing requirement and planning obligations can be negotiated. The housing association has not expressed an interest to develop the land in the short term. The site is considered viable and achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered developable as it is an open space in active use for recreational purposes. The site has also potential contamination and land satbility issues.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16058** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.98**

Site Name **Thorn Bank, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Two playgrounds and a MUGA, open space with footpath**

Characteristics of the site reducing the development area **Playgrounds, MUGA**

Area available for development **1.73** Net Development Area (ha) **1.55** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownerships (Rossendale Borough Council, Lancashire County Council) and private ownership (Housing Association)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **12km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 60m to bus stop with 1 hourly service (no. 463)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Bacup St Mary's primary school within 400m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	500m to Irwell Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	230m to convenience store on South Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to play area and MUGA
Flood risk	flood zone 1 or low surface water flood risk
Comments	Parts of the site is within a low risk area of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Open space. The play areas and MUGA have been excluded from the developable area.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination on a small part of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments A land contamination survey is required.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in multiple ownerships, some of the landowner have not expressed a strong interest in developing the site for housing use.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5 km / 3.5 miles from a strategic road, however the closest bus stop is within 60 m from the site and provides access to an hourly service. Most local services are accessible within walking distance, except the secondary school that can be accessed via bus. The site contains play areas and a MUGA that should be retained. There are potential land contamination issues therefore further assessment is required. Some wastewater infrastructure are present underground thus it can constraint development. The site is considered suitable provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification No significant costs are associated with the development of the site, but the site is within a low value market area. The site is considered viable. The development is considered to be achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered developable in the medium term. The number of dwellings has been reduced to reflect the playgrounds and MUGA currently on site and which would be kept as part of a residential scheme.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16059** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.47**

Site Name **Thorn Gardens, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land and partly open space**

Characteristics of the site reducing the development area **Steep area along Tong Lane**

Area available for development **0.13** Net Development Area (ha) **0.13** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (Housing Association)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **No objection to the site being develop for housing (comment received during the draft Site Allocations and Development Management Policies DPD 2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep area along Tong Lane but flatter near Thorn Gardens**

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.2km to A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **50m to bus stop with service no 463 (hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	500m to Bacup St Mary's primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	630m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	300m to convenience store on South Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	50m to Rossendale Valley Playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Some areas of the site are at low risk of surface water flooding. Tong Land is affected by high and medium surface water flood risk.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Part of the site is likely to be in informal use (e.g. dog walking)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering due to slope gradient to the north of the site. Land contamination assessment.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in single public ownership, the landowner has no objection to the development of the site for housing (comments received during the draft Local Plan Part 2 consultation in 2015). The site is considered available now.

Suitability summary **Not suitable**

Justification The site is steep along Tong Lane, therefore potential development will be concentrated near Thorn Gardens within an area of 1.3ha. Considering 30 dwellings per hectare, the site would deliver 4 dwellings, which is below the threshold for inclusion in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs are associated with the development of the site and the land is within a low value market area. The site is considered viable in the medium to long term. Therefore, the site can be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The developable area is too small, therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16060** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.5**

Site Name **Reed Street, Bacup**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land**

Characteristics of the site reducing the development area **High risk of surface water flooding to the north east of the site**

Area available for development **0.47** Net Development Area (ha) **0.42** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Mutiple private ownerships**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **A planning permission was submitted and granted permission in 2008 for apartments. Some landowners have expressed an interest to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.1km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less then hourly) bus service within 400m (0.24 miles)**

Comments **Within 300m to bus stop with 7 services a day (route 466)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	620m to Bacup St Mary's primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.9km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	570m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	150m to convenience store on South street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	340m to open space off Earnshaw Road
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small part of the site affected by high, medium and low risk of surface water flooding. The area at high risk of surface water flooding has been excluded from the developable area.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public footpath along the eastern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	no 10 and 11 Esther Place, off Todmorden Road within 80m to the site
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential use to the west and south, business units to the east and north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Land contamination survey.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification A planning permission was submitted in 2008 for residential apartments. Some landowners are willing to develop the site while the intentions of one landowner is unknown.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5 km /3.5 miles from a strategic road but an hourly bus service is accessible within walking distance. Most local services are accessible within walking distance except the secondary school that can be accessed by bus. There are surface water flooding risks to the north eastern part of the site. The area at high risk of surface water flooding has been excluded from the development area. The public footpath along the eastern boundary of the site should be maintained. There are potential land contamination issues therefore a further assessment is required. The site is surrounded by residential properties and businesses. The businesses are unlikely to affect the amenity of future residents as the garage, children nursery and offices not considered to generate pollution (including noise, light and smell). A planning permission was granted for the erection of 2 blocks of apartments (50 units) in 2008 (2008/0244) but has now expired. The site is considered suitable for housing development provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development of the site and the land is within a low value market area. However, the site is non-the-less considered viable now and achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification A planning permission was granted for the erection of 2 blocks of apartments (50 units) in 2008 (2008/0244) but has now expired. The site is considered suitable for housing development provided that the constraints are adequately addressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16062** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **0.32**

Site Name **Land off Alma Street, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

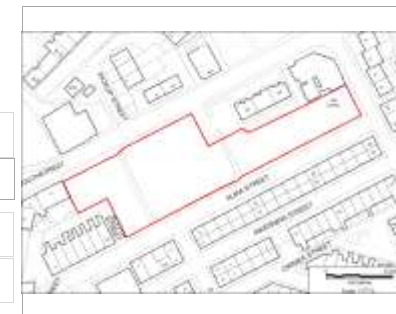
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space and wooded areas**

Characteristics of the site reducing the development area **Trees**

Area available for development **0.14** Net Development Area (ha) **0.14** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Not all of the site is in freehold.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site sloping from Alma Street to South Street.**

Vehicular access **good access or adjacent to road**

Comments **Potential access off Alma Street or South Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **Approximately 9km to A682 junction with A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Approximately 600m to Thorn Primary; 1km to St Mary's Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Fearns 3.5km; BRGS 4.1km
Access to GP surgery	access within 1km (0.6 miles)
Comments	Irwell Medical Centre within 200m
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Located in Bacup Town Centre - 250m to Morrisons
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	350m to Thornbank; 550m to Bankside Lane
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part of the site is affected by surface water flood risk (1 in a 1000 years event)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Treed area and single trees not protected by TPO
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site within or adjoins a Conservation Area
Comments	Site adjoins Bacup Town centre Conservation Area and a cast iron wall to bridge is a listed structure situated within 50m
Landscape value	low landscape impact
Comments	Most of the site is within the Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Surrounded by residential properties and a garage

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewer outfall on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal Mining Risk Assessment to ensure there are no risk associated with the mining legacy

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for release.

Suitability summary **Not suitable**

Justification The site is situated far away from a strategic road network but has good access to quality bus route. A small part fo the site is within the Coal Authority high risk development area. Therefore a Coal Mining Risk Assessment is recommended. Hald of the site is covered by trees, although they are not protected by TPO, they should eb maintained as much as possible. The area available for development would host 4 dwellings ar a density of 30 dwellings per hectare. Therefore the site is below the threshold of 5 dwellings and should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a low market value area and some extra costs are associated with the developemnt (e.g. coal mining risk assessment), however it is considered that the development is viable. No developer has expressed an interest, thus the development is likely to be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is covered by mature trees and the area available for development is too small to be able to deliver 5 or more dwellings. Therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16066** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **3.12**

Site Name **Land East of Rochdale Road (East of Empire Theatre), Bacup**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Allotment garden, previously developed land, presence of outbuildings, grassland area and footpath**

Characteristics of the site reducing the development area **Allotment garden, wooded area, unregistered ownership in land Registry**

Area available for development **0.94** Net Development Area (ha) **0.84** Density **30 dwellings per hectare**

Yield calculated **25** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Only the part of the site owned by Lancashire County Council is considered available for development**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Lancashire Country Council willing to release the site.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Some title issues regarding a small part of the site (ownership unknown)**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There are 2 distinctive levels on site and the lower level (former nursery) needs a separate access.**

Vehicular access **access requires improvements**

Comments **Access off Thorn Street is poor (single lane behind row of terraced houses). Access off Bath Street is also poor (narrow paved steep road) and might be subject to a ransom strip. Access off Gladstone Street is more appropriate but not within LCC ownership of the site (ransom strip)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 6km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **150m to bus stop for service 482 (half hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	375m to St Mary's Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.1km to Fearn's Community Sports College
Access to GP surgery	access within 1km (0.6 miles)
Comments	660m to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to convenience store on South Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	340m to Hawthorn play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small part of the site is affected by low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public footpath to the south of the site
Heritage assets	site within or adjoins a Conservation Area
Comments	Adjoins Bacup Town Centre Conservation Area
Landscape value	low landscape impact
Comments	Settled Valleys landscape character type. The landscape study (2015) concluded that the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Known Issues but Capable of Remediation
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north, west and east and woodland area to the south

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of sewers on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Works required on access. Coal risk assessment and land contamination reports needed.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The area owned by LCC is identified as surplus to requirement, therefore the site is considered available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The site is more than 5.5km away from a strategic road network but has good access to public transport and most local services are accessible by walk except the secondary school which can be accessed by bus. Access is poor and further works are required. The land adjoins Bacup Town Centre Conservation Area, therefore a high quality design and the use of local sandstone materials is recommended. There are potential land contamination issues in a small area of the site and the land is partly within the Coal Authority high risk development area, therefore a land contamination report and a coal risk assessment are required. The site is considered suitable for development in the short to medium term, provided that the constraints identified are adequately mitigated.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is located in a low market and some extra costs can be involved in the development of the site (potential decontamination /remediation and improvement to the access). The site is considered to be marginally viable, and the site is more likely to be achieved in the medium term rather than in the next five years as a consequence of the constraints identified.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16375** Most Recent Source **Call for Sites 2016 (CFDS26)** Site Gross Area (ha) **0.6**
Site Name **Height Barn Lane, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **Slight slope**
Area available for development **0.55** Net Development Area (ha) **0.5** Density **30 dwellings per hectare**
Yield calculated **15** Yield proposed by applicant **20** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowners have expressed an interest to develop the site for housing in the short term via Call for Sites**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Gradient present but could be relatively easily developed**
Vehicular access **access requires improvements**
Comments **Access via a narrow track and then relatively poor visibility splays onto New Line**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **8.5km to Rawtenstall**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **315m away from bus stop with medium frequency (over hourly) service 466**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	680m to Bacup St Saviours Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3370m
Access to GP surgery	access within 3km (1.8 miles)
Comments	1850m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Britannia Post Office
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	580m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Immediately adjacent to a Woodland Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public Rights of Way exist along Height Barn Lane and on the western boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed area with different land uses-adjacent to both housing and employment

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Would need good landscaping and significantly improved access

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Landowner has indicated that the site is available for development via the "Call for Sites" exercise

Suitability summary **Suitable in medium to long term**

Justification A significant improvement to the road access would be required. The site is remote from services, though the introduction of the medium frequency 466 bus route down New Line has improved transport facilities.

Viability and achievability summary **Achievable in medium to long term**

Justification While located in a low value area this is within an attractive part of the town. However the need to enhance the access onto New Line and address the location adjacent to a small industrial estate means that the site must be considered as marginal.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is currently in the countryside but adjacent to existing housing and employment uses. It has poor availability to services and work will be required to upgrade the access onto New Line

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16398** Most Recent Source **Proposed by landowner** Site Gross Area (ha) **6.62**

Site Name **Land at Causeway House Farm, Tong Lane, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Fields**

Characteristics of the site reducing the development area **None**

Area available for development **6.62** Net Development Area (ha) **4.96** Density **30 dwellings per hectare**

Yield calculated **149** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site (email received 13.12.2016)**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **There are wider Access Rights associated with the deed**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Tong Lane is single track at this point so consideration would need to be given to improvements to accommodate the number of vehicles proposed**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10.4km to A56 at Rawtenstall; 12.8km to motorway link road at Rochdale**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearly 700m to nearest bus stop**

Access to primary school **access within 500m (0.31 miles)**

Comments	440m to Bacup Britannia Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	5225m to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1435m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.25km to Nisa Store on South Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	440m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Very small area of Level 2/3 at ponds within the site plus 1 in 1000 year flood risk from stream
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to a Grassland Stepping Stone Habitat at Tong Quarry
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Right of Way 472 along northern boundary and 480 along southern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Moorland Fringe landscape
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	1x SPC
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments A couple of residential properties are adjacent to the land. However, Tong Quarry is also very close and should be considered as a bad neighbour

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Would need improvements to Tong Lane to accommodate the numbers of houses proposed

Market are **medium value market area (£170/sqm)**

Comments Countryside location

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to release the land for development. The site is considered available now.

Suitability summary **Not suitable**

Justification The principal concerns about this site relate to its relatively isolated location at 330m above sea level. Location in the Moorland Fringe landscape means that it would be highly visible over a wide area and would have a significant urbanising effect. Tong Lane is a single track road that would need widening to accommodate this volume of vehicles.

Viability and achievability summary **Achievable in medium to long term**

Justification There are likely to be extra costs in bringing the site forward because of the need to improve the access. However because it is located in a medium value area there should be sufficient value to enable these to go ahead

Conclusion **Not developable or not to be included in the SHLAA**

Justification The landscape impacts of the proposal, it's relatively isolated location and the need for road improvements mean that the site should not be brought forward.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16399** Most Recent Source **Proposed by landowner** Site Gross Area (ha) **0.09**
Site Name **Land at the corner of Fieldfare Way and Goldcrest Avenue, Bacup**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Open space**
Characteristics of the site reducing the development area **None**
Area available for development **0.09** Net Development Area (ha) **0.09** Density **30 dwellings per hectare**
Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner expressed an interest to develop the site in the future.**
Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**
Comments **A unilateral undertaking to maintain the site as open space was signed by the developer in 2005.**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Fieldfare Way or Goldcrest Avenue**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **300m to bus stop with access to an hourly bus service (463)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	940m to Primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Fearn's College
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 1km to Bacup District Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 100m to Douglas Road open space (but considered for housing development)
Flood risk	flood zone 1 or low surface water flood risk
Comments	Fieldfare Way is at medium risk of surface water floodings
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland previously used as car park and storage
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informal use by local residents, especially to access larger open space site to the west.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification

Suitability summary **Not suitable**

Justification

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Stacksteads

GENERAL INFORMATION

Site Ref **SHLAA16079** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **5.91**

Site Name **Land off Newchurch Old Road, Bacup**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing land in part (horse related activities), woodland area and shrub area**

Characteristics of the site reducing the development area **Wooded and steep area to the south of the site**

Area available for development **4.14** Net Development Area (ha) **3.1** Density **30 dwellings per hectare**

Yield calculated **93** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **The steep slope to the south of the site has been excluded from the area available for development**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **The Highways Authority has serious concerns. "The existing layout on Bankside Lane is broadly reflected on the 1845 historic map and would not be considered acceptable under the current standards. The land to the west of Bankside Lane is at a higher level than the road which results in high retaining structures and there are buildings on both sides of Bankside Lane at several points which abut the road with no footway provision. Where there is footway provision, the widths are sub-standard along most sections. There is little opportunity for improvement works to the current road layout within the extents of the adopted highway.
(...) Therefore any development land allocated off Bankside Lane should provide a secondary vehicle access point onto the highway network. The topography of the land presents difficulty in providing a suitable route and within the land that is proposed for allocation it appears unlikely. The Highway Authority has serious concerns about these sites and the ability to provide a safe and suitable access in accordance with the NPPF and adequate permeability for traffic distribution in accordance with Manual for Streets. Subject to the provision of a secondary vehicle access to the site being provided**

(Lodge Lane has been reviewed and discounted due to its narrow width over a significant length and gradient), this site could be considered acceptable. A pedestrian and cycle link to Osbourne Terrace would be necessary to support the sustainability of the site and provide a suitable walking distance to the nearest bus stops on Newchurch Road, the local Primary School and food shop."

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments 7km to A56 / A682

Access by public transport **no bus services within 400m (0.24 miles)**

Comments 500m to bus stop with high quality bus service (464)

Access to primary school **access within 500m (0.31 miles)**

Comments 270m to St Joseph Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 1.7km to Fearn's College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 2.2km to Irwell Medical Practice

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments 500m to convenience shop on Newchurch Road

Access to a park or play area **access within 300m (0.18 miles)**

Comments 200m to Rosemount Community Park

Flood risk **flood zone 1 or low surface water flood risk**

Comments A small part of the footpath (Newchurch Old Road) is affected by low surface water flooding

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Grassland Corridor

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Several public footpaths on site and along the boundaries

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments Rockcliffe Wood, Wesley Place is a Listed Building Grade II - 80m from site

Landscape value **high landscape impact**

Comments Southern part within Suburban landscape character type, northern part within Settled Valleys landscape character type. The site specific landscape assessment concluded that the site is not suitable for development on landscape ground.

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments **May require further site investigation**

Land instability **if severe instability issues or entirely or partly within a high risk development area**

Comments **May require further site investigation or a coal mining risk assessment**

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments **Residential**

Constraints due to utilities **no known utilities infrastructure on site**

Comments **Presence of sewers in the steep area not available for development**

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Coal risk assessment. Landscape assessment.**

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The land is in public ownership and can be released for housing development in the short term.**

Suitability summary **Not suitable**

Justification **There is a slope on the site, the steeper part of the site which is also identified as of value ofor its woodland has been excluded from the developable area. The remaining part is suitable for housing development. The site is situated further than 5.5 km /3.5 miles away from a strategic road. There are no bus stop within 400m however the closest bus stop is within 500m but down a steep hill. Local services are accessible by walk via steep streets leading to the main road, except the secondary school and the Irwell Medical Practice that can be access by public transport. Vehicular access via Bankside Labe is poor and Lancashire County Council Highways Department has raised serious concerns. A small part of the site is within a high risk development area of the Coal Authority, therefore a coal risk assessment will be required. The site is within the Suburban and settled Valleys landscape character types, however the site specific assessment undertaken**

in 2015 concluded that the site is not suitable on landscape grounds. Due to the serious concerns expressed regarding vehicular access to the site via Bankside Lane, it is not considered suitable for development.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs are associated with the development (e.g. coal mining risk assessment, landscape assessment) and the site is within a low value market area, therefore the development is considered marginally viable. Potential funding from HCA can be requested to improve the viability of the housing scheme. No developer has expressed an interest therefore the development is likely to be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now (in public ownership), however it is not considered suitable due to serious concerns regarding vehicular access. The site is therefore not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16088** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.2**
Site Name **Land west of Sow Clough, Stacksteads**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **None**
Area available for development **1.2** Net Development Area (ha) **1.08** Density **30 dwellings per hectare**
Yield calculated **32** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **The solicitor of the landowners informed us that the land has been sold in 2015. The new landowners are not yet registered on the Land Registry.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments **Gentle slope on site**
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Potential access off Tunstead Road but road would need to be extended to reach the site. Poor access via Honey Hole Farm using a track to the site.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **7.1km to A56/ A682 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **430m to bus stop with one hourly service (no 463)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	600m to Bacup Holy Trinity Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.4km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to Waterfoot Health Centre and 3.1km to Irwell Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Stacksteads neighbourhood centre accessible within 300m via footpath
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to play area and MUGA off Western Road via footpath
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and low water flood risk along the footpath adjoining the site
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site is within the Stacksteads Gorge Local Geodiversity Site and a Lancashire Ecological network Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpaths along the eastern and northern boundaries of the site. Within Rosemount community park
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Waggoner Tunstead Farm, Tunstead Road is a Listed Building within 50m but not adjoining the site
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area, primary school with associated sport area and grassland corridor

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Access is a significant constraint.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown, therefore the site is not considered to be available now. However it can become available in the long term.

Suitability summary **Not suitable**

Justification Access is a major constraint and a new access is required. The site is situated further than 5.5 km / 3.5 miles away from a strategic road. There are no bus stops within 400m, however the closest bus stop is within 430m which is accessible by walking. The primary school, play area and local centre are available within walking distance. Other local services like the secondary school and medical centre are not accessible by walking. Future residents are likely to rely on private cars as the bus service situated on the main road runs every hour. The site is within the Local Geodiversity Site of Stacksteads Gorge and there are public footpath along its western and northern boundaries that should be maintained. The access to the site is via a private road is considered by Lancashire County Coubncil Highways Department insufficient in width to accommodate any development traffic. The site is notconsidered suitable for residential development..

Viability and achievability summary **Achievable in medium to long term**

Justification There are significant extra costs associated with the development of the site (e.g. new access requirement) and the site is within a low value market area. It is considered that the site is marginally viable. The site can be achieved in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not currently available, however it can become available in the long term (subject to landowners). The site is not suitable due to vehicular access issues.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16090** Most Recent Source **Call for Sites 2016 (CFDS34)** Site Gross Area (ha) **1.36**

Site Name **Land at Acre Avenue, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and wooded area**

Characteristics of the site reducing the development area **Wooded area and cemetery office**

Area available for development **1.16** Net Development Area (ha) **1.04** Density **30 dwellings per hectare**

Yield calculated **31** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **A small portion of the site (the wooded area) is owned by a private owner. The rest of the site is within 2 ownerships, one private and one public.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The main landowner does not want to release the site for housing (response received in August 2015). The landowner of the wooded area has expressed an interest to develop the land, however the area is unable to deliver 5 or more dwellings.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Needs to be resolved; possibly via Brunswick terrace**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.3 km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **350m to bus stop with 2 services: 464 (every 15 mins) and 482 (every 30 mins)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Holy Trinity CoE Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.9km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to "Best" convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	260m to playing pitch
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Flood zone 1 but small area at risk of medium and low surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Wetland and Heath Stepping Stone Habitat and within grassland corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath leading from Brunswick terrace to Acres Avenue and along the eastern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Fairwall Barn and Farmhouse are listed buildings within 200m
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties and cemetery office to the north, residential properties to the west and south. Grassland to the east.

Constraints due to utilities **no known utilities infrastructure on site**

Comments Sewers adjoining the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Surface water flood risk assessment / mitigation.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification Part of the site to the north west was kept as a wooded area as part of the planning permission 1993/541 for the adjacent residential estate. The landowner of this wooded area wishes to develop the site for residential use, however the area is too small to be able to deliver 5 or more houses. The main landowner does not wish to release the land for housing development (letter received in August 2015). Therefore, the site is not available for development.

Suitability summary **Suitable in medium to long term**

Justification The land is capable of development, although the access is a problem and the narrow and steep nature of the site makes production of a suitable design challenging.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs for vehicular access and flood risk mitigation. Design challenging due to the steep and narrow nature of the site. A development would be marginally viable and could be delivered in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not developable, as the land is not available for housing development. The main landowner does not wish to release the land for housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16091** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.18**
Site Name **Brunswick Terrace, Stacksteads**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Wooded area and private gardens**
Characteristics of the site reducing the development area **Mature trees**
Area available for development **0.11** Net Development Area (ha) **0.11** Density **30 dwellings per hectare**
Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**
Comments
Intentions of landowner **intentions unknown or not willing to release the site**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Vehicular access is a significant constraint as it would affect private agrden or a public right of way**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **7.4km to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **300m to high quality bus route**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Holy Trinity primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.9km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	330m to convenience store (Best on Newchurch Road)
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to Stackstead's Recreation Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Treed area
Recreational value	no recreational value
Recreational value comme	Part of the site used as private gardens
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and wooded areas to the west and east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works (for development and access road)

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in unknown ownership and the intentions of the landowners are unknown. The site can become available in the long term.

Suitability summary **Not suitable**

Justification The site is steep and vehicular access is a significant constraint. Part of the site is used as private gardens and most of the land is covered by trees. The net developable area is too small to be able to deliver 5 or more dwellings, so the site should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is marginally viable and can be deliverable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is partly covered by mature trees and has a net development area of 0.11ha, providing a yield of 3 dwellings (at 30 dph). The site is too small to be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16093** Most Recent Source **Call for Sites 2016 (CFDS44)** Site Gross Area (ha) **0.79**

Site Name **Toll Bar Business Park, Stacksteads**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Car park area, car wash and buildings in use for employment (commercial businesses including opticians and leisure activities)**

Characteristics of the site reducing the development area **Stream and culvert**

Area available for development **0.76** Net Development Area (ha) **0.76** Density **50 dwellings per hectare**

Yield calculated **38** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Single private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Good access off Newchurch Road however needs approval from LCC due to busy roundabout.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.8km to A56/ A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop with high quality bus service (464)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 100m to Bacup Holy Trinity primary School via footpath
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.3km to fearns College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	The site is within Stacksteads Neighbourhood centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	The site adjoins a Bowling Green and is within 100m to a Playing Pitch and a MUGA
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Southern part of the site within flood zone 2. Also the site adjoins flood zone 3. There is a high and medium risk of surface water flooding along the stream and culvert and also within the southern part of the site.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Within a Local Geodiversity Site (Stacksteads Gorge) and a grassland corridor area
Recreational value	no recreational value
Recreational value comment	There is flight deck experience and a martial art club. These services are available for customers / club members.
Heritage assets	site contains or adjoins a Listed Building
Comments	Stacksteads Mill is a Listed Building Grade II
Landscape value	low landscape impact
Comments	Toll Bar Business Park within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination for the whole site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments	
Bad neighbour	site in residential or retail area
Comments	Public house and bowling green to the west, bordered by Newchurch Road to the north, residential properties to the east and ambulance station and storage yard to the south.
Constraints due to utilities	no known utilities infrastructure on site
Comments	The culvert has been excluded from the area available for development

ACHIEVABILITY

Extra costs of development	if some extra costs required
Comments	Flood risk mitigation, heritage assessment and Listed Building Consent, land contamination report.
Market are	low value market area (£150/sqm)
Comments	

CONCLUSION

Availability summary	Available now
Justification	The site is in single private ownership and the landowner has expressed an interest to develop the site in the short term for housing use.
Suitability summary	Suitable now
Justification	The vehicular access off Newchurch requires approval from LCC Highways.. It is situated further than 5.5km /3.5 miles away from a strategic road network, however, it has good access to a high quality bus route and most local services are accessible by walk except the GP surgery which can be accessed by public transport. Part of the site is within flood zone 2 and part is at high and medium risk of surface water flooding, therefore particular attention to the layout and design will be required. The site is situated within a Local Geodiversity Site (Stacksteads Gorge). Stacksteads Mill, situated on the site, is a Listed Building Grade II. A Listed Building Consent will be required and the scheme should include a conversion of the mill that will enhance or maintain the character of the Listed Building and the local area. There is potential land contamination therefore a land contamination report will be needed. The site is in a sustainable location and is considered suitable for a housing development provided that the constraints identified are adequately addressed.
Viability and achievability summary	Achievable now
Justification	Extra costs are associated with the development of the site (e.g. Flood risk mitigation, heritage assessment and Listed Building Consent, land contamination survey) and the site is in a low value market area, however the site is considered to be viable for a housing development. The development can be achieved within the next 5 years.
Conclusion	Deliverable in the next 5 years
Justification	The site is available now (landowner / developer intentions to develop the site for housing in the short term), suitable provided that the constraints identified are adequately addressed, viable and achievable in the short term.

Delivery (next 5 years)

38

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16096** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **4.33**

Site Name **Land At Moss Farm, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland (horse-related activities)**

Characteristics of the site reducing the development area **Stream**

Area available for development **4.3** Net Development Area (ha) **3.22** Density **30 dwellings per hectare**

Yield calculated **97** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships. One large private ownership and one small private ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner of a large part of the site is supporting a development for housing (comments received during the summer 2015 consultation). The landowner of a small part of the site is opposed to a housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Poor access off Greens Lane which is a single steep lane or potential access from a lane off Blackwood Road. The development would increase traffic at junction of Farholme Lane / Newchurch Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.2km to A546/ A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **600m to bus stop with 5 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 920m to Holy Trinity Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 2.1km to Fearn's College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 2.2km to Irwell Medical practice

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 520m to convenience store (Best)

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 440m to recreational ground (Acre Park)

Flood risk **less than 50% in flood zone 2 or affected by medium surface water flood risk**

Comments Small part of the site is affected by high, medium and low risk of surface water flooding

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Partly within the grassland corridor and adjacent to a Woodland Trust site.

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Public footpath crisscrossing the site

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments The site is within the Settled Valleys Character Type. The landscape assessment undertaken in 2015 concludes that the site is suitable for development on landscape grounds.

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties, farmland and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Flood risk mitigation.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The owner of a parcel of land is not willing to release the land for housing development, however the landowner of the remaining and largest part of the site is willing to release the site for housing development. The site is considered available in the medium term.

Suitability summary **Suitable in medium to long term**

Justification There is a significant slope on the site that requires attention. The access to the site is via two narrow lanes therefore it needs significant improvements. The site is situated further than 5.5km / 3.5 miles away from a strategic road and has not access to public transport within 400m. The closest bus stop is accessible within 600m. The primary school, a convenience store and a park are accessible within walking distance; while the secondary school and the GP surgery can be accessed by public transport. There are some areas of the site at risk of high, medium and low surface water flood risk that require mitigation. Several public footpaths are present on site and will need to be maintained. The site is considered suitable for housing development in the medium term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development (e.g. improvements of the vehicular access and surface water flood risk mitigation) and the site is situated in a low value market area. It is considered that the site is viable for a housing development. There is currently no developer interest. The development is achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available and achievable in the medium term (the landowner of the largest part of the site is willing to sell the land for housing development), also the site is considered suitable for a residential development in the medium term, provided that the constraints identified (i.e. access and surface water flood risk)

are appropriately addressed.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

37

GENERAL INFORMATION

Site Ref **SHLAA16097** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **2.35**

Site Name **Land adj Toll Bar Business Park, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Riverside Community Park, footpath, River Irwell, wooded area (Moss Meadow Wood of the Woodland Trust) and shrub area (former railway)**

Characteristics of the site reducing the development area **Flood zone 3, wooded areas**

Area available for development **0.68** Net Development Area (ha) **0.68** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **20** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership, Woodland Trust and unknown ownerships**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is no current vehicular access to the site. New access can be built from Bowlers Wood or Blackwood Road.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.6km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **150m to bus stop with 4 services**

Access to primary school **access within 500m (0.31 miles)**

Comments	350m to Holy Trinity Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	330m to 'Premier' convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Stacksteads Recreational Ground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The area within flood zone 3 has been excluded from the area available for development. Part of the site is within flood zone 2 and affected by high, medium and low surface water flood risk.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Stacksteads Gorge Local Geodiversity Site and within the Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Bridleway going through the site along the river plus Moss Meadow Wood accessible to the public. Bridleway from part of Valley of Stone Greenway. The site is also part of Stacksteads Countryside Park.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Holy Trinity Church and no. 320-322 Newhurch Road are Listed Buildings present in the vicinity
Landscape value	high landscape impact
Comments	Northern part of the site within the Industrial Age and southern part within Settled Valleys Landscape Character Type. However, the landscape assessment undertaken in 2015 concludes that the site is not suitable for development on landscape grounds
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, playing field, woodland and grazing land

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New access infrastructure is required and flood risk mitigation. Landscape impact assessment and mitigation.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown.

Suitability summary **Not suitable**

Justification The northern part of the site is relatively flat while the southern part has a pronounced slope. There is no current vehicular access to the site, thus new infrastructure is required. The site is situated further than 5.5 km /3.5 miles away from a strategic road. However, it has good access to public transport and local services. Indeed, most local services are accessible by walking, except the secondary school and GP surgery that can be accessed by public transport. The site is affected by river and surface water flood risk. The SFRA recommends to split the site in two parts, as the southern part is more suitable for development on flood risk grounds. The Exception Test will need to be passed for the site. The site is adjacent to the Stacksteads Gorge Local Geodiversity Site and there is a bridleway that needs to be retained. The site also hosts Moss Meadow Wood which consists of young trees planted by the Woodland Trust and accessible to the public. The site is not suitable for housing development and should be retained for leisure uses.

Viability and achievability summary **Achievable in medium to long term**

Justification There are significant costs associated with the housing development of the site (e.g. new access infrastructure, flood risk mitigation) and the site is situated in a low market value area. The site is considered marginally viable. The development is achievable in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site can become available, viable and achievable in the long term, however the site is not considered suitable for a housing development due to access and flood risk issues. The land should be better retained for leisure uses.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16098** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.34**

Site Name **Booth Road/Woodland Mount, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Private garden**

Characteristics of the site reducing the development area **None**

Area available for development **0.34** Net Development Area (ha) **0.34** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private single ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The developer / landowner has expressed an interest in developing the site for housing via the Call for Sites (2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Booth Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A56/ A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **bus stop to service 465 (hourly) within 100m**

Access to primary school **access within 500m (0.31 miles)**

Comments	Bacup Holy Trinity Primary School within 300m
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	less than 1km to Fearn's College and 1.4km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Waterfoot Health Centre and 2.4km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	660m to convenience store on Newchurch Road (Best) via steep road
Access to a park or play area	access within 300m (0.18 miles)
Comments	250m to sport pitch / play area on Western Road
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and no surface water flood risk on site
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Within Stacksteads Gorge Local Geodiversity Site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Suburban Landscape Character Type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties to the west, south and east. Grassland area to the north.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner / developer has expressed an interest to develop the site for housing in the short term. The site is available now.

Suitability summary **Suitable now**

Justification The site is situated further than 5.5 km / 3.5 miles from a strategic road. It has fair access to public transport (100m to an hourly bus service). Most local services are accessible within walking distance except the secondary school and GP surgery that can be access via public transport. The site is situated within Stacksteads Gorge Local Geodiversity Site
Planning permission granted for 3 detached dwellings in 2001. The site is considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification The site is situated in low value market area, however no extra costs were identified for the housing development of the site, therefore the development is considered viable. The development can be achieved in the next five years.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now as the landowner/ developer has expressed an interest to develop the site for housing in the short term. The site is also suitable, viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16099** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.12**
Site Name **Heathbourne Road, Stacksteads**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Vacant land**
Characteristics of the site reducing the development area **Steep slopes**
Area available for development **0.09** Net Development Area (ha) **0.09** Density **30 dwellings per hectare**
Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (RBC)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **Landowner willing to release the site for housing development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Strong slope**
Vehicular access **access requires improvements**
Comments **Potential access from Heathbourne Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **Approximately 6.5km to A56/ A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **160m to bus stop on Booth Road (hourly bus service) and 400m to bus stop on Newchurch Road with high quality bus route (but down a steep hill)**
Access to primary school **access within 500m (0.31 miles)**

Comments	Bacup Holy Trinity Primary School within 380m
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Fearn's College and 1.4km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Waterfoot Health Centre and 2.4km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	260m to convenience store on Newchurch Road via steep road
Access to a park or play area	access within 300m (0.18 miles)
Comments	150m to playground Off Western Road
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Within Stacksteads Gorge Local Geodiversity Site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site. Vehicular access improvements.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is within public owenrship and is available for development.

Suitability summary **Not suitable**

Justification Steep slopes are present on site and the vehicular access requires improvements. The area available for development can host 3 dwellings, which is below the 5 dwellings threshold. The site should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identifid therefore the development is considered to be marginally viable. The development can be delivered in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The steep slopes reduce the net developable area of the site. The yield is too small and the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16100** Most Recent Source **Housing Association** Site Gross Area (ha) **0.61**

Site Name **Western Road, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Play area, MUGA and wooded area**

Characteristics of the site reducing the development area **Playground, MUGA, wooded area and trees protected by TPO**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site can be released for housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Western Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **370m to bus stop with 3 bus services including a high frequency service (464) via a step lane**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	530m to Bacup Holy Trinity Stacksteads primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.1 km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Convenience store within 350m on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	750m to Stacksteads Recreation Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of land at risk of surface water flooding. Western Road is at high and medium risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site is within Stacksteads Gorge Local Geodiversity Site. Treed area of the site protected by TPOs has not been included in the area available for development.
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Active, well-used playground and MUGA excluded from the developable area. The rest of the site is well maintained grass and footpaths used to access the recreational areas.
Heritage assets	site contains or adjoins a Listed Building
Comments	no 366 and 368, Newchurch Road are Listed Buildings within 30 from the site, also Holy Trinity Church is a Listed Building
Landscape value	low landscape impact
Comments	Site within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and wooded area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering due to pronounced slope.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and can become available to housing development in the short term.

Suitability summary **Not suitable**

Justification Pronounced slope especially along Western Road. The site is situated further than 5.5 km /3.5 miles from a strategic road. However, it has good access to a public transport network. Most local services are within walking distances except the secondary school which can be accessed by bus. The site is situated within the Stacksteads Gorge Local Geodiversity Site. There are several Listed Buildings in the vicinity, on Newchurch Road. Part of the site has a playground and MUGA which have been excluded from the developable area, however the remaining part of the site is steep and consists of well-maintained grassland and footpaths to access the playground and MUGA. It is considered that the grassland is also used as a playground by children. It is considered that due to its recreational value, the site is not suitable for housing development.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development of the site and it is situated in a low market value area. However, it is considered that the site can be viable for residential use. The site can be achieved in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Although the site is available and is considered viable and achievable in the short term, it is not suitable for housing development due to its important recreational value for the local community.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16101** Most Recent Source **Housing Association** Site Gross Area (ha) **0.52**
Site Name **Heath Hill Drive, Stacksteads**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Woodland area protected by TPO, grassland and footpath**
Characteristics of the site reducing the development area **Woodland area protected by TPO (0.45ha)**
Area available for development **0.07** Net Development Area (ha) **0.07** Density **30 dwellings per hectare**
Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**
Comments **Steep slopes**
Vehicular access **good access or adjacent to road**
Comments **Potential access off Heathfield Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **6.5km to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **370m to bus stop with 3 bus services including a high frequency service (464) via a steep lane**
Access to primary school **access within 500m (0.31 miles)**

Comments Approximately 500m to Bacup Holy Trinity Stacksteads primary school

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 1.1 km to Fearn's College

Access to GP surgery access within 3km (1.8 miles)

Comments Approximately 2km to Waterfoot Health Centre

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments Convenience store within 350m on Newchurch Road via a steep lane

Access to a park or play area access within 300m (0.18 miles)

Comments Playground and MUGA on the other side of the road (SHLAA16100)

Flood risk flood zone 1 or low surface water flood risk

Comments Small pockets area affected by surface water flooding (1 in a 1000 years event)

Ecological value located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments Located in Stacksteads Gorge Local Geodiversity Site. Woodland area procted by TPO

Recreational value presence of Public Rights Of Way or informal use

Recreational value comme Public footpath goes through the site (but not designated as Public Right of Way) linking Heathfield Road to Newchurch Road

Heritage assets site contains or adjoins a Listed Building

Comments Adjoins the curtilage of Holy Tinity Church and Munn Monument, Newchurch Road (both graded II)

Landscape value low landscape impact

Comments Within Industrial Age landscape character type.

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential land contamination in the northern section of the site

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and recreational uses

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to allow development on steep slopes. Ecological Impact assessment. High quality design and materials.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and available now for development.

Suitability summary **Not suitable**

Justification The site has steep slopes and is largely covered by a wooded area protected by TPO. The wooded area has been excluded from the area available for development. The site has good access to local services. It is situated within the Stacksteads Gorge Local Geodiversity Site and adjoins the the Holy Trinity Church and a Munn Monument both listed (grade II). The area available for development is too small to enable teh delivery of 5 or more dwellings, therefore the site is below the threshold for inclusion within the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are associated with the development and the site is situated in a low value market area. The development is considered to be marginally viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is largely covered by woodland and is protected by a Tree Preservation Order. The net development area is too small to enable the delivery of 5 or more houses. The site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16105** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.38**

Site Name **Waterbarn Chapel, Rakehead Lane and adjoining land, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **Recreation Area and Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Chapel, burial grounds, former cricket ground and changing rooms**

Characteristics of the site reducing the development area **Flood zone 3 and area with high risk of surface water flooding (0.19ha)**

Area available for development **1.19** Net Development Area (ha) **1.07** Density **30 dwellings per hectare**

Yield calculated **32** Yield proposed by applicant **42** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for residential use in the short term.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Branwood Road or Rakehead Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6km to A56 / A6982 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **215m to bus stop with various services on newchurch Road (including service 464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1km to Holy Trinity primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	850m to the Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	340m to convenience store on newchurch road (Premier)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	615m to play area off Western Road
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	A small part of the site is within flood zone 3 and other parts of the site are at high risk of surface water flooding. The SFRA recommends withdrawal of the site due to the surface water flood risk.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site is within Stacksteads Gorge Local Geodiversity Site. Part of the site within wetland and heath ecological corridor.
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	The site is a former cricket ground that has not been in used since 5 years. The Playing Pitch Strategy states that cricket ground should be protected.
Heritage assets	site contains or adjoins a Listed Building
Comments	Waterbarn Baptist Chapel is a derelict Listed Building present on site
Landscape value	low landscape impact
Comments	The site is within the Industrial age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the north and west, active businesses to the east beyond the river and woodland to the south.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Flood risk assessment and mitigation. Heritage impact assessment and Listed Building Consent. Provision of an alternative cricket ground in the local area.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for 42 new dwellings in the short term.

Suitability summary **Not suitable**

Justification The site is at high risk of surface water flooding (1 in a 30 year rainfall event) and the draft SFRA recommends the withdrawal of the site. The site is not considered suitable for housing development on flood risk grounds. The Playing Pitch Strategy also states that cricket ground should be protected.

Viability and achievability summary **Achievable now**

Justification There are significant extra costs associated with the development and the land is situated in a low value market area, however a site viability has been submitted for the site and an adjoining site, showing that the development is viable for 42 new dwellings. The site is considered to be achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available and achievable in the short term, however it is not suitable for housing development due to high surface water flood risk. Deevlopment would also be contrary to the Playing Pitch Strategy as cricket ground should be protected.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16107** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.17**

Site Name **Land north of Blackwood Road, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland with wooded area**

Characteristics of the site reducing the development area **Wooded area to the north; 50% of the site with willing landowners; steep slopes (approximately 1ha)**

Area available for development **0.34** Net Development Area (ha) **0.34** Density **30 dwellings per hectare**

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Yield calculated **10** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **4 Land titles. Half of the site in public ownership (Lancashire County Council), half of the site in private ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **One of the landowner (owning 25%) expressed an interest for log cabins but not a residential development (phone call received 02.12.2016). Another landowner (owning less than 10%) of the site expressed an interest to develop the site. Another landowner owning 13% of the site does not wish to release the site for housing. LCC is willing to release the site for a housing development, thus 50% of the site is available now.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **Steep slopes within the northern section, however the area along Blackwood Road is relatively flat**

Vehicular access **good access or adjacent to road**

Comments **Access from Blackwood Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **no bus services within 400m (0.24 miles)**

Comments	630m to bus stop with various services (including frequent service no. 464)
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	Within 1km to Holy Trinity primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to convenience store on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	850m to Stacksteads Recreation Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	A very small area is affected by low surface water flood risk.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site is adjacent to the Stacksteads Gorge Local Geodiversity Site. A narrow strip of Wetland and Heath Corridor goes through the site.
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site contains or adjoins a Listed Building
Comments	no 22, 24 and 26 Rakehead Lane are Listed Buildings Grade II are adjoining the site
Landscape value	low landscape impact
Comments	Site within the Settled Valleys Landscape Character Type, but would be very visible from the other side of the valley
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Some areas of the site have potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential area, active employment area to the north and grazing field and former scrap yard to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments High quality design and materials to conserve the character of the local area and preserve the settings of the adjoining listed buildings. And a heritage impact assessment. Land contamination report.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner owning 50% of the site have expressed an interest to develop the site for residential use.

Suitability summary **Suitable now**

Justification The site is on a gentle slope along Blackwood Road but is very steep northwards. A vehicular access can be provided from Blackwood Road. The site is situated further than 5.5 km / 3.5 miles away from a strategic road. The closest bus stop is situated 630m / 0.3 miles away, although requiring more than a 5 mins walk, a high quality bus route is accessible within 10 mins. The primary school, convenience shop and play area are within walking distance, however the secondary school and GP surgery are not within walking distances but can be accessed by public transport. There is no river flood risk and only a very small area is affected by low surface water flood risk. The site adjoins the Stackteads Gorge Local Geodiversity Site, so the development should not have a negative effect on the geological value of the adjoining site. The site is not considered to have any recreational value for members of the. However, the site adjoins several listed buildings, therefore particular attention to the design and materials will be required and an heritage impact assessment will be required. The site is within the Settled valleys landscape character type and although situated in a prominent location should not have strong landscape impact. Certain areas of the site have potential land contamination therefore a land contamination report will be needed. The site is in the vicinity of an active employment area, however the site is screened by an area of woodland therefore the employment area should not have an impact in the amenity of the future residents. The southern part of the site along Blackwood Road is considered suitable for housing development in the short term provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development of the site (e.g. high quality design and materials, and land contamination assessment) and the site is within a low value market area, however it is considered that the development can be viable. The site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification Part of the site along Blackwood Road is available now and is suitable for housing development. The development is also considered viable and achievable in the short term. Part of the site (0.34 ha) along Blackwood Road is therefore deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16108** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.67**

Site Name **Land off Rakehead Lane, Stacksteads**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grazing land**

Characteristics of the site reducing the development area **Steep slopes at the edges of the site**

Area available for development **0.46** Net Development Area (ha) **0.41** Density **30 dwellings per hectare**

Yield calculated **12** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (1 Land Title)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Rights associated with the land title**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep slopes at the edges of the site**

Vehicular access **access requires improvements**

Comments **Access off Rooley Moor which is narrow road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.4km to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **800m to bus stop with high quality bus route (service 464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Bacup Holy Trinity primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.3km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.1km to Waterfoot Health centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to convenience store on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.2km to Stacksteads playing pitch
Flood risk	flood zone 1 or low surface water flood risk
Comments	Rooley Moor Road and Blackwood Road are at low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	no 22, 24 and 26 Rakehead Lane are Listed Buildings Grade II within 60m
Landscape value	low landscape impact
Comments	Site within the Settled Valleys Landscape Character Type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area to the north east of the site has potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the north, caravan pitch and scrapyard to the west, wooded area to the south and east.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement. High quality design and materials to conserve the character of the local area and preserve the settings of the adjoining listed buildings.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The ownership and intentions of the landowners are unknown. The land is not available now but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification There are steep slopes at the edges of the site that have been excluded for the area available for development. The vehicular access via Rooley Moor Road requires improvements as this is a narrow road. The site is situated further than 5.5 km / 3.5 miles from a strategic road network. The closest bus stop is situated within 800m down a steep hill. The convenience store can be accessed by walking (10 to 15 mins walk), however the primary school, secondary school and Health Centre are not within walking distance. The site is in the vicinity of Listed Buildings therefore particular attention to the design and materials used will be thought after. A part of the site has potential land contamination therefore a land contamination assessment will be needed. There is a scrap yard opposite the site on Rooley Moor Road that can affect the amenity of future residents in terms of traffic, noise, odour and dust. The site can become suitable in the medium to long term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development (e.g. access improvements, land contamination report, high quality design and materials) and the site is within a low value market area. It is considered that the site is marginally viable and can be achieved in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not available, suitable and achievable now but can become available, suitable and achievable in the medium to long term. The site is therefore considered developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16109** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **1.22**

Site Name **Land at Blackwood Road, Stacksteads**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Vacant land with unoccupied building, former scrap yard and quarry**

Characteristics of the site reducing the development area **Wooded area to the north**

Area available for development **1.15** Net Development Area (ha) **1.03** Density **30 dwellings per hectare**

Yield calculated **31** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Single private owner**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for housing use in the short term (CFDS12).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Blackwood Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **Further than 5.5 km / 3.5 miles to A56 /A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **530m to bus stop with high quality bus route (service 464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Within 850m to Holy Trinity Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.4km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	740m to convenience store on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 700m to Stacksteads recreation ground via footpath
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small area is affected by low surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wetland and Heath Corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within the Settled Valleys Landscape Character Type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Contamination testing carried out as part of the application 2011/0548 showed that the site is clear from contamination except from benzo(a)pyrene (BAP) to the north of the site. Further assessment will be required for the southern part of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties and wooded area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination report, especially for the southern part of the site

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The single landowner has expressed an interest to develop the site for housing within the next five years (call for sites 2016)

Suitability summary **Suitable in medium to long term**

Justification Planning permission was granted for the change of use of former scrap yard to campsite for static and touring caravans (2011/0548). The site is situated 5.5km /3.5 miles away from a strategic road. The closest bus stop is also situated more than 400m from the site, but is still accessible by walking. The site is relatively isolated from local services. There is potential land contamination to the south of the site, as it has been used as a scrap yard and previously a quarry, therefore a land contamination report will be required. The site is considered suitable for housing development in the medium term, provided that the constraints identified can be adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. land contamination report and potential decontamination) and the site is within a low value market area. However, the development is considered marginally viable and achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available in the short term and the development is also achievable in the short term. However, the site is not considered suitable in the short term but can become suitable in the medium term provided that the constraints identified can be adequately mitigated.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16110** Most Recent Source **SHLAA2015** Site Gross Area (ha) **1.13**
Site Name **Shadlock Skip, Stacksteads**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Business units and yard**
Characteristics of the site reducing the development area **Flood zone 3 and wooded area to the south**
Area available for development **0.8** Net Development Area (ha) **0.72** Density **30 dwellings per hectare**
Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Single private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowners supports the development of Waterbarn Mill for housing (email received 01.12.2016)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Access off Newchurch Road, however the current access to the car park is narrow**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **Further than 5.5 km / 3.5 miles from A56 /A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **100m to bus stop with services 464 (every 15 mins) and 482 (half hourly)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 600m to convenience shop on Newchurch road and 1.1km to Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 900m to play area off Western Road
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The part of the site within flood zone 3 has been excluded from the area available for development. A large part of the site is within flood zone 2 and the site has also small pockets affected by high, medium and low surface water flood risk.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Within Stacksteads Gorge Local Geodiversity Site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The whole site has potential land contamination issues, therefore a land contamination survey will be required.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the east and north, businesses to the west, and wooded area to the south.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation, land contamination survey and potential decontamination

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The business owner has expressed an interest to move the business uses into another location.

Suitability summary **Suitable in medium to long term**

Justification The access off Newchurch Road requires improvement. The site is situated further than 5.5 km / 3.5 miles from a strategic road, but it has good access to public transport. A convenience shop and play area are within walking distance from the site, however other services like the primary school, secondary school and GP surgery are not within walking distances but can be accessible by bus. The River Irwell is going through the site. The flood zone 3 has been excluded from the area available for development, however a large portion of the site is within flood zone 2. There are also pockets of site affected by high, medium and low surface water flood risk, including the access over the river. There is potential land contamination therefore a land contamination survey is required. The site is not considered suitable for housing development in the short term due to significant river and surface water flood risk. If the site passes the Exception Test than it can become suitable for housing development in the medium term.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development and the site is within a low value market area. The site is considered marginally viable for housing development. The housing development is likely to be achieved in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available in the short term, however it is not suitable for housing development in the short term due to the significant risk of flooding from the River Irwell and from surface water. If the site passes the Exception Test and appropriate flood mitigations are in place, then the site can become suitable in the long term. The development is considered marginally viable and achievable in the medium to long term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16112** Most Recent Source **Call for sites 2016** Site Gross Area (ha) **0.17**

Site Name **Glen Mill, 640 Newchurch Road, Stacksteads**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Car repairs, spare parts sales, storage and distribution**

Characteristics of the site reducing the development area **Flood zone 3**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **70 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant **9** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Single private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for housing use in the short term. An outline planning application has been approved for the demolition of the mill and the erection of 9 residential units (2017/0130).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Newchurch Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.4km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 50m to bus stop with high quality bus route (service 464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1km to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	900m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to the Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	850m to playing field at High Mill
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	The southern boundary of the site is affected by flood zone 3 and 2. There is also a small pocket at low risk of surface water flooding at the centre of the site.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site located within Stacksteads Gorge Local Geodiversity Site
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The southern half of the site has potential land contamination issues, therefore a land contamination survey will be required.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Garage to the west, houses to the north, bungalows to the east, River Irwell and wooded area to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation, land contamination survey (and potential decontamination)

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in single private ownership and the owner has expressed an interest to develop the site for residential use. An outline application for the demolition of the mill and the erection of 9 dwellings has been approved. The site is available in the short term.

Suitability summary **Suitable now**

Justification The site is flat with a good vehicular access from Newchurch Road. It is situated within 5.5km /3.5 miles to a strategic road and has good access to a frequent bus service. Local services are within walking distances and can also be accessed by bus. The southern boundary of the site is within flood zone 3 and 2, therefore adequate flood mitigation is required. The SFRA recommends to consider the layout and design of the development in accordance with a Flood risk Assessment. The site is situated within the Stacksteads Gorge Local Geodiversity Site. There is potential land contamination therefore a land contamination assessment is required. There is an active garage to the west of the site, it is considered that the garage activities will not affect the amenity of future residents. The site is considered suitable for housing development in the short term, provided that the constraints are adequately addressed

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site (e.g. flood risk mitigation, land contamination survey) and the site is within a low value market area. However, it is considered that the site can still be viable. The site is likely to be achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available and suitable, however some constraints need to be addressed prior to development (e.g. flood risk and land contamination). The site is considered to be viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18418** Most Recent Source **Draft Local Plan Reg 18** Comment Site Gross Area (ha) **0.08**

Site Name **Land east of 119 Booth Road, Stacksteads**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

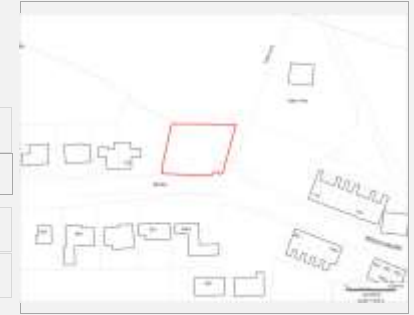
Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Shrubs, trees and one shed**

Characteristics of the site reducing the development area **High surface water flood risk**

Area available for development **0.05** Net Development Area (ha) **0.05** Density **30 dwellings per hectare**

Yield calculated **1** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an intention to develop the site for housing within the summer 2017 consultation.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Vehicular access to be created off Booth Rd**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **More than 6km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **150m to bus stop on Booth Road with medium frequency bus route (463)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	800m to Bacup Holy Trinity CoE primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Within 400m to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	700m to local shop on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to former cricket ground off Brandwood Road and 1km to Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The north-east part of the site is an area of high surface water flood risk.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site is within A Local Geodiversity Site and is covered by shrub and trees.
Recreational value	no recreational value
Recreational value comment	Public right of way adjoining the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listed buildings situated off Booth Road to the east. Design should be in keeping with the character of the local area.
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Mitigation of surface water flood risk. Tree and shrub clearing.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site has been put forward during the draft Local Plan Regulation 18 consultation in summer 2017. The site is considered available for development.

Suitability summary **Suitable in medium to long term**

Justification The site can be accessed from Booth Road. It is covered by shrub and trees but no TPO has been identified. The site is situated within the Green Belt and a Local Geodiversity Site. It is considered that the site could constitute an infill between the semi-detached properties to the west and the garage colony to the east in a rural location. There is a high risk of surface water flood risk on part of the site therefore appropriate mitigation should be considered.

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site could constitute an infill between houses and a garage colony within a rural location, but could only deliver one house, therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18420** Most Recent Source **Draft Local Plan Reg 18 Comment** Site Gross Area (ha) **0.13**

Site Name **Brearley Street Garage Site**

Greenfield versus Brownfield **Brownfield** Designations **None**

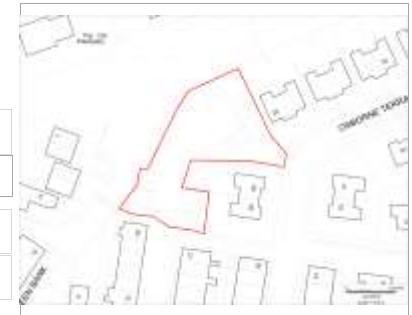
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage colony**

Characteristics of the site reducing the development area **Unknown ownership for part of the site (0.02ha)**

Area available for development **0.11** Net Development Area (ha) **0.11** Density **30 dwellings per hectare**

Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Partly public ownership (0.11ha) partly unknown (0.02ha)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site within public ownership is available for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Brearley Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7km to A56/ A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m to bus stop with access to a high quality bus route (464)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 400m to St Joseph's Roman Catholic Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.4km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.6km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 100m to shops on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 500m to playing pitch
Flood risk	flood zone 1 or low surface water flood risk
Comments	Low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within suburban landscape character type.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Surface water sewer present underground

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Demolition of sheds.

Market are **low value market area (£150/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Part of the site (0.11ha) is available for development.

Suitability summary **Suitable now**

Justification The site is considered suitable for development although the layout will be limited by the presence of underground utilities structures.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is considered viable and achievable in the short to medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Part of the site is available for development and the site is considered suitable for residential use. However, approximately 3 dwellings can be delivered on the site therefore the site should not included within the SHLAA. However, if a higher density of units is considered (e.g. 50 houses per hectare for terraced houses), then the site could deliver 5 dwellings and be considered within the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

Haslingden & Rising Bridge

WARD
Greenfield

GENERAL INFORMATION

Site Ref **SHLAA16276** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **4.78**

Site Name **Land off Blackburn Road, Ewood Bridge**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Storage yard and grassland area to the north**

Characteristics of the site reducing the development area **Grassland and Woodland Stepping Stone habitat (1.84 ha)**

Area available for development **2.94** Net Development Area (ha) **2.2** Density **30 dwellings per hectare**

Yield calculated **66** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private and public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The private and public landowners are willing to develop the site for residential use or mixed-use development (call for site 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Blackburn Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Approximately 1.3km to A56 / Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Site adjoins bus stop on Blackburn Road - X41 and 842**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1,1 km to Edenfield Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1 km to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2,8 km to nearest GP in Haslingden
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.6km to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	The football ground at Ewood Bridge is no longer in use. Approximately 870m to Clod Lane play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site in flood zone 3 and less than 50% of the site in flood zone 2. Less than 10% of the site at high risk of surface water flooding along the East Lancashire Railway.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Parts of the site within Grassland and Woodland Stepping Stone Habitat. Large part of the site within the Wetland and Heath corridor.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the western boundary of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Ashenbottom Farm on Blackburn Road is a listed building grade II adjoining the site. Ewood Hall (grade II*) is situated on the other side of Blackburn Road
Landscape value	medium landscape impact
Comments	Site is within the Settled Valleys landscape character type, however, the northern part of the site is not considered suitable for development on landscape grounds according to the detailed landscape study (2015).
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Businesses, some residential properties and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and mitigation. Ecological and heritage impact assessment. Landscape assessment. Land contamination survey /remediation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners are willing to release the site for residential or mixed-use development.

Suitability summary **Suitable in medium to long term**

Justification Parts of the site are at risk of river and surface water flooding, thus a flood risk assessment is required. The site is isolated from local services. Parts of the site have high ecological value as they are identified as Stepping Stone Habitats on the Lancashire ecological network maps. These areas have been excluded from the area available for development. Ashenbottom Farm is a listed building grade II that adjoins the site, so an heritage impact assessment is required to ensure the setting of the listed building is preserved. The site is within the Settled Valleys landscape character type, however the landscape study undertaken in 2015 concluded that the northern section of the site is unsuitable for development on landscape grounds. There are operational businesses to the west and east of the site. The site is likely to be more appropriate for an employment use or mixed-use due to the presence of employment sites in the vicinity and the distance of the site from local services.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified but since the site is within a high value market area, the development is considered viable. The agent stated in the letter dated March 2016 that the site could be delivered within 1 to 5 years post-adoption of the Local Plan. The emerging Local Plan is expected to be in 2020, therefore the delivery of the site is likely to be in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can be suitable for a mixed-use development or for an employment site. The development is considered viable and can be achieved in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

6

GENERAL INFORMATION

Site Ref **SHLAA16280** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.18**

Site Name **Land at Holme Lane, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.18** Net Development Area (ha) **0.18** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments Private ownerships. Both owners agree to release the site.

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments The landowners have expressed an interest to develop the site for residential use during the call for sites 2008.

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments Poor access via Holme Lane which is a narrow track

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments 300m to A56/Manchester Road junction

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments 230m to bus stop on Manchester Road with half hourly bus service (X41) as well as 842.

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	660m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1490m to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1730m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	630m to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1150m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Woolpack Inn (listed building grade II) situated 150m to the west but not adjoining the site
Landscape value	low landscape impact
Comments	Suburban
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Contaminated land from former Bengate Works
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area, grassland, nursery and A56

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the vehicular access. Land contamination survey and remediation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners put the site forward during the call for sites in 2008.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is a significant constraint as Holme Lane is a narrow track. The access needs to be improved to allow traffic that will be generated by the development. The land was formerly used by Bentgate Works so there is potential land contamination. A survey is recommended and if contamination is found, the land should be adequately remediated prior to a residential development. The site can become suitable in the medium term provided that those issues can be addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified with the development of the site (e.g. vehicular access improvement, land contamination survey and remediation). The site is within a high value market area and despite the small scale of development it is considered viable. Once the constraints have been adressed, the site can be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered available in the short term and become suitable once the constraints identified above have been adequately dealt with. The site is considered viable and achievable in the shrt term. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16281** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **2.92**

Site Name **Land east of Tor View School, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Mainly grassland**

Characteristics of the site reducing the development area **Land stability issues (0.64ha)**

Area available for development **2.28** Net Development Area (ha) **1.71** Density **30 dwellings per hectare**

Yield calculated **51** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Large part in private ownership, small part in public ownership (Lancashire County Council) and small part in unknown ownership for the parcel to the south east.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners expressed an interest to develop the site during the call for sites 2008.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **No access available except via private property on Clod Lane**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **400m to A56 / Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **350m to bus stop on Manchester Road with a half hourly service (X41) as well as 842**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	740m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	980m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1770m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	830m to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	800m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small pockets of land, less than 10% of the site, are at high and medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland and Grassland corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Woolpack Inn (listed building grade II) situated 270m to the north but not adjoining the site
Landscape value	medium landscape impact
Comments	Site within the Settled Valleys, however the landscape assessment (2015) concluded that only the northern section of the site is suitable for development on landscape grounds.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Schools and day centre, grassland, residential area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New vehicular access required. Flood risk assessment. Land stability report.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowner expressed an interest to develop the site during the call for sites in 2008 but did not renew his interest during the 2016 call for sites. It is considered that the site can be available in the medium term.

Suitability summary **Suitable in medium to long term**

Justification There is no existing vehicular access to the site. A new access can potentially be created via the residential property to the west. A flood risk assessment should be undertaken. The southern part of the site has land stability issue and has been excluded from the area available for development. The northern section of the site can become suitable in the medium to long term if a new access is created.

Viability and achievability summary **Achievable in medium to long term**

Justification The viability of the site is affected by the creation of a new access. A land stability report is also recommended to ensure there are no land stability issues. The development can be marginally viable. It can be deliverable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available and suitable in the medium term. The development is considered marginally viable and be achieved in the medium to long term. Overall, the development is considered developable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16282** Most Recent Source **Call for Sites 2016 (CFDS22)** Site Gross Area (ha) **0.42**

Site Name **Clod Lane, Haslingden**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Dwelling, stables and ménage**

Characteristics of the site reducing the development area **Two dwellings and private garden.**

Area available for development **0.18** Net Development Area (ha) **0.18** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for residential or employment use in the call for sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Clod Lane**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **365m to A56/ Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Less than 300m to bus stop with a half hourly service (X41) and 842.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	725m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	890m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1760m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	730m to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	990m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Woolpack Inn (listed building grade II) situated 325m to the north and not adjoining the site
Landscape value	low landscape impact
Comments	Settled Valleys.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	A part of the site has potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey. Coal Mining Risk Assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now as the landowner put the site forward during the call for sites 2016.

Suitability summary **Suitable in medium to long term**

Justification There is potential land contamination on part of the site therefore a land contamination survey is required. The site is also situated partly within the Coal Authority High Risk Development Area, so a Coal Mining Risk Assessment is recommended to understand the risk associated with coal mining legacy. The site can become suitable for development provided that if land contamination is found it can be remediated and if there are any risk associated with former coal mining that it can be adequately mitigated. It is considered that those constraints can be addressed in the short to medium term.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified for the development of the site, but because the site is within a high value market area, the development is considered viable. The site is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development is considered viable and achievable in the short term. The site is considered to be suitable for a residential scheme provided that the constraints identified above (e.g. potential land contamination and coal mining legacy) can be adequately addressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16283** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **6.2**

Site Name **Clod Lane South, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland with scattered trees and footpath / track**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat (1.11 ha)**

Area available for development **5.1** Net Development Area (ha) **3.82** Density **30 dwellings per hectare**

Yield calculated **115** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner expressed an interest to develop the site in 2013.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access off Clod Lane which is a narrow lane or from Lindon Park Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **640m to A56 / Manchester Road**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Approximately 400m to bus stop on Manchester Road with access to a half hourly bus service (X41) as well as 842**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	870m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	470m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1855m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	925m to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	620m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at medium risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site within Woodland Stepping Stone Habitat (approximately 1.11 ha)
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Ewood Hall situated 275m to the south but not adjoining the site
Landscape value	medium landscape impact
Comments	Independent landscape appraisal indicates that only a part of the site would be suitable for development.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Northern half of the site has potential land contamination issues
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Land stability issues, the cost of mitigation is expected to be significant. Ecological impact assessment. Flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is considered to be available for development.

Suitability summary **Not suitable**

Justification The site is not currently suitable due to land stability issues.

Viability and achievability summary **Not achievable**

Justification A developer expressed an interest to develop the site in 2013. However, the land stability issues associated with the site incurs a significant costs on development, therefore the site is not likely to be viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is considered to be available for a housing development but is not suitable due to land stability issues. The site is considered to be unviable, although a developer expressed an interest in developing the site in 2013.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16284** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.74**

Site Name **Land Rear Of Haslingden Cricket Club, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Openspace, cricket practice area and car park area adjoining Haslingden Cricket Club**

Characteristics of the site reducing the development area **Practice area**

Area available for development **0.5** Net Development Area (ha) **0.45** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Unregistered land in the land registry, however comments received during the summer 2017 consultation informed us that the site was in private ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The stakeholders of the Cricket Club are willing to release part of the site for housing (comments received during the summer 2017 consultation on the draft Local Plan).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Narrow private lane to access the site.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **235m to the A56/ Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Less than 100m to bus stop on Broadway road with access to several services including 464 and X41.**

Access to primary school **access within 500m (0.31 miles)**

Comments	230m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	410m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1630m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	600m to supermarket
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to cricket ground
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small area at medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Playing Pitch Strategy indicates that all cricket facilities should be retained
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Woolpack Inn is a listed building (grade II) situated on Manchester Road, approximately 200m from the site. Not adjoining the site.
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Within residential area with cricket ground to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Halsingden Cricket Club stakeholders are willing to release the western part of the site for housing development. The eastern part of the land has been granted planning permission for a cricket practice area in 2016.

Suitability summary **Suitable in medium to long term**

Justification The site has a planning permission for a cricket practice area. The Playing Pitch Strategy indicates that all cricket facilities should be retained, therefore the development is subject to Sports England agreement. The remaining part of the site appears suitable for housing development, although if the development occurs on the car park it can lead to highway issues in terms of access and safety. The vehicular access to the site is also via a private lane which restraints the access. The site is considered suitable for housing development subject to Sports England and Lancashire County Council Highways agreement.

Viability and achievability summary **Achievable now**

Justification The development is likely to be viable. The site can be delivered in the short to medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available although the south-eastern corner has a planning permission for a cricket practice area and the northern part is currently used as a car park for the cricket club. The site is suitable for a housing development subject to Sports England and Highways agreements due to concern on cricket pitch availability in the Borough and loss of car parking.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16307** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.37**

Site Name **Land to rear of Helmshore Road, Helmcroft**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Businesses, small holdings/allotments**

Characteristics of the site reducing the development area **None**

Area available for development **0.37** Net Development Area (ha) **0.37** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development (previous call for sites)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Narrow access from Helmshore Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Within 800m to the A56/ Grane Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 50m to a bus stop on Helmshore Road with access to various bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	845m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1255m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 1km (0.6 miles)
Comments	670m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 700m to Helmshore local centre and 1km to Haslingden Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	120m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way running along the southern and eastern boundary of the site. Allotments/small holdings are present on site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Suburban
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential area to the south, business park to the south east and A56 to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the vehicular access. Coal mining risk assessment recommended, although a very small portion of the site is at risk. Provision of allotments in another area of the local community.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in RBC ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification The majority of the site is in use as allotments / small holdings, therefore if a housing ascheme is proposed new provision of allotments will be required elsewhere within the local area. The access from Helmsmore Road is narrow and would require improvements. Only a very small portion of the site, the north-western corner is within the Coal Authority high risk development area, however a coal risk mining assessment is recommended. The site can become suitable for a residential scheme provided that the access is improved and also approved by LCC Highway department, and that the allotments are provided elsewhere within the local area.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. vehicular improvement), however the site is within a high value market area, therefore the development is considered viable. No developer has expressed an interest to develop the site, so the deliverability is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable provided that the vehicular access is improved. The development is considered viable and deliverable in the medium to long term. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16308** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.33**

Site Name **Land Adjacent Park Avenue/Cricceth Close, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland with scattered trees**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.21ha)**

Area available for development **1.12** Net Development Area (ha) **1** Density **30 dwellings per hectare**

Yield calculated **30** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing development in the short term.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access off Park Avenue or Criccieth Close**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **0.6km to A56/ Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Approximately 160m to bus stop on Manchester Road with access to regular bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	830m to Haslingden Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	985m to Haslingden Primary School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1000m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 1km to Haslingden Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	45m to Victoria Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Site affected by high, medium and low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Presence of scattered trees but not protected by TPO
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The site may be used for informal recreation but no formal public right of way run through the site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Suburban
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Half of the site has potential land contamination issues
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment. Land contamination survey and potential remediation. Coal mining risk assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is within RBC ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification 15% of the site is at high risk of surface water flooding and about half of the site is at medium risk of surface water flooding. A flood risk assessment is required to assess the suitability of a residential scheme. The site can be informally used by local residents for recreational purposes, however Victoria Park situated on the other side of Park Avenue is a good alternative space for recreational uses. Half of the site has potential land contamination issues, therefore a land contamination survey is required, and if contamination is found, adequate land remediation is needed. A strip of land is also situated within the Coal authority high risk development area, therefore a coal mining risk assessment is important to understand the legacy from previous coal mining activities. The site can become suitable in the medium term provided that the constraints identified are adequately addressed. Since a developer has shown interest in the site, the constraints can be addressed in the shorter term.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified (e.g. flood risk assessment, land contamination survey) and the site is within a medium value market area. The development is still considered viable as the landowner can benefit from subsidies to develop the site. Since a developer has expressed an interest in developing the site, the development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and can become suitable provided that the constraints identified are adequately addressed. Since a developer is interested in developing the site, it is considered that the constraints can be addressed in the short term and that the development can be achieved in the short term. Overall, the development is considered deliverable in the next five years.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16310** Most Recent Source **Officer suggestion** Site Gross Area (ha) **6.64**

Site Name **Pike Law Quarry, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Woodland and grassland with footpaths**

Characteristics of the site reducing the development area **Grassland, Wetland and Heath Stepping Stone (100%). The area available for development has been reduced by 50% to protect part of the habitat.**

Area available for development **3.32** Net Development Area (ha) **2.49** Density **30 dwellings per hectare**

Yield calculated **75** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development (call for sites 2008)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Various slopes and bounds present on site (former quarry that has regenerated)**

Vehicular access **good access or adjacent to road**

Comments **Potential access from Hill Rise**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Approximately 800m to A56/ Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m to bus stop on Manchester Road with access to regular bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	935m to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	270m to All Saints RC Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1400m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	820m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high and medium risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Whole site identified as Grassland Stepping Stone and Wetland and Heath Stepping Stone. The area available for development has been reduced by 50% to protect part of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public right of way are crisscrossing the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Syke Side House is a listed building grade II adjoining the site
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Most of the site has potential land contamination issues.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments	
Bad neighbour	site in residential or retail area
Comments	Residential area, woodland and grassland
Constraints due to utilities	presence of utilities infrastructure on site that can affect development
Comments	Electricity pylon and overhead line situated at the northern corner of the site

ACHIEVABILITY

Extra costs of development	if some extra costs required
Comments	Land engineering works to flatten the site. Ecological impact assessment and heritage impact assessment. Land contamination survey and potential land remediation.
Market are	high value market area (£190 to £210/sqm)
Comments	Half High, Half Medium

CONCLUSION

Availability summary	Available now
Justification	The site is within RBC ownership and is available for development.
Suitability summary	Suitable in medium to long term
Justification	There are various slopes on site and some bunds, therefore land engineering works might be required prior to development. A very small portion of the site it at high and medium risk of surface water flooding. Since the area available for development is over 1ha, a flood risk assessment is recommended. The site has important ecological value as the whole site is identified as grassland and wetland and heath Stepping Stone areas on the Lancashire Ecological Network Map, therefore the area available for development has been reduced by 50% to protect part of the habitat. An ecologica impact assessment is recommended. Syke Side House is a listed building (grade II) adjoining the site to the south and therefore a heritage impact assessment is needed to ensure the development does not affect the character of the local area and the setting of the listed building. Overall, the site can become suitable provided that the constraints identified are adequately addressed and adequate mitigations are proposed.
Viability and achievability summary	Achievable in medium to long term
Justification	Extra costs have been identified (please see above), however the site is in a high value market area therefore the development is considered to be viable. Due to the constraints identified and the scale of the site, the site is considered achievable in the medium to long term.
Conclusion	Developable in the medium to long term (within 6 to 10 years, or after 10 years)
Justification	The site is available now and can become suitable for a housing scheme provided that the constraints identified are adequately addressed and suitable mitigation proposed. The development is considered viable and can be achieved in the medium to long term. Overall, the site is developable in the medium to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

15

GENERAL INFORMATION

Site Ref **SHLAA16319** Most Recent Source **Call for Sites 2016 (CFDS70)** Site Gross Area (ha) **2.41**

Site Name **Land at Kirkhill Avenue, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Fields to the south, grassland area to the north with scattered trees. Presence of various footpaths**

Characteristics of the site reducing the development area **Wooded area covering approximately 50% of the site (1.58 ha)**

Area available for development **0.83** Net Development Area (ha) **0.74** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership. Owned by a developer willing to develop the site.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The developer has expressed an interest in developing the site for residential use in the next five years (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access would need to be created from Kirkhill Road or Kirkhill Avenue. Kirkhill Avenue is unadopted, this would need to be resolved. LCC Highways have concerns with an access from the north of the site.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 1.5 miles / 2.4 km**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Bus stops to services 464 and 484 situated approximately 600m away-could also be accessed by No.11 which is hourly and runs along Haslingden Old Road**

Access to primary school **access within 500m (0.31 miles)**

Comments	St James's school situated 0.96 km away . St Mary's school situated within 400m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	All Saints – 2.97km (or less if access created via Kirkhill Avenue). 2.2km from Kirkhill Avenue
Access to GP surgery	access within 3km (1.8 miles)
Comments	Rossendale Valley Med Practice – approx. 1.2km
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Haslingden town centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Clegg Street Playground – 266 metres
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small parts of the site affected by medium and low surface water flood risk.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Southern part of the site within grassland, wetland and heath ecological corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	There are informal footpaths and several walkers noted i.e. recreational value.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Not adjoining a Conservation Area or a Listed Building
Landscape value	medium landscape impact
Comments	Mainly within the Urban character type, but northern part of the site within Enclosed Uplands. Landscape study concluded that the site is not suitable for development on landscape grounds except the southern western part of the site.
Land contamination	no known issues
Comments	Adjoins a potential contaminated area to the north -western corner of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments Not within HSE consultation zone for dangerous structure

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Sewers present along the boundaries of the site or below Moorland Rise thus not affecting the development of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement (road is unadopted). Landscape assessment. Surface water flooding mitigation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by the developer who expressed the intentions to develop the site for housing in the short term.

Suitability summary **Suitable now**

Justification The site is situated more than 400m / 0.2 miles to a bus stop on high frequency services, however the closest bus stop is still accessible by walk. A primary school and a playground are accessible by walk while other local services such as secondary school, local centre and GP surgery are not within walking distance but can be accessible by public transport. The south-eastern part of the site is situated within the Coal Authority high risk development area therefore a coal risk assessment will be required. The site specific landscape study (2015) concluded that the majority of the site was not suitable for development on landscape grounds. It is argued that the site can become suitable in the medium to long term with appropriate landscape mitigation. The footpaths within the northern part of the site are well used and should be retained. There is potential land contamination within the south east corner of the site, therefore a land contamination report will be needed. The site is considered to be suitable for a housing development in the short term subject to the mitigation of the constraints identified.

Viability and achievability summary **Achievable now**

Justification The site is situated in a high value market area and although extra costs are associated with the development, it is considered to be viable. The developer is willing to develop the site in the short term, therefore the site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now. Some constraints are associated with the site (e.g. landscape impact, surface water flood risk), but subject to these constraints adequately addressed, the site is considered suitable in the short term. The site is considered viable and achievable in the short term subject to the issues being addressed.

Delivery (next 5 years)

22

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16320** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **7.92**

Site Name **Pike Law, Haslingden Old Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Steep slope on the southern end of the site plus a deep enclosed well. A high voltage electric line runs through the western part of the site.**

Area available for development **3.5** Net Development Area (ha) **2.6** Density **30 dwellings per hectare**

Yield calculated **78** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (owned by developer). No definitive response on this site but has been discussed with the developer previously.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for housing (call for sites 2011)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Significant gradients in the southern part of the site**

Vehicular access **access requires improvements**

Comments **Farm track-access onto Haslingden Old Road would need considerable improvement**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Have to go down into Rawtenstall and along the bypass**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Number 11 hourly service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	St Marys Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Closer to All Saints if walk or cycle
Access to GP surgery	access within 3km (1.8 miles)
Comments	St James the Less Surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Haslingden Town Centre but hilly and exposed if walking
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Whitaker Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Would need careful attention to surface water runoff, especially on the lower slopes
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Sykeside Quarry is very close and is a Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Rights of Way around the edge of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	It is within Settled Valleys landscape type but is in a very prominent location-Penny Bennett Study considered that it would have a negative impact
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	On the flatter part of the site there is some potential for contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments In countryside fairly close to a residential area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High power electricity cables run through the site that would prohibit development within the immediate wayleave

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improving access would be key as well as mitigating the impact of the overhead powerline wayleave and reducing visual impact

Market are **high value market area (£190 to £210/sqm)**

Comments High value area

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is available but is not an immediate priority for development by the landowner

Suitability summary **Suitable in medium to long term**

Justification Not a particularly suitable site because of the significant landscape impact in a highly visible location. Not recommended for release in the Penny Bennett Landscape Study prepared for the Council. Development of the site is also limited by the steep gradients on parts of the land; the presence of high voltage cables and the challenge of creating a suitable access. It is not especially sustainable with respect to services. It would require high quality landscaping and forms part of a strategic gap between Haslingden and Rawtenstall

Viability and achievability summary **Achievable in medium to long term**

Justification Would be very viable as in a high demand area with extensive views despite costs of bringing site forward

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification This site would be a long term option with significant landscape impacts

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16323** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.31**

Site Name **Land To Side And Rear Of Petrol Station, Manchester Road, Haslingden**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Petrol station in use and vacant land**

Characteristics of the site reducing the development area **Existing petrol station and underground tanks**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **There was a developer interest in 2007 to develop residential units (planning application 2007/0746)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Slight gradient**

Vehicular access **good access or adjacent to road**

Comments **Adjacent to Manchester Road with existing vehicular access**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Tesco Haslingden junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Right on 464 corridor**

Access to primary school **access within 500m (0.31 miles)**

Comments	Haslingden Primary less than 300m
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1250m to All Saints and 1450m to Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	Approx. 535m to nearest surgery
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Corner shop within this distance; Haslingden Town centre within 600m and Haslingden Tesco 800m
Access to a park or play area	access within 300m (0.18 miles)
Comments	St Peters playing pitch within 250m; Memorial Park is marginally over 300m
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Risk of surface water flooding along stream which makes up southern boundary of the site as well as from main road
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Petrol station and derelict land
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Nearest is Grane Mill which is about 100m from the rear of the site
Landscape value	low landscape impact
Comments	Within the urban area
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Was previously a cotton mill on the site and current presence of a petrol station and underground tanks. Potentially high remediation costs but would require site investigation
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	Nothing specified
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Industry across the road (Metso) and to the north (Grane Mill)-otherwise residential

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Culvert to the south of the site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Significant land decontamination costs are expected from the petrol station and former mill

Market are **medium value market area (£170/sqm)**

Comments Next to main road which could reduce attractiveness

CONCLUSION

Availability summary **Available in medium to long term**

Justification Previous invalid application for an outline residential development. Could not become available until contamination issues addressed. Unclear if landowner wants to progress immediately

Suitability summary **Suitable in medium to long term**

Justification Suitable for development but would need mitigation to deal with locational issues at a busy road junction and close to industry

Viability and achievability summary **Achievable in medium to long term**

Justification Site would be in a medium viability area but there would be considerable additional costs to bring it forward.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Site is deliverable but subject to landowner interest and decontamination costs. A very small site if considered for allocation

Delivery (next 5 years) 0 Delivery (6 to 10 years) 6 Delivery (11 to 15 years) 0

GENERAL INFORMATION

Site Ref **SHLAA16325** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.71**

Site Name **Land Off Highfield Street, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland with treed area**

Characteristics of the site reducing the development area **Grassed area but 0.2ha is woodland**

Area available for development **0.5** Net Development Area (ha) **0.45** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (call for site 2008)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for residential use and there is a developer interest. A planning application has been submitted for 7 dwellings in 2004 (ref 2004/552).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access at bottom of site**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Grane Road exit onto A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Less than 200m to a half hourly/more frequent service on Grane Road - 481. Also, access to hourly service on same road and similar distance - 11.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	760m to Haslingden Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Just under 3km to both All Saints and Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	Surgery in Haslingden Town Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	About 560m to corner shop and &50m to town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Nearest is about 550m
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments One of the more attractive areas within Haslingden

CONCLUSION

Availability summary **Available now**

Justification 2004/552; 2004/623 and 2004/758 for different numbers of dwellings. However there has not been any interest for a significant time in developing this area.

Suitability summary **Suitable now**

Justification The location is suitable but would need some screening

Viability and achievability summary **Achievable now**

Justification In an area of good viability

Conclusion **Deliverable in the next 5 years**

Justification Potentially a good site but attention would need to be given to the proximity of nearby properties and overlooking. The treed area should be retained

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16326** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.29**
Site Name **Land West Of B6232, Haslingden**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Dwelling and private garden**
Characteristics of the site reducing the development area **Existing property and garden**
Area available for development **0.13** Net Development Area (ha) **0.13** Density **30 dwellings per hectare**
Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership (1 Land title but a number of names on the title)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **A planning application was submitted in 2007 for the erection of 3 dwellings and approved at appeal in 2008.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **Grane road**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **464, etc. along main road into Haslingden**
Access to primary school **access within 500m (0.31 miles)**

Comments	Haslingden Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	All Saints and Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	Haslingden town centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Shops on lower Deardengate
Access to a park or play area	access within 300m (0.18 miles)
Comments	Memorial Park or St Peters Rec
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Garden area
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within residential area
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments Within a desirable area of Haslingden

CONCLUSION

Availability summary **Available in medium to long term**

Justification 2007/0467 permission for 3 detached dwellings granted at appeal in April 2008. However there are a number of owners on the land title who need to agree to progress

Suitability summary **Suitable now**

Justification Relatively easy backland development though an improved access would be required.

Viability and achievability summary **Achievable in medium to long term**

Justification Subject to all landowners agreeing. Is in a medium viability area

Conclusion **Not developable or not to be included in the SHLAA**

Justification Site could only deliver 3 or 4 houses unless demolition occurred-below SHLAA threshold

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16364** Most Recent Source **Planning permission 2003/0143** Site Gross Area (ha) **0.03**

Site Name **20 Grane Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land**

Characteristics of the site reducing the development area **None-vacant land adjacent to houses.**

Area available for development **0.03** Net Development Area (ha) **0.03** Density **30 dwellings per hectare**

Yield calculated **1** Yield proposed by applicant **3** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The development has started but has not been completed. The intentions fo the landowner to complete the site are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Gentle slope**

Vehicular access **good access or adjacent to road**

Comments **Adjacent to Grane Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **400m to slip road onto A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Just over 100m to 481 bus stop providing half hourly service.**

Access to primary school **access within 500m (0.31 miles)**

Comments Haslingden Primary School 450m

Access to secondary school access within 5km (approximately 3 miles)

Comments All Saints 2.2km and Haslingden High 2.5km

Access to GP surgery access within 1km (0.6 miles)

Comments Dr Mannaen on Manchester Road

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments Haslingden Town Centre, 300m

Access to a park or play area access within 300m (0.18 miles)

Comments 280m to South Shore St; 400m to Memorial Gardens

Flood risk flood zone 1 or low surface water flood risk

Comments

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comme

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments

Land contamination no known issues

Comments

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Non known

Market are **medium value market area (£170/sqm)**

Comments in a desirable part of Haslingden

CONCLUSION

Availability summary **Available now**

Justification Planning permission for 8 dwellings (2003/0143). 3 dwellings remaining to be built

Suitability summary **Suitable now**

Justification In an existing residential location with no significant constraints

Viability and achievability summary **Achievable now**

Justification The site could be built out with little difficulty

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is developable but numbers are too small to meet the SHLAA threshold of 5 dwellings

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16395** Most Recent Source **Call for Sites 2016 (CFDS70)** Site Gross Area (ha) **5.37**
Site Name **Land at Moorland Rise, Haslingden**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **None**
Area available for development **5.37** Net Development Area (ha) **4.02** Density **30 dwellings per hectare**
Yield calculated **121** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The developer owns the site and is willing to develop the site for housing (call for sites 2016).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Reasonably level but some slopes on the site, especially down to Kirkhill Rise**
Vehicular access **access requires improvements**
Comments **Access would be via an improved link onto Kirkhill Avenue-no access via Haslingden Old Road. There are significant ongoing issues with the condition of Kirkhill Avenue and who is responsible for it.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2km**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **The distance calculated here is based on the 750m walk to the nearest bus stop on Manchester Road which is served by frequent services**
Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to St Mary's RC Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1520m to All Saints RC Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1025m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to convenience shop on Birch Avenue
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	725m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	The streams that pass through the site have a 1 in 1 000 year flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	About 40% of the site is within grassland 3-5km corridors
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Path 140 goes along the northern boundary of the site and 338 along the eastern and southern edge of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Just within Settled Valleys however the Penny Bennett Landscape Assessment of the site stresses the visual prominence of the site from many areas
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	1x SPC-small and in south eastern corner of the site.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential and agricultural area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High power 33kv line runs across the middle of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments No substantial extra costs-it will be necessary to improve access to the site

Market are **high value market area (£190 to £210/sqm)**

Comments Right on fringe of a high and medium value area

CONCLUSION

Availability summary **Available now**

Justification The landowner has confirmed the availability of the site and has previously submitted a Masterplan setting out how it would be developed if allocated.

Suitability summary **Not suitable**

Justification Kirkhill Avenue would need issues with it's existing condition and maintenance resolved before a junction could be installed. Landscape is a major issue with this site which although within the "Settled Valleys" landscape has been independently assessed as having a significant landscape impact on the wider surrounding area and views into the area, both from the west and the south. Reducing the area for development and substantial planting may partly address this but overall the affects are considered to be substantial enough to resist development of this site. The presence of the 33kv power line through the site would also require addressing.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value area and would be attractive to the market. Improvements to the access could be resolved but may be legally complex as this is currently unadopted. The main constraint to be overcome in planning terms however is the landscape impact.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is physically developable if the access issues can be resolved and would be attractive to the market. Design issues would need to be addressed with respect to the Electricity wayleave. However the most serious concern remains the impact on the landscape and this weighs heavily against the proposal.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18415** Most Recent Source **Planning Officer** Site Gross Area (ha) **0.26**

Site Name **Land between and behind 119 and 129 Manchester Road**

Greenfield versus Brownfield **Greenfield** Designations **None**

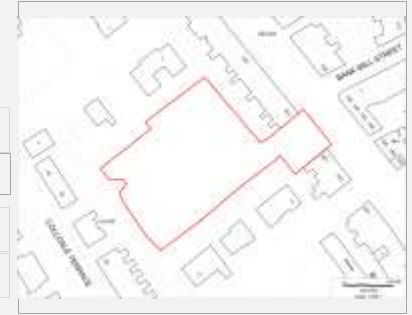
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space and paved public realm**

Characteristics of the site reducing the development area

Area available for development **0.26** Net Development Area (ha) **0.26** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant **9** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership for the former allotments and public ownership regarding the public realm off Manchester Road.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions of the landowner unknown. In 2004, permission was granted for 9 terraced bungalows (ref 2004/0875) with access from East Bank Avenue.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Covenants are associated with the land that restrict development.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access is a constraint. Unknown if the the access from East Bank Avenue can still be an option. Potential access off Manchester Road via the public realm.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.1km to junction between Grane Road and A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **There is a bus stop adjacent to the site which might need to be relocated if access is to be provided from Manchester Road. The high frequency 464 route goes through Manchester Rd.**

Access to primary school **access within 500m (0.31 miles)**

Comments	200m to Haslingden Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.4km to All Saints Catholic Language College
Access to GP surgery	access within 1km (0.6 miles)
Comments	Within 400m to Health centre in Haslingden
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	100m to a local shop off Manchester Road and 150m to a local shop situated at the petrol station off Manchester Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	200m to playing field off St Peter's Avenue
Flood risk	flood zone 1 or low surface water flood risk
Comments	High risk of surface water flood risk on Manchester Road but not on the site. Low risk of surface water flooding on adjoining lanes and public realm.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	No specific designation. The site is not maintained as open space.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The public realm off Manchester Road is likely to be used by the public. The open space might be informally used by the local community for dog walking.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	St Peter's Church situated off St Peter's Avenue is a listed heritage asset. However the site is hidden by a pair of semi-detached 2 storey properties and 2 bungalows.
Landscape value	low landscape impact
Comments	The site has no landscape value. It is an untidy piece of land surrounded by residential properties in the urban area.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access provision would be a significant cost.

Market are **medium value market area (£170/sqm)**

Comments Close to town centre services.

CONCLUSION

Availability summary **Not available**

Justification The intentions of the landowner are unknown. There are covenants associated with the land that restrict development, therefore the site is not considered available for development.

Suitability summary **Suitable in medium to long term**

Justification Vehicular access is a significant constraint for this site. The planning history shows a potential access off East Bank Avenue between no. 3 and no.5. It is not known whether this access can still be an option. There is potential access off Manchester Road, but this would involve the creation of a road over the public realm and relocation of the bus stop.
The site is situated in proximity to services and no other significant constraints have been identified. Therefore, the site is considered suitable for residential development (it has obtained permission for 9 retirement bungalows in 2004) provided that a new vehicular access is created and approved by Lancashire County Council Highways department.

Viability and achievability summary **Achievable now**

Justification Provision of a new access will be required which will have cost implications. The site is within a medium value market area and it is considered that a residential development is viable and achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for development due to covenants. The site is therefore not considered developable unless those covenants can be withdrawn.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD
Worsley

GENERAL INFORMATION

Site Ref **SHLAA16321** Most Recent Source **Housing Association** Site Gross Area (ha) **0.41**
Site Name **Rakefoot, Haslingden**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Woodland**
Characteristics of the site reducing the development area **Quite steep and entirely wooded**
Area available for development **0** Net Development Area (ha) **0** Density
Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner / developer is willing to develop the site for housing.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated to allow develop**
Comments
Vehicular access **access requires improvements**
Comments **Access onto Poplar St requires upgrade**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **Tesco Haslingden roundabout**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **No. 11 hourly service is nearest and half hourly services are 450m away.**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	About 550 m to St Marys
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Haslingden High and All Saints
Access to GP surgery	access within 1km (0.6 miles)
Comments	Town Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Corner shop within 500m-less than 1km to town centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Not within a designated area but is entirely wooded
Recreational value	no recreational value
Recreational value comment	Wooded area
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	None in vicinity
Landscape value	low landscape impact
Comments	Settled valley landscape
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Not clear how significant the issues are
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Removal of all trees; development on a gradient and access

Market are **high value market area (£190 to £210/sqm)**

Comments On the very edge of Haslingden which is a medium market area. Neighbouring properties are terraces/HA

CONCLUSION

Availability summary **Available now**

Justification The land is available subject to clearance of the trees

Suitability summary **Not suitable**

Justification The loss of an area of woodland would normally be resisted. The site is also quite steep.

Viability and achievability summary **Not achievable**

Justification While technically the site is capable of development, though at some cost, and the general market area is at least medium, the presence of the tree planting rules means that development is not considered appropriate

Conclusion **Not developable or not to be included in the SHLAA**

Justification The tree planting on the site and the gradient mean that the site should not be considered for development

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16322** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.75**

Site Name **Pitt Heads, Clegg Street, Haslingden**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage colony and park**

Characteristics of the site reducing the development area **Park, Garage Colony and trees**

Area available for development **0.2** Net Development Area (ha) **0.18** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Relatively minor improvements needed**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Grane Road**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Number of half-hourly or more services on Manchester Road - X41, 464, 481**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments

Access to secondary school **access within 5km (approximately 3 miles)**

Comments

Access to GP surgery **access within 1km (0.6 miles)**

Comments

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments

Access to a park or play area **access within 300m (0.18 miles)**

Comments

Flood risk **flood zone 1 or low surface water flood risk**

Comments

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments

Recreational value **site within or contains park, play area or playing pitch currently in use**

Recreational value comme

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments

Mineral sterilisation

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Development of more than 5 houses would entail relocation of the park and the garage colony .

Market are **high value market area (£190 to £210/sqm)**

Comments Adjacent to medium value area of Haslingden and terraces/HA housing

CONCLUSION

Availability summary **Available in medium to long term**

Justification Site could make a contribution to housing land supply but too small to be carried forward as an allocation.

Suitability summary **Suitable in medium to long term**

Justification Finding alternative locations for the Park and garage colony mean that the full site could only be brought forward in medium to long term; if the latter were retained great care would need to be taken to how the new housing and play area inter-relate. The existing woodland should be retained.

Viability and achievability summary **Achievable in medium to long term**

Justification There would be physical and administrative costs in delivering this site

Conclusion **Not developable or not to be included in the SHLAA**

Justification The issues in relationship to the existing uses on the site would need careful consideration before any development could be brought forward. The small area of the site that could be developed would probably be too small for allocation and below the yield for a SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16331** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.42**

Site Name **Land west of Fern Terrace, Haslingden**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage colony and open space**

Characteristics of the site reducing the development area **Garage Colony and some trees**

Area available for development **0.3** Net Development Area (ha) **0.27** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Part owned by a utility company, and part in public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The area in public ownership is available for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a slope present**

Vehicular access **good access or adjacent to road**

Comments **Adjacent to road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Grane Road Junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Approximately 340m services on Manchester Road - 11, 464, 481, X41**

Access to primary school **access within 500m (0.31 miles)**

Comments	Haslingden Primary 440m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Haslingden High and All Saints
Access to GP surgery	access within 1km (0.6 miles)
Comments	Within Town Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Immediately across the road
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Not immediately adjacent
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Was previously identified by Council as a "Pocket Park" in mid 1990's but not maintained as such
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within urban area
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Grassed area but some slope

Market are **medium value market area (£170/sqm)**

Comments Would have a good view towards the Grane

CONCLUSION

Availability summary **Available in medium to long term**

Justification Applications in relation to the garage colony have previously been made. The issue of whether the site is a "pocket park" and can be released needs resolution. Also the willingness of Utility landowner to release their land.

Suitability summary **Suitable now**

Justification The site is suitable for development. The retention of as many of the existing trees as possible should be sought within any design and the relationship of the houses to the site gradient appropriately considered.

Viability and achievability summary **Achievable in medium to long term**

Justification In a medium value area; could be achievable in the short term if "Pocket Park" issue can be resolved easily and commitment is secured from landowners

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Could be in green category if "Pocket Park" issue can be resolved easily and commitment to develop is secured from landowners

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16332** Most Recent Source **Call for Sites 2016 (CFDS19)** Site Gross Area (ha) **0.86**

Site Name **Hutch Bank Farm, Flip Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Farm and cottage with grassland**

Characteristics of the site reducing the development area **Site within HSE Inner and Middle consultation zones (0.86 ha)**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Information from call for sites**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All landowners are willing to release the site for residential or employment or mixed-use in the next five years.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steepness on verges of viability**

Vehicular access **good access or adjacent to road**

Comments **Hutch Bank Road off Flip Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **About 800m to Grane Road entrance**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus is about 575m away on Grane Road**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Haslingden Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Haslingden and All Saints
Access to GP surgery	access within 1km (0.6 miles)
Comments	990m to Dr Mannan in Haslingden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Haslingden Town Centre 750m
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	535m to Southbank Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	No identified problems
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	None on site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Right of Way through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	At base of a very steep hillside
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	High pressure gas pipeline runs through the site and the whole site is within the HSE Middle consultation zone (half of the site is within the Inner consultation

zone).

Bad neighbour **site in an industrial or employment area**

Comments Immediately next to Carrs Industrial Estate

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High pressure gas pipeline along site boundary

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Steepness of site and need to leave an easement for the gas pipeline will increase costs

Market are **high value market area (£190 to £210/sqm)**

Comments Location adjacent to Industrial estate will diminish value

CONCLUSION

Availability summary **Available now**

Justification The landowners have indicated their willingness for the land to come forward via their response to the "Call for Sites" exercise

Suitability summary **Not suitable**

Justification There are a number of issues with the gas pipeline easement and the steepness of the site that could reduce the ability to deliver the full number of houses on the site. It is also within the middle of an employment area. It is therefore considered that the site is not suitable.

Viability and achievability summary **Achievable in medium to long term**

Justification Issues around the easement and design could affect achievability; the location next to the Industrial Estate may also impact. The site is currently outside the Urban Boundary.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The physical constraints on this site mean that it is not considered as deliverable

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16333** Most Recent Source **NLUDS 2012** Site Gross Area (ha) **22.27**
Site Name **Hutch Bank Quarry, Haslingden**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Quarry (partly in use, partly disused)**
Characteristics of the site reducing the development area **Partly operational quarry (18.62ha) and HSE midle consultation zone (0.17ha)**
Area available for development **3.48** Net Development Area (ha) **2.61** Density **30 dwellings per hectare**
Yield calculated **78** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership (2 Land Titles)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Quarry has many varied areas of topography including cliff faces**
Vehicular access **good access or adjacent to road**
Comments **Road to Quarry is good though new roads would be needed within the site**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **Grane Road junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **Over 500m to main road**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Haslingden Primary School about 1.3 km
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Haslingden High and All Saints
Access to GP surgery	access within 3km (1.8 miles)
Comments	Haslingden town centre about 1.6 km
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Local shop about 700m
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	
Flood risk	flood zone 1 or low surface water flood risk
Comments	Some surface water flooding areas within the broader quarry area
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	There may be areas of the land that have regenerated and could be of value to some rarer species-this would need looking at via a Habitat Survey
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Any development within the Quarry would be well hidden
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if known issues and land engineering works required or adjoining a high risk development ar
Comments	Stability of rock faces would need checking. Still partly an operational quarry-so would need to address the risk with blasting, noise and wider Health and Safety.
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	A small portion of the site (less than 10%) is within an HSE middle consultation zone.

Bad neighbour **site in an industrial or employment area**

Comments Quarry area could be classified as industrial

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments There would be significant extra costs in remediating the land and making sure that there are no conflicts with the operational quarry and related Health and Safety

Market are **high value market area (£190 to £210/sqm)**

Comments Location within a quarry will significantly impact on viability

CONCLUSION

Availability summary **Not available**

Justification Would be very difficult to deliver this site if the existing quarry was operational

Suitability summary **Not suitable**

Justification Conflict with the operational quarry and sterilisation of minerals. It would also not be sustainable by non-car modes

Viability and achievability summary **Not achievable**

Justification The cost of additional work to the site would be very expensive and it would be difficult to gain approval immediately adjacent to an existing quarry

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site should not be taken forward because of the conflicts with an operational quarry

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16336** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.3**

Site Name **Land At South Side of Hud Rake, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **countryside**

Characteristics of the site reducing the development area **None**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments **No entry in the Land Registry**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Submitted as part of a previous Call for Sites exercise**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Slope is present but is developable**

Vehicular access **good access or adjacent to road**

Comments **Would require improvement to the existing access to a residential property**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Rising Bridge Roundabout-1450m**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **350m to high frequency 464 and X41 corridor**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	About 640m to Haslingden St James
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.6km to All Saints; around 3km to Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	750m to Dr Mannan's in centre of Haslingden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approx. 580m to Deardengate in Haslingden
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	580m to Worsley Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	None identified
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Relatively scrubby piece of grassland
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys Landscape area
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments In open countryside adjacent to residential

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments Immediately adjacent to Medium value area

CONCLUSION

Availability summary **Available in medium to long term**

Justification Was a previous indication that the landowner was open to the site being developed

Suitability summary **Suitable in medium to long term**

Justification The access would need improvement and the site is fairly steep.

Viability and achievability summary **Achievable in medium to long term**

Justification High value area. Physical and ownership issues

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is developable but there would be physical and ownership issues to address

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16337** Most Recent Source **NLUDS 2012** Site Gross Area (ha) **0.44**
Site Name **West View, Haslingden**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland and shrub area , small part used as a car park. Previously housing that was cleared.**
Characteristics of the site reducing the development area **Steep slope, Footpath through the site but not a PROW**
Area available for development **0.3** Net Development Area (ha) **0.27** Density **30 dwellings per hectare**
Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**
Comments **No entry in the Land Registry**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Steep area that would need attention to foundations**
Vehicular access **good access or adjacent to road**
Comments **Surrounded by roads**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **Approx. 1450m**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Less than 100m away from X41 and 464 high frequency services**
Access to primary school **access within 500m (0.31 miles)**

Comments	125m to St James Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	All Saints (2.4km) and Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	620m to Dr Mannan
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	450m to top of Deardengate
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Worsley Park about 620m
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	In a broader corridor but not a Core Area
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Informal footpath through the site; planning permission (2011/0301) for a communal mini park and planting area
Heritage assets	site contains or adjoins a Listed Building
Comments	The development is considered unacceptable as it would have a detrimental impact upon the listing of the Listed Church.
Landscape value	low landscape impact
Comments	Urban Landscape
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Surrounded by housing

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments A relatively steep and narrow site that would have a significant impact on the design. Currently a community Garden

Market are **medium value market area (£170/sqm)**

Comments Surrounded by Housing Association and Terraced houses

CONCLUSION

Availability summary **Available in medium to long term**

Justification Creation of community open space (2011/0301) means that the replacement of this facility would be a significant constraint on housing development

Suitability summary **Not suitable**

Justification Suitable for housing (was previously used for this purpose) However the consent for a park area is a significant issue that would require resolution in an area that is short of recreational facilities, such as provision of alternative provision. The development would also have an unacceptable impact on the setting of the Church.

Viability and achievability summary **Achievable in medium to long term**

Justification Development is viable and technically achievable though on a steeply sloping site the number of dwellings has been reduced and could be expensive to deliver. There is a significant issue with the Play area being replaced.

Conclusion **Not developable or not to be included in the SHLAA**

Justification This site could come forward but the gradient and the conflict with the recreational area proposal could be an issue. Also the development would harm the setting of the Church situated to the south.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16338** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.28**

Site Name **Land Off Station Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Openspace with footpath and seating area**

Characteristics of the site reducing the development area **Footpath through and substantial tree coverage**

Area available for development **0.14** Net Development Area (ha) **0.14** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Part within public ownership and part within private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The part within public ownership is available now.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated to allow develop**

Comments **Quite steep but developable**

Vehicular access **good access or adjacent to road**

Comments **Next to Station Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Rising Bridge Roundabout 1470m all directions or southbound via Station Road/Booth St 190m**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Immediately adjacent to main 464 and X41 corridor**

Access to primary school **access within 500m (0.31 miles)**

Comments	430m to St James Primary, Haslingden
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Just under 3km to All Saints and around 3km for Haslingden High
Access to GP surgery	access within 1km (0.6 miles)
Comments	775m to Dr Mannan's in Haslingden Town Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	520 metres to shops on Deardengate
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Approx. 680m to Worsley Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Very small amount of surface water flooding in south of the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Land is an informal park
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Nearest is Britannia Mill at the bottom of Station Road
Landscape value	low landscape impact
Comments	Within Urban landscape
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Was previously housing on the site but now regenerated
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment use to the rear

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Remediation costs may be required-site survey for contaminated land would be needed

Market are **medium value market area (£170/sqm)**

Comments Not in a high value part of the area

CONCLUSION

Availability summary **Available in medium to long term**

Justification Would need to have private landowners consent

Suitability summary **Suitable in medium to long term**

Justification Loss of existing open space area and steep gradient make the site challenging to deliver.

Viability and achievability summary **Not achievable**

Justification Remediation and park removal costs would significantly impact viability plus the loss of trees

Conclusion **Not developable or not to be included in the SHLAA**

Justification Challenges of site delivery plus the number of deliverable houses being below the threshold mean this site shouldn't be carried forward in the SHLAA. It may however have potential for a smaller number of dwellings. Potential for smaller number of dwellings.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16339** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.36**

Site Name **Land Off Blackburn Road/Hud Hey, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland with trees and United Utilities structure. Was previously terraced housing**

Characteristics of the site reducing the development area **Trees around the site**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Partly in private ownership and partly in public ownership (Rossendale Borough Council)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **Land in public ownership is available for development. The private owner expressed an interest to develop the land for retail / employment. The land can be developed for mixed-use.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Rising Bridge roundabout- just over 1km**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main 464 and X41 bus route**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 950m to St James, Haslingden; 1270 to Rising Bridge Primary

Access to secondary school access within 5km (approximately 3 miles)

Comments 3.1km to All Saints; 3.3km Haslingden HS and 3.6km to Hollins Technology College

Access to GP surgery access within 3km (1.8 miles)

Comments Dr Moujaes (Mannan)-1.25km

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments Haslingden Town Centre

Access to a park or play area access within 300m (0.18 miles)

Comments Worsley Park-170m

Flood risk flood zone 1 or low surface water flood risk

Comments The western edge of the site is adjacent to Flood Zone 2

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments Grassland corridor runs across bottom of the site but is not a Core Area or Stepping Stone. There a number of semi-mature trees on site.

Recreational value no recreational value

Recreational value comme

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments Within urban area

Land contamination no known issues

Comments Immediately adjacent to contaminated land

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification

Suitability summary **Suitable in medium to long term**

Justification

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16340** Most Recent Source **Call for sites 2016 (CFDS03)** Site Gross Area (ha) **1.55**

Site Name **Bottom Field, Slate Farm, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland with access road**

Characteristics of the site reducing the development area **Open field so no constraints**

Area available for development **1.55** Net Development Area (ha) **1.39** Density **30 dwellings per hectare**

Yield calculated **41** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to release the site for residential or industrial use, immediately.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Fairly steep but developable**

Vehicular access **access requires improvements**

Comments **Access is shared with vehicles travelling to Haslingden tip. This is narrow and quite steep. The access up to Bottom Field would also need considerable improvement**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Marginally over 1.5km**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Bus services run along the Blackburn Road but they are some distance away**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.7km to Rising Bridge; 1.75km to Haslingden St James
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Hollins Technology College 4km;
Access to GP surgery	access within 3km (1.8 miles)
Comments	Dr Mannaen in Haslingden is almost exactly 3km
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	Haslingden Town Centre 3km
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Worsley Park approx. 670m
Flood risk	flood zone 1 or low surface water flood risk
Comments	Watercourses on the perimeter of the site can be at risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Grassland Corridor but not a Core Area or Stepping Stone
Recreational value	no recreational value
Recreational value comment	PROW along track leading to the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Within enclosed uplands landscape
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Next to a farm and close to access road to Haslingden Tip

Constraints due to utilities **no known utilities infrastructure on site**

Comments Electricity line at very western end of site but wouldn't limit development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Road infrastructure improvements to the site could be costly

Market are **high value market area (£190 to £210/sqm)**

Comments High value and would have good views

CONCLUSION

Availability summary **Available now**

Justification Submitted via Call for Sites 2016 as an available site

Suitability summary **Not suitable**

Justification Planning permission for overhead line approved (2003/657).
 Poor accessibility to services and busy single track access road each mitigate against development as does location in a High Landscape Impact Area. Would create an isolated development in an elevated location.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is located in a high value area and would be relatively easy to develop. However, the road access is a significant restriction for serving a development of this size which would be extremely challenging to resolve.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The poor access, unsustainable location and landscape impact all mitigate against inclusion of the site in the SHLAA

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16341** Most Recent Source **Consultation feedback 2015** Site Gross Area (ha) **1.88**

Site Name **Land to the north of Haslingden Tip and Under Brow farm, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grazing land for horses /paddock and grassland**

Characteristics of the site reducing the development area **Gradient in parts of the site and access**

Area available for development **1.6** Net Development Area (ha) **1.44** Density **1 transit pitch for Gypsies and Travellers**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership (other ownership unknown).**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **1.6km but poor access up Duckworth Clough**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus services along the main road**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.75km to St James, Haslingden
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4km to All Saints and slightly more to Haslingden High
Access to GP surgery	access within 3km (1.8 miles)
Comments	Dr Mannaen in Haslingden 2km
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	Haslingden is nearest centre at about 1.8km
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Worsley Park is about 700m away but very poor road to access it
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Flood Zone 1 but medium level surface water flood risk down the brook through the middle of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Not in a Core area but adjacent to a 250m-3km corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Right of Way through the middle of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Site is within a high impact area
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There are contamination issues on the southern part of the site from previous quarrying and tipping. Neighbouring use as a scrapyard
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed use of land with a rural character

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Former Quarry area would be difficult to develop

Market are **medium value market area (£170/sqm)**

Comments Not in a specified area but immediately adjacent to Haslingden

CONCLUSION

Availability summary **Available in medium to long term**

Justification Landowner intentions are unknown

Suitability summary **Not suitable**

Justification The site is not suitable for housing because of it's remote location and inadequate access. It may be suitable for a Gypsy transit site because of the mixed nature of the surroundings and proximity to the main strategic road network though immediate access is poor.

Viability and achievability summary **Not achievable**

Justification The nature of the neighbouring uses and the access would make this a challenging site to viably develop for housing.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site may be an appropriate location for a Gypsy and Traveller Transit site.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16342** Most Recent Source **Site Allocations 2015** Site Gross Area (ha) **2.67**

Site Name **Winfields, Acre**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Retail, car park and access road**

Characteristics of the site reducing the development area **HSE Inner and Middle consultation zone (0.60ha)**

Area available for development **2.07** Net Development Area (ha) **1.55** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Large part owned by a private company, small part owned by a utility company (electricity substation)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The large landowner expressed an interest to re-develop the site for retail and other uses in 2018.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Any public land should be excluded from the site.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Slight gradient on entrance road but otherwise pretty flat**

Vehicular access **good access or adjacent to road**

Comments **Immediately adjacent to A56**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Right next to A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main 464 and X41 bus corridor**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	850m to St John's Primary, Rising Bridge
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.8km to Hollins Technology College; just over 4km to All Saints
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.2km to Dr Wallworth, Baxenden and 2.3km to Dr Mannaen, Haslingden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Shell Petrol Station and Post Office in Rising Bridge
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Worsely Park approx. 350m
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Less than 50% of the site is at high risk of surface water flooding(1 in 30 year floods)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Parts of the site are within a 250m to 3km corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	PROW's 52 and 64 go through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	There is considerable conservation value in the adjacent Acre Village but this is not formally listed.
Landscape value	low landscape impact
Comments	Within Settled Valley's Landscape Character Area
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Hazel Mill area of site due to historic textile production
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	High pressure gas pipeline intersects the northern part of the site and about a third of the site is within the HSE middle consultation zone.

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Currently retail but largely surrounding area is residential or countryside

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments UU Wastewater assets on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Some issues with Gas pipeline safety and utilities plus accommodating PROW's and noise from dual carriageway but should be OK

Market are **medium value market area (£170/sqm)**

Comments Very good access to A56

CONCLUSION

Availability summary **Not available**

Justification The landowners are interested to develop the site for retail and other uses but not including residential use.

Suitability summary **Suitable now**

Justification While there are some extra costs associated with developing the site these are not considered to be significant especially given the owners interest in bringing the site forward. However, a high pressure gas pipeline intersects the northern section of the site and about a third of the site is within the middle consultation zone, so that part of the site has been excluded from the area available for development. Consultation with HSE is required prior to development.

Viability and achievability summary **Achievable now**

Justification The site is considered both viable and achievable

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered available for residential use as the landowners expressed an interest to develop the site of retail and other uses.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16343** Most Recent Source **Call for Sites 2016 (CFDS15)** Site Gross Area (ha) **0.56**

Site Name **Land south of 51 Rising Bridge Road, Rising Bridge**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Horse grazing-now vacant**

Characteristics of the site reducing the development area **HSE Middle consultation zone (0.06ha)**

Area available for development **0.5** Net Development Area (ha) **0.5** Density **30 dwellings per hectare**

Yield calculated **15** Yield proposed by applicant **20** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners are willing to make the land available for residential development immediately (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Very gentle slope**

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.2km via Rising Bridge Road**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus stop approximately 650m away from the site**

Access to primary school **access within 500m (0.31 miles)**

Comments	Northern end of site within 500m of St John's Primary, Rising Bridge
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Hollins Technology College, Baxenden is 2.8km and All Saints is 4km
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.8km to Dr Mannaen in Haslingden and 2km to Dr Wallworth in Baxenden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to basic services in Rising Bridge; approximately 1.8km to Haslingden Town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	700m to Worseley Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Corridor to the north of the site
Recreational value	no recreational value
Recreational value comment	Public Right of Way immediately to the north of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Adjacent to A56
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	A small portion of the site is within an HSE middle consultation zone.

Bad neighbour **site in residential or retail area**

Comments Between the A56 and ribbon housing development on the other side of Rising Bridge Road

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The presence of the gas pipeline could require remedial action to be taken.

Market are **medium value market area (£170/sqm)**

Comments Surrounded by bungalows so are likely to be the most appropriate type of development.

CONCLUSION

Availability summary **Available now**

Justification Owner willing to bring forward for development

Suitability summary **Suitable in medium to long term**

Justification The gas pipeline issue should be resolvable within the five year period. The lack of access to bus services if the site is brought forward particularly for retirement housing is a concern.

Viability and achievability summary **Achievable now**

Justification Should be viable and achievable

Conclusion **Deliverable in the next 5 years**

Justification Site is deliverable provided the issues can be dealt with

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16344** Most Recent Source **Site Allocations 2015** Site Gross Area (ha) **3.01**

Site Name **Land North of Hud Hey, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grazing land for horses / paddock**

Characteristics of the site reducing the development area **Slope towards top of the site, trees at the bottom**

Area available for development **2.7** Net Development Area (ha) **2.03** Density **30 dwellings per hectare**

Yield calculated **61** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners have expressed an interest to develop the site for industrial or residential use via the call for sites exercise in 2016.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **There is a caution for registration of the site in the Land Registry.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Slope towards the top of the site but would be developable**

Vehicular access **access requires improvements**

Comments **Single track access to Carter Place. Creating a new access from the A680 would affect TPO's**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Approximately 650m to Rising Bridge Roundabout**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Although access would not be directly onto A680 the site is adjacent to 464 and X41 corridor**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.4km to St John's C of E, Rising Bridge
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.25km to The Hollins Technical College, Haslingden; around 4km to All Saints
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to Dr Mannaen in Haslingden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.5km to Haslingden Town Centre; 600m to Shell Petrol Station
Access to a park or play area	access within 300m (0.18 miles)
Comments	Worseley Park opposite the site entrance
Flood risk	flood zone 1 or low surface water flood risk
Comments	No known issues on site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Nearest is within the heart of the Carter Hall Place development-these were once the grounds of an Historic House (now demolished)
Landscape value	low landscape impact
Comments	Settled Valley landscape
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Park homes immediately to the north of the land and stables, employment area to the south, A56 to the west

Constraints due to utilities **no known utilities infrastructure on site**

Comments Would need new infrastructure to be installed

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments Surrounded by a range of land-uses

CONCLUSION

Availability summary **Available in medium to long term**

Justification There is a slight uncertainty about the land ownership but it has been put forward as available through the Call for Sites exercise.

Suitability summary **Suitable in medium to long term**

Justification There has been some interest in the land as a strategic employment site given proximity to an existing employment area and the A56. There are Park Homes to the north. Currently it is an attractive rolling parkland landscape and good design would be an issue as would suitable access.

Viability and achievability summary **Achievable in medium to long term**

Justification The development of the site would be viable and relatively easy to build. The relationship with the existing employment area would require consideration. Land ownership issues require resolution.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Site could be suitable for a range of uses but would need careful design and consideration of the neighbouring uses.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16345** Most Recent Source **Call for Sites 2016 (CFDS06)** Site Gross Area (ha) **1.97**
Site Name **No 6570, Roundhill Road, Haslingden**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Field**
Characteristics of the site reducing the development area
Area available for development **1.97** Net Development Area (ha) **1.77** Density **30 dwellings per hectare**
Yield calculated **53** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **Both owners are willing to release the site for residential use within the next 5 years.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **There is a slope on the site but would be capable of development**
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Access would need taking through other fields. Traffic on Roundhill Road is quite fast at this point**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **1.3km to Rising Bridge Roundabout via Roundhill Lane**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **Approx. 1km to nearest bus stop**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	St Johns C of E Primary at Rising Bridge approx. 700m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.2km to The Hollins Technology College; 4.2km to All Saints
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.3km to Dr Mannaen in Haslingden; 2.5km to Baxenden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approx. 1.2km to Shell Shop in Rising Bridge
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Just under 1km to a Play area in Rising Bridge
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A 250m-3km grassland corridor runs through the middle of the site and the site is 2 fields away from a BHS. A small area of woodland is covered by a TPO.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Within the centre of a moorland fringe landscape
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments There is a restaurant in the former Farmers Glory Pub

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Significant improvement to the access and dealing with the Quarry will be needed

Market are **medium value market area (£170/sqm)**

Comments Not specifically in a market area but the nearest is medium value

CONCLUSION

Availability summary **Available now**

Justification Stated as available on Call for Sites submission

Suitability summary **Not suitable**

Justification The site is in the countryside and relatively isolated. Roundhill Lane is a relatively windy unlit country road but forms the main link to the services present in Rising Bridge. There are currently no crossing facilities on Roundhill Road . There are no buses to link to services in Haslingden. Development in the open countryside would be obtrusive and difficult to screen.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is likely to be viable but addressing the issues of contamination and access may take time

Conclusion **Not developable or not to be included in the SHLAA**

Justification The issues with isolation from settlements and it's elevated location plus potential access issues make this an unsuitable site for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16346** Most Recent Source **Call for Sites 2016 (CFDS07)** Site Gross Area (ha) **1.95**

Site Name **No 8476, Roundhill Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **Public footpath through the site**

Area available for development **1.75** Net Development Area (ha) **1.57** Density **30 dwellings per hectare**

Yield calculated **47** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership-2 owners**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Both owners are willing to release the site for residential use within the next 5 years.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Much of the site is relatively flat but there is a slope on other parts**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **No direct access into field from Roundhill Rd; Road is quite fast at this point**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.3km to Rising Bridge roundabout via Roundhill Lane**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus service approx. 1km**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	St Johns C of E Primary at Rising Bridge approx. 700m
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.2km to The Hollins Technology College; 4.2km to All Saints
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.3km to Dr Mannaen in Haslingden; 2.5km to Baxenden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approx. 1.2km to Shell Shop in Rising Bridge
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Just under 1km to a Play area in Rising Bridge
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A part of the site is within a 250m-3km grassland corridor and is less than 500m from a BHS
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	PROW runs through the field
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Moorland fringe location isolated from settlements
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Is close to The Glory restaurant

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Electricity pole in centre of site and on boundary

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Establishing an access and dealing with the overhead power cables

Market are **medium value market area (£170/sqm)**

Comments Not in a defined area but this is nearest area

CONCLUSION

Availability summary **Available now**

Justification Both owners have indicated the availability of the site

Suitability summary **Not suitable**

Justification The site is in the countryside and relatively isolated. Roundhill Lane, which is the main link to Rising Bridge, is a relatively winding unlit country road but forms the main link to the services present in Rising Bridge. There are currently no crossing facilities on Roundhill Road . There are no buses to link to services in Haslingden. Development in the open countryside would be obtrusive and difficult to screen.

Viability and achievability summary **Achievable in medium to long term**

Justification Creation of a new access and addressing the overhead lines could take time. The site is likely to be viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The issues with isolation from settlements and it's elevated location plus potential access/utility issues make this an unsuitable site for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16347	Most Recent Source	SHLAA 2010	Site Gross Area (ha)	1.3
Site Name	Roundhill road/Rising Bridge Road, Rising Bridge				
Greenfield versus Brownfield	Brownfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Green Belt NOT adjoining the urban area				
Current Land Use	Grassland-previously railway cutting				
Characteristics of the site reducing the development area	Trees along southern boundary and one stable building (0.15ha), HSE Middle consultation zone (0.59ha)				
Area available for development	0.56	Net Development Area (ha)	0.5	Density	30 dwellings per hectare
Yield calculated	15	Yield proposed by applicant	24	Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	Private ownership.
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowner / developer expressed an interest to develop the site for 24 houses during the call for sites 2008.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	Graded former railway embankment
Vehicular access	good access or adjacent to road
Comments	Rising Bridge Road immediately adjacent
Distance to strategic road network	within 1.5km (approximately 1 mile)
Comments	Rising Bridge roundabout 650m at closest point
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	464 and X41 within 400m of the site
Access to primary school	access within 500m (0.31 miles)

Comments	Immediately adjacent to St John's C of E Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.3km to Hollins Technology College, Baxenden
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.9km to Dr Wallworth, Baxenden
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Marginally over 500m to Shell Shop
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to play area on Northfield Road
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	250m-3km grassland corridor runs through part of the site
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones

Comments High pressure gas pipeline intersects the site within its southern section. A third of the site is within the HSE Middle consultation zone and about a quarter of the site is within the HSE Inner consultation zone.

Bad neighbour **site in residential or retail area**

Comments Village character-adjacent to school, housing and A56

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High pressure gas pipeline intersects the site in its southern section

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments May need consideration of ground conditions

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Erection of stables and tack room approved in 2004 (2004/469) and permission for ménage approved in 2009 (but not built). Landowner has previously indicated availability for development.

Suitability summary **Suitable now**

Justification Good access to services and schools in Rising Bridge and Baxenden and close to existing residential development. Parking around school can be an issue. Close to A56-good for accessibility but some traffic noise. It is a long narrow site so would be ribbon development along road frontage. Almost half of the site is within an HSE middle consultation zone. This area has been excluded from the development area an consultatino with HSE is required prior to development.

Viability and achievability summary **Achievable now**

Justification Development is within a medium value area but should be relatively simple to accomplish. Care would be needed in the design of the area near the school.

Conclusion **Deliverable in the next 5 years**

Justification This would physically be a relatively easy site to develop though attention would need to be paid to design.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16348** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.57**

Site Name **Baxenden Chemicals Ltd, Roundhill Lane, Rising Bridge**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Woodland and grassland**

Characteristics of the site reducing the development area **Woodland**

Area available for development **0.25** Net Development Area (ha) **0.25** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner wants to develop the site for employment use.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Very little slope on site**

Vehicular access **good access or adjacent to road**

Comments **Immediately adjacent Roundhill Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **580m to Rising Bridge Roundabout**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Close proximity to 464 and X41 along Blackburn Road**

Access to primary school **access within 500m (0.31 miles)**

Comments	Opposite St Johns Primary, Rising Bridge
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Hollins Technical College, Baxenden 2.3km
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Dr Wallworth, Baxenden
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 500m of Post Office and Shell shop
Access to a park or play area	access within 300m (0.18 miles)
Comments	Northfield Road Play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	In grassland > 5km corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	The main factory is within an HSE consultation zone but this is not immediately adjacent to this site

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Entrance area to Chemical factory and opposite school

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Development of the site would be restricted by the trees on the site and main road to chemical site

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner is willing to keep the site for business expansion. Therefore the site is not available for housing development but would be better suited for an employment use.

Suitability summary **Suitable in medium to long term**

Justification Development of the site would be problematic because of it being adjacent the main entrance road to the Chemical factory. It would also require the removal of a substantial number of trees

Viability and achievability summary **Achievable in medium to long term**

Justification Development of the site is technically feasible and is in a popular residential area

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for a housing development as the landowner is wishing to use the site for business expansion and would like the site to be allocated for employment use (email received 30.11.2016)

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16349** Most Recent Source **Officer suggestion** Site Gross Area (ha) **2.98**
Site Name **Hollin Gate Farm, Rising Bridge**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Fields**
Characteristics of the site reducing the development area **Should be developable with remediation; HSE Middle consultation zone (0.59ha)**
Area available for development **2.39** Net Development Area (ha) **1.79** Density **30 dwellings per hectare**
Yield calculated **54** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership.**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Landowner phoned for more information. Intentions are unknown.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments **Gently rolling**
Vehicular access **good access or adjacent to road**
Comments
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **Almost immediately adjacent to Rising Bridge A56 roundabout**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **X41 and 464 bus corridor immediately adjacent to the site**
Access to primary school **access within 500m (0.31 miles)**

Comments	Immediately adjacent to St John's Primary-500m walk around via road
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.45km to The Hollins Technology College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.95km to Hollins Technology College
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	120 metres to Shell Shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to Northfield Rd play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Area of surface water flooding in north west and southern corner of the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	In 250m-3km grassland corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins St John the Evangelist Church
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Issues concerning gravel extraction and landfill gas from peat extracted from former railway cutting
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	High pressure gas pipeline along the southern boundary of the site. About a third of the site within the HSE middle consultation zone.

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed land use with a rural character-A56 to the south and Rising Bridge Business Park to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs would be involved in remediating ground contamination on parts of the site.

There would be some costs and design issues around surface water flooding

Market are **medium value market area (£170/sqm)**

Comments May be impacted by the nature of the surrounding uses

CONCLUSION

Availability summary **Available in medium to long term**

Justification Unclear as to landowners intentions.

Suitability summary **Suitable in medium to long term**

Justification Mitigation would be required to the land and flooding issues. There would also probably be a need to improve the site entrance to the satisfaction of Highways England. The nature of the surrounding uses and the setting of the listed building would require consideration. A high pressure gas pipeline goes along the southern boundary of the site and a section of the site is within the inner and middle HSE consultation zone (this area has been excluded from the area available for development). The site can be suitable for development subject to consultation with HSE.

Viability and achievability summary **Achievable in medium to long term**

Justification Contaminated land, transport and flood risk assessments are likely to delay implementation of any scheme

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification A Scheme is capable of development but would require considerable investigative and design work first. Various constraints on the site, especially the gas pipeline

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16350** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.41**

Site Name **Northfield Road, Rising Bridge**

Greenfield versus Brownfield **Greenfield** Designations **None**

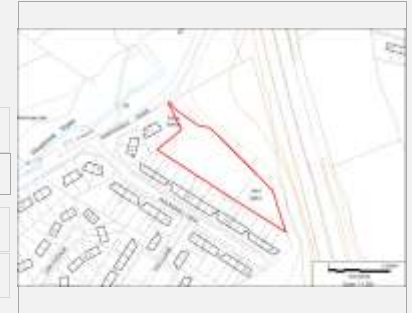
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Allotments garden with shrub and treed area (not protected by TPO)**

Characteristics of the site reducing the development area **Allotments and HSE middle consultation zone (0.18ha)**

Area available for development **0.23** Net Development Area (ha) **0.23** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Adjacent to Northfield Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Rising Bridge A56 Roundabout 625m**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **275m to bus stop with services X41 and 464**

Access to primary school **access within 500m (0.31 miles)**

Comments	485m to St Johns Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Hollins Technical School 2.3km
Access to GP surgery	access within 3km (1.8 miles)
Comments	Dr Wallworth, Baxenden 1.8km
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Shell shop-500m
Access to a park or play area	access within 300m (0.18 miles)
Comments	Northfield Road within 160m
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small part of the site suffers from surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	The allotment gardens and a small portion of the site are within the HSE middle consultation zone.

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Retention or replacement of allotments will need addressing

Market are **medium value market area (£170/sqm)**

Comments Site on edge of settlement and affected by noise from traffic on A56 embankment

CONCLUSION

Availability summary **Available now**

Justification Only issue requiring addressing is the allotments.

Suitability summary **Suitable now**

Justification The allotments should be retained as part of the development (or a replacement site found elsewhere) and a tree survey undertaken to determine which trees should be retained. The HSE should be consulted prior to development as half of the site is within the HSE middle consultation zone. The allotment gardens and the HSE middle consultation zone have been excluded from the area available for development, reducing the potential dwellings on site to 7. The site is considered to be suitable now, subject to approval by the HSE.

Viability and achievability summary **Achievable now**

Justification It is considered that the necessary mitigation could be achieved within the short term.

Conclusion **Deliverable in the next 5 years**

Justification Part of the site is available now and suitable for a residential scheme. The development is considered viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16351** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.77**
Site Name **Hazel Street, Rising Bridge**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Shrubs and trees**
Characteristics of the site reducing the development area **Site covered by trees protected by TPO**
Area available for development **0.08** Net Development Area (ha) **0.08** Density **30 dwellings per hectare**
Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownership. 3 land titles covering the site**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **A planning application for the erection of 8 dwellings was submitted and then withdrawn (2015/0206)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Steep access off Hazel street (narrow and double parked). Investigate potential to create a new access to the western edge of the site off Blackburn Road**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **0.66km**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Less than 40m to bus stop on Blackburn Road with access to X41 and 464**
Access to primary school **access within 500m (0.31 miles)**

Comments	St Johns - 0.44km
Access to secondary school	access within 5km (approximately 3 miles)
Comments	The Hollins - 1.87km
Access to GP surgery	access within 3km (1.8 miles)
Comments	Dr R A Wallworth - BB5 2PZ - 1.6km
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	220m to Post office on Blackburn Road. Haslingden - approx. 3+km
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Rising Bridge play areas - 365m
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Emergency TPO served on whole site. Grassland stepping stone habitat.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Moorland Fringes / Upland Pastures landscape character
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	Site adjacent to the outer HSE consultation zone (on the other side of the road)

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment area to the south . Baxenden Chemicals Ltd being a major hazard installation

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement to the access. Landscape mitigation

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The land is in multiple ownership however an outline planning application was submitted in 2015 evidencing an interest to develop the site for 8 dwellings (ref 2015/0206).

Suitability summary **Not suitable**

Justification The net development area is too small to deliver 5 or more dwellings since all of the trees on the site are protected by a TPO. If the TPO is revoked then the site can become suitable for development.

Viability and achievability summary **Not achievable**

Justification The site is considered to be viable. However, the site is not achievable due to the area protected by TPO.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Although the site is available, it is not considered to be suitable for housing development nor achievable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16374** Most Recent Source **Planning permission expired (2012/0096)** Site Gross Area (ha) **0.04**
Site Name **1 Laburnum Street, Haslingden**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Retail shop and warehouse**
Characteristics of the site reducing the development area **None**
Area available for development **0.04** Net Development Area (ha) **0.04** Density **50 dwellings per hectare**
Yield calculated **2** Yield proposed by applicant **8** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner submitted an outline planning application for a change of use from a retail shop and warehouse into 8 terraced dwelling houses in 2012 but this has now expired**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Relies on on-street parking**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **750m via Station Rd if going southbound; 2km to Rising Bridge if going northbound**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Bus stop approx. 50m away with X41 and 464 services**
Access to primary school **access within 500m (0.31 miles)**

Comments	215m to Haslingden St James Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2180m to All Saints RC Language College
Access to GP surgery	access within 1km (0.6 miles)
Comments	430m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Close to Haslingden Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	50m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	No risk identified
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Suburban
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments primarily residential/retail with occasional small industry

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments Terraced area close to the main road

CONCLUSION

Availability summary **Available now**

Justification Expired outline planning permission for change of use to 8 dwellings so principle of development has been established but needs a fresh application

Suitability summary **Suitable now**

Justification This is primarily a residential area that is close to services so is suitable for residential development

Viability and achievability summary **Achievable now**

Justification It is achievable within a medium market area but questions must exist as to why the existing consent was not built out and why a re-submission has not been made

Conclusion **Deliverable in the next 5 years**

Justification The site is deliverable within the 5 year timescale but some concerns must exist as to why the site has not been brought forward

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16388** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.29**

Site Name **Land adjacent 53 Grane Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space with lots of trees and car park area**

Characteristics of the site reducing the development area **Tree cover**

Area available for development **0.15** Net Development Area (ha) **0.15** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Grane Road junction with A56 -600m**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Both 11 and 481 are within 150m of site, the latter being half hourly or more frequent**

Access to primary school **access within 500m (0.31 miles)**

Comments	440m to Haslingden Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2380m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 1km (0.6 miles)
Comments	300m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	615m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Minor surface water flooding on northern boundary
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Suburban
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	2x SPC
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No significant costs but need to take trees into account

Market are **medium value market area (£170/sqm)**

Comments Established residential area

CONCLUSION

Availability summary **Available now**

Justification Land is shown as available for development.

Suitability summary **Suitable now**

Justification Within a residential location that is close to the town centre and related services.

Viability and achievability summary **Achievable now**

Justification Subject to agreement on an access and appropriate design the site should be achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification Site is capable of being brought forward expeditiously.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16391** Most Recent Source **Call for Sites 2016 (CFDS91)** Site Gross Area (ha) **0.63**

Site Name **Land / field adjacent to Blackburn Road, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **Virtually all the site is within Flood Zone 2 or 3**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners have expressed an interest to develop the site for residential use (especially affordable housing) in the short term during the call for sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Flat, low lying site**

Vehicular access **good access or adjacent to road**

Comments **Road access can be created**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **550m to Rising Bridge roundabout**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main bus route use by X41 and 464**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1240m to Haslingden St James Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3150m to Hollins Technology College, Baxenden
Access to GP surgery	access within 3km (1.8 miles)
Comments	1655m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	680m to Baxenden Shell Garage; 1.4km to Haslingden Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Significant flood risk issues because of flooding from Swinnel Brook. Nearly half the site is Flood Zone 3 and 90% overall in Flood Zone 2 or 3
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Immediately adjacent to Worsley Park
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Industrial Age
Land contamination	no known issues
Comments	Land has been filled with hardcore from Haslingden bypass
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments In agricultural area next to a park

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments UU Wastewater pipe affects part of the south west corner of the site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Significant extra costs because of Flood Risk

Market are **medium value market area (£170/sqm)**

Comments Attractive with good access to A56

CONCLUSION

Availability summary **Available now**

Justification Both landowners are supportive of the site being developed

Suitability summary **Suitable in medium to long term**

Justification The site is in a reasonably sustainable location for development and is adjacent to Acre

Viability and achievability summary **Not achievable**

Justification While the site is in a suitable location the costs of development are considered to be substantial because of Flood Risk

Conclusion **Not developable or not to be included in the SHLAA**

Justification Flood Risk issues are likely to be very challenging to resolve plus there are likely to be issues with establishing firm foundations because of previous tipping

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18430** Most Recent Source **Landowner proposal May 2018** Site Gross Area (ha) **1.42**

Site Name **Albert Mill and Britannia Mill, Haslingden**

Greenfield versus Brownfield **Brownfield** Designations **None**

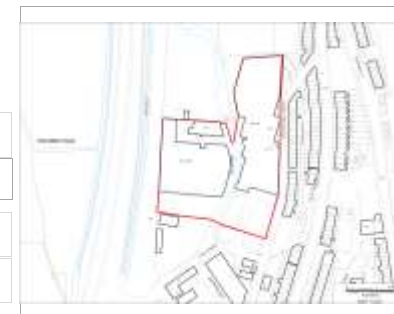
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment use**

Characteristics of the site reducing the development area **Flood zone 3 (0.47ha), Mill Leat and culverted area (0.04ha)**

Area available for development **0.91** Net Development Area (ha) **0.82** Density **50 dwellings per hectare**

Yield calculated **41** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowners have expressed an interest to change the use of the site to residential**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Vale Street. Access on Mill Street is narrow and consist in cobbles**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **170m from south of the site to A56 southbound**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 300m to bus stop on Blackburn Road with access to quality bus routes (464 and X41)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Within 700m to Haslingden St James CoE Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Within 3.7km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	Within 1.4km to Haslingden Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	800m to Co-operative store on John Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 600m to Worsley Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Britannia Mill is within flood zone 3 and has been excluded from the developable area. Mill Street is within flood zone 2. Small area at high risk of surface water flooding to the south of Albert Mill.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site contains or adjoins a Listed Building
Comments	Britannia Mill is a grade II listed building
Landscape value	low landscape impact
Comments	Industrial age. The site has previously been developed.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination from current and previous uses.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment use to the south, brownfield site to the north, A56 trunk road to the west and residential properties to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments Utilities infrastructure below Mill Street that are not a constraint to development.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition or conversion of Albert Mill. Britannia Mill is not developable for residential due to its location within flood zone 3. Heritage impact assessment as the redevelopment of Albert Mill should not impact on the setting of Britannia Mill.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed an interest to change the use of the site to residential.

Suitability summary **Not suitable**

Justification Britannia Mill is not suitable for a change of use to residential as the site is within flood zone 3. Albert Mill is more suitable for a conversion to residential use. However, there should be some flood risk mitigation as some parts of the mill have been built over a culvert and adjoin Mill Leat. The re-development of Albert Mill should not impact on the setting of Britannia Mill which a grade II building. Albert Mill also adjoins employment units to the west and south, and therefore the amenity of future residents should be considered. The site appears more suited for employment use.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are associated with the re-development of Albert Mill including demolition costs and flood risk mitigation measures. However, the development is considered viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Britannia Mill is not suitable for residential use as it is situated within a flood zone 3. Albert Mill due to its location near employment units and a water feature (Mill Loat) is considered more suitable for employment use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

Rawtenstall, Crawshawbooth, Goodshaw & Loveclough

WARD
Cribden

GENERAL INFORMATION

Site Ref **SHLAA16183** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **6.34**

Site Name **Land to the east of Alder Grange School, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Fields and woodland area**

Characteristics of the site reducing the development area **Woodland area to the east of Hurst Lane (1.08ha). Intentions unknown (3.31ha)**

Area available for development **1.95** Net Development Area (ha) **1.75** Density **30 dwellings per hectare**

Yield calculated **52** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **The site is in public ownership (Rossendale Borough Council owns one third and Lancashire County Council owns two thirds of the site).**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Rossendale Borough Council is willing to release the site for development (1.92ha). LCC intentions are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a gentle slope on site.**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access is poor as Hurst lane is a narrow lane and is accessed by Union Street which is narrow and steep.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.1km / 1.3 miles to A56/ A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **530m to bus stop with an hourly service (10)**

Access to primary school **access within 500m (0.31 miles)**

Comments	445m St Paul's Constable Lee School via footpath and 1.5km by road
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1670m to Alder Grange Community and Technology school but 445m via footpath
Access to GP surgery	access within 1km (0.6 miles)
Comments	970m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to ASDA
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1100m to nearest playing area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high, medium and low risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Less than 10% of the site is within a woodland stepping stone area as identified on the Lancashire Ecological network map
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way along the southern, eastern and northern boundaries of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Lower Chapel Hill farm (grade II) adjoins the site. Other listed buildings are located in the vicinity.
Landscape value	high landscape impact
Comments	Enclosed Uplands & Settled Valleys. The landscape assessment concluded in 2015, that a large part of the site is not suitable for development on landscape ground.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access infrastructure improvements. Flood risk assessment. Ecological, heritage and landscape assessments and potential mitigation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership. The intentions of LCC are unknown. The site in RBC ownership is available (1.95ha).

Suitability summary **Not suitable**

Justification Access is poor and a new road is likely to be required to enable the development. The site is situated 1.3 miles from a strategic road and more than 400m away from a bus stop. The primary school and secondary school are within walking distances via a footpath. However other services such as GP surgery, local shop and play area situated further away and are accessible by private cars. Less than 10% of the site is at high, medium and low risk of surface water flooding. Also, less than 10% of the site is within a woodland Stepping Stone. This area is within LCC ownership and is outside the area available for development, however, development should minimise any negative effects. The public rights of way should be maintained. A heritage assessment is required to ensure the development protect the local character of the area and the setting of the listed buildings. The site is in a prominent location and partly within the enclosed uplands character type, therefore a landscape assessment is recommended. The site is not considered to be in a sustainable location as future residents will be relying on the use of private cars to commute and access services. The site is not suitable for residential development.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development, however the site is within a high value market area, therefore the development is considered viable. No developer has expressed an interest in developing the site, thus the site is not currently achievable but can be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site in RBC ownership is available now. The site is not considered suitable for a housing development due to a significant vehicular access constraint and landscape impact.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16184** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.27**

Site Name **Land south of Hollin Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding, woodland stepping stone habitat**

Area available for development **0.9** Net Development Area (ha) **0.81** Density **30 dwellings per hectare**

Yield calculated **24** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site for residential use (letter received 07.09.2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Via Hollin Lane which is a long narrow lane. Major improvements are needed to improve the access.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.6km /2.2 miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **510m to bus stop with frequent bus services (X43)**

Access to primary school **access within 500m (0.31 miles)**

Comments 300m to St Paul's Constablee Church of England Primary School

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 300m to Alder Grange Community and Technology School

Access to GP surgery access within 1km (0.6 miles)

Comments 665m to nearest GP

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments 750m to Spar at petrol station on Burnley Road

Access to a park or play area no access within 1.5km (approximately 1 mile)

Comments 1885m to nearest play area

Flood risk less than 50% in flood zone 2 or affected by medium surface water flood risk

Comments Less than 10% of the site is at high and medium risk of surface water flooding. More than 10% of the site is at low risk of surface water flooding.

Ecological value located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments The southern part of the site (about 10%) is within a woodland stepping stone area as identified on the Lancashire ecological network maps. There is an Important Wildlife Site to the south of the site.

Recreational value presence of Public Rights Of Way or informal use

Recreational value comment A public right of way goes along Hollin Lane and through the northern part of the site.

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments No listed building adjoins the site, however 3 listed buildings (grade II) are located on the hill surrounding the site.

Landscape value low landscape impact

Comments

Land contamination no known issues

Comments

Mineral sterilisation if entirely within or partly within a Mineral Safeguarding Area or surface coal area

Comments May require further site investigation

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement. Flood risk, ecological and heritage assets assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to develop the site for residential use. The site is available now.

Suitability summary **Suitable in medium to long term**

Justification The land is flat but the vehicular access is an issue that requires significant improvements. The site is situated close (2.2 miles) to a strategic road but further than 400m from a bus stop (510m). Most local services are available within walking distances, except for a play area. A small part of the site is at high and medium risk of surface water flooding, while a larger part of the site is at low risk of surface water flooding. A flood risk assessment would be required prior to development. The southern strip of the site is within a woodland Stepping Stone. This habitat should be protected and has therefore been excluded from the area available for development. The public rights of way would need to be retained. Although no listed buildings adjoin the site, 3 heritage assets are located on the hill surrounding the site, thus the view from those properties might be affected by the development (Higher and Lower Chapel Hill Farm, Friends Burial Ground). A heritage impact assessment is recommended. The site is considered suitable in the future provided that the access is improved, the woodland habitat is protected and that the development does not affect the setting of the listed buildings.

Viability and achievability summary **Achievable now**

Justification There are extra cost associated with the development (i.e. making the vehicular access suitable for a housing scheme), however the site is within a high value market area, therefore the development is considered viable. Once the barriers to development have been addressed, the site could be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now. However it is not currently suitable due to vehicular access issues (narrow lane). The site can become suitable if the access is improved, if the woodland habitat situated along the southern boundary of the site is protected and if the development does not affect the settings of the listed properties

situated further up the hill. The development is considered viable and achievable within the medium to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

24

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16187** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.35**
Site Name **Willow Avenue Off Lime Tree Grove, Rawtenstall**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland area with trees**
Characteristics of the site reducing the development area **None**
Area available for development **0.35** Net Development Area (ha) **0.35** Density **30 dwellings per hectare**
Yield calculated **10** Yield proposed by applicant **4** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership.**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The developer expressed an intention to develop the site for 3 houses in the call for site exercise (2008). In their comments during the summer 2015 consultation, the developer expressed the potential to deliver 4 dwelling (email 28.08.2015)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Steep slope present on site**
Vehicular access **access requires improvements**
Comments **Access via a narrow lane (Lime Tree Grove) leading to Willow Avenue or via Cribden Street restricted by street parking.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **3.4km / 2.1 miles to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **165m to bus stop with 30 min service (X43)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	510m to St Paul's Constable Lee Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	510m to Alder Grange Community and Technology school
Access to GP surgery	access within 1km (0.6 miles)
Comments	475m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	550m to Spar on Burnley Road
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	1690m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Less than 10% of the site affected by low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site contains or adjoins a Listed Building
Comments	St Paul's Church is a listed building adjoining the site. A heritage impact assessment will be needed.
Landscape value	low landscape impact
Comments	Industrial Age & Suburban
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounding by residential properties and a Church

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Land engineering works due to steep slope on part of the site. Heritage impact assessment and high quality design and materials.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer wishing to develop 4 houses on site. However, based on a 30 dwellings per hectare density, there is potential for 10 dwellings on the site.

Suitability summary **Suitable now**

Justification There is a steep slope on site, however the section to the west is relatively flat. Some land engineering works would be required to develop on the whole site. Access via Cribden Street would need to be improved. There is also a potential access via Willow Avenue, however, this street is accessed via Lime Tree Grove which is a narrow steep lane. The site is situated 2.1 miles from a strategic road, so within approximately 15 mins drive. There is good access to a frequent bus route to Burnley and Manchester (X43). Most local services are accessible within walking distance, except the GP surgery which can be accessed by public transport. The site adjoins St Paul's Church which is a listed building, therefore a heritage impact assessment would be required prior to development. The site is considered suitable now for a residential development provided that the access is improved and approved by LCC highways and an heritage impact assessment is carried out.

Viability and achievability summary **Achievable in medium to long term**

Justification Although there are extra costs involved, the site is situated in a medium value market area and therefore the development is considered viable. The agent representing the landowner commented during the summer 2015 consultation that the site is unlikely to be completed within the next five years. The development is therefore achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and is considered suitable provided that the access is approved and that the development does not affect the setting of the listed building or the character of the local area. The development is considered suitable, however the developer stated that the development will not be achievable in the next five years, but rather in the medium term. Overall, the site is developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

10

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16188** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.71**

Site Name **Land North of Lime Tree Grove, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land**

Characteristics of the site reducing the development area **None**

Area available for development **1.71** Net Development Area (ha) **1.53** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant **35** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (owned by a developer)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for housing during the 2008 call for sites. The agent representing the developer reiterated the potential to deliver 35 dwellings on site during the consultation in summer 2015. Part of the site has been granted planning permission for 9 dwellings (2016/0295).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Hollingreave Drive and Greengate Close**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.9km / 3 miles to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **If pedestrian access to Lime Tree Grove than bus stop accessible within 200m to a half hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	820m to St Paul's Constable Lee Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	820m to Alder Grange Community and Technology School
Access to GP surgery	access within 1km (0.6 miles)
Comments	610m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	If pedestrian access to Lime Tree Grove then 800m to Spar on Burnley Road
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	If pedestrian access from Lime Tree Grove- 800m to recreational ground and play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site affected by medium and low surface water flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	no. 2 and no. 4 Higher Constablelee on Lime Tree Grove adjoins the site
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer wishing to develop the land for housing. A recent planning permisison was granted for 9 dwellings on the northern part of the site (2016/0295).

Suitability summary **Suitable now**

Justification The site is situated 3 miles away from a strategic road and it has access to frequent bus service. Most services are within walking distances except the play area which is situated 1800m away. Less than 10% of the site is at medium risk of surface water flooding, however a flood risk assessment is recommended. The public right of way going through the site should be maintained. The site adjoins two listed buildings, therefore an heritage impact assessment is required. The development should not affect the setting of those properties. Subject to the issues identified being adequately addressed, the site is suitable for development.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development (e.g. flood risk and heritage asset assessment), however the site is situated in a high value market area, therefore the development is considered viable. The agent representing the landowner commented during the summer 2015 consultation stating that the site is unlikely to be completed within the next five years. The site is therefore achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available and suitable within the short term. The development is considered viable, although the agent stated the site will not be completed within the short term, it is assumed that delivery could start in the next five years, with completion in the medium term. According to the history of delivery by the developer, 5 dwellings per year are likely to be built instead of the average of 20 (considering past delivery). Also, part of the site was granted planning permisison for 9 dwellings (reference 2016/0295), therefore these 9 dwellings are deduced from the total number of dwellings to avoid double counting, as these dwellings will figure within the planning commitments (37 dwellings considered).

Delivery (next 5 years)

15

Delivery (6 to 10 years)

22

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16189** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.68**

Site Name **Land East of Acrefield Drive (Hollin Way), Reedsholme**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.68** Net Development Area (ha) **0.61** Density **30 dwellings per hectare**

Yield calculated **18** Yield proposed by applicant **10** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (owned by a developer)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest in developing the site in 2008 via the call for sites, and reiterated the potential to deliver 10 dwellings on site.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Acrefield Drive**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4km / 2.4miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **570m to bus stop on Burnley Road with an half-hourly service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1600m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2020m to Alder Grange Community and Technology School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1800m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Premier convenience store on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to recreation ground and play area via footpaths
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	There is an area at high, medium and low risk of surface water flooding along the northern boundary of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Landscape study (2015) concluded that the site is suitable for development on landscape grounds
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer wishing to develop the site for housing. The site is available now.

Suitability summary **Suitable now**

Justification The site is situated 2.4 miles away from a strategic road but is situated more than 500m away from a bus stop. Local services are situated within the medium range, except the primary school which is situated further away. A small area along the northern boundary where Edge End Clough runs, is at high, medium and low risk of surface water flood risk. The site is considered suitable for housing development as it forms part of an existing residential area.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable as the site is within a high value market area. The agent representing the landowner commented during the summer 2015 consultation that the site is unlikely to be completed within the next five years.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available and suitable now for housing. The development is viable but not achievable in the short term. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16191** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.52**

Site Name **Land to West of Hollin Way, Reedsholme**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Trees**

Area available for development **0.43** Net Development Area (ha) **0.38** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant **24** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (owned by a developer)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site in 2008 during the call for sites and reiterated the potential to deliver 24 dwellings on site.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.4km / 2.7 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Bus stop to Burnley Road within 150m with a ccess to a half hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1220m to Crawshawbooth Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1375m to Alder Grange Community and Technology School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1235m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	810m to Premier convenience shop on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to nearest play area using footpaths
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high and medium risk of surface water flooding. About 25% of the site is at low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Industrial age and Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	25% of the site had potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk and land contamination assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer willing to develop the site for housing.

Suitability summary **Suitable now**

Justification About 25% of the site has potential land contamination, therefore a land contamination survey would be required prior to development and if contamination is found the land should be adequately remediated. Less than 10% of the site is at high and medium risk of surface water flooding, however a flood risk assessment is still recommended prior to development. The site is considered suitable for development provided that those constraints are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development but since the site is within a high value market area, the development is considered viable. The agent representing the landowner commented during the draft Site Allocation and Development Management Policies consultation in summer 2015 that the site is unlikely to be completed within the next five years. Other sites owned by the developer are expected to be delivered first, therefore development on this site is expected in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and suitable provided that the flood risk and potential land contamination issues are adequately addressed. The development is viable but not achievable in the short term according to the agent comment. The site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16221	Most Recent Source	Call for Sites 2016 (CFDS93)	Site Gross Area (ha)	2.73
Site Name	Laund Bank Barn 2, Rawtenstall				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Countryside adjoining the urban area				
Current Land Use	Grassland, woodland and river				
Characteristics of the site reducing the development area	Partly in Biological Heritage Site, Woodland Core Area and Stepping Stone Habitat (0.03 ha)				
Area available for development	2.7	Net Development Area (ha)	2.02	Density	30 dwellings per hectare
Yield calculated	60	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	2 private landowners both willing to develop the site for housing
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowners have expressed an interest to develop the site within the next 5 years (call for sites)
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	
Vehicular access	access requires improvements
Comments	Access off Burnley Road, via a bridge over the river (flood zone 2).
Distance to strategic road network	between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)
Comments	3.4km / 2.1 miles to A56/A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	190m to bus stop with an half-hourly service (X43)
Access to primary school	access within 1.5km (approximately 1 mile)

Comments	845m to St Paul's Constable Lee Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	844m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	635m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	620m to Spar on Burnley Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	130m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Site adjoins a flood zone 3 and the access from Burnley Road is within a flood zone 2.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Partly located in a Biological Site (less than 5%), Woodland Core Area and Stepping Stone Habitat (0.03 ha)
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the southern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal mining risk assessment. Land engineering works to flatten the site. Flood risk assessment (site over 1ha)

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the land during the call for sites in 2016.

Suitability summary **Suitable in medium to long term**

Justification The site has a pronounced slope but development can still be undertaken provided that land engineering works are carried out. There is fair vehicular access from Burnley Road via a bridge over the river and the site is situated 2.1 miles from a strategic road. The site has also good access to an half-hourly bus service. All local services are within walking distance. The site is not at risk of flooding but the access via Burnley Road is within a flood zone 2. Less than 10% of the site is within Laund Banks Biological Heritage Site and a woodland Core Area and Stepping Stone, however those areas have been excluded from the net development area. The development should provide a buffer to avoid any negative impact on the adjoining site of high biological and ecological importance. About 25% of the site is within a Coal Authority high risk development area, therefore a coal mining risk assessment is required to understand the risk to development from the coal mining legacy. The site is considered suitable in the medium term provided that the coal mining risk assessment demonstrates that there are no issues or that they can be mitigated. Also, particular attention to the vehicular access should be given as the bridge over the river is within a flood zone 2. The development should also protect Laund Banks Biological Heritage Site and the woodland Core Area and Stepping Stone habitat. The development is considered suitable in the medium to long term provided that those constraints are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are likely occur, however the site is within a high value market area, therefore the development is considered viable. No developer has expressed an interest, therefore the deliverability is likely to be in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable in the medium term provided that the constraints identified are adequately addressed (e.g. coal mining

legacy, high biodiversity and ecological value on adjoining site, flood risk regarding the vehicular access). The development is considered viable and achievable in the medium to long term. Overall, the site is developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref	SHLAA16222	Most Recent Source	Call for Sites 2016	Site Gross Area (ha)	0.88
Site Name	Land off Lee Brook Road and Collinge Fold Lane, Rawtenstall				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Countryside adjoining the urban area				
Current Land Use	Agricultural sheds and storage yard, grassland				
Characteristics of the site reducing the development area	Woodland to the east partly protected by TPO and identified as Stepping Stone Habitat. Single TPO trees to the south.				
Area available for development	0.71	Net Development Area (ha)	0.63	Density	30 dwellings per hectare
Yield calculated	19	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	multiple ownership
Comments	Private ownership (family ownership)
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	All landowners are willing to release the site for residential use immediately (call for sites 2016)
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	Relatively flat, slopes towards the east
Vehicular access	access requires improvements
Comments	Access from Holland Avenue via steep Prospect Road or via Haslingden Old Road (difficult access). Site also adjoins Collinge Fold Lane but this is a narrow lane.
Distance to strategic road network	between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)
Comments	3.1km / 1.9 miles to A56/A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	Bus stop on Burnley Road within 200m (Via Collinge Fold Lane) with access to an half hourly bus service
Access to primary school	access within 1.5km (approximately 1 mile)

Comments	580m to St Paul's Constable Lee Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	580m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	260m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	400m to Spar on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	630m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Site adjoins flood zone 3 and 2 and the stream to the north is surrounded by an area at high risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The woodland area within the site is identified as a Stepping Stone habitat on the Lancashire ecological network map. This area has been excluded from the area available for development.
Recreational value	no recreational value
Recreational value comment	Public right of way along Collinge Fold Lane unlikely to be affected by the development
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Lower Laund Mill is a listed building grade II situated 60m away to the north east. The woodland area to the east act as a screening.
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments **Businesses, residential properties and grassland**

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Ecological assessment. Heritage statement.**

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The landowners have promoted the site for a housing development during the call for sites received in 2016. The site is available now.**

Suitability summary **Suitable now**

Justification **The vehicular access has some constraints and should eb improved. The woodland area to the east is steep and the habitat has an important ecological value as it is identified as a Stepping Stone on the Lancashire ecological network map. This area has been excluded from the area available for development. There is a Mill Shop situated to the south east of the site, with various retail units and a garage. The trees to the east and along the southern boundary of the site should be maintained to protect the visual amenity of future residents. Lower Laund Mill is a listed building situated 60m away to the north east. It is considered that the woodland area acts as an efficient screening and that the development is unlikely to affect the setting of the Listed Building, however an heritage statement is recommended. The site is considered suitable for development provided that the scheme protects the woodland and the single TPO trees on the site and that the access is approved by LCC highways.**

Viability and achievability summary **Achievable now**

Justification **Some extra costs have been identified, but since the site is situated in high value market area, it is considered viable. The development is considered achievable in the short term.**

Conclusion **Deliverable in the next 5 years**

Justification **The site is available now and is considered suitable provided that the scheme protects the woodland and the single TPO trees on the site, and that the access is approved by LCC highways. The development is viable and achievable in the short term.**

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16224** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.95**

Site Name **Land To Rear Of Holland Avenue, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Woodland**

Characteristics of the site reducing the development area **Woodland**

Area available for development **0.06** Net Development Area (ha) **0.06** Density **30 dwellings per hectare**

Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access off Holland Avenue, however via prospect Road which is very steep or via difficult access off Halsingden Old Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 3km / 1.9 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Bus stop on Burnley Road within 300m (Via steep Collinge Fold Lane) with access to an half hourly bus service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	900m to St Paul's Constable Lee Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	900m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	230m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to Spar on Burnley Road (via steep Collinge Fold Lane)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	960m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site covered by trees
Recreational value	no recreational value
Recreational value comment	Public right of way along the southern and northern site's boundaries unlikely to be affected by potential development
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastrcuture within the northern section of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements, land engineering works to flatten the site, ecological impact assessment and potential mitigation / compensation

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available now for development.

Suitability summary **Not suitable**

Justification The site is largely covered by a woodland area and only 0.06ha is available for development. The estimated yield of the site is 2 houses, therefore the site should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is largely covered by a woodland area and only 0.06ha is available for development. The estimated yield of the site is 2 houses, therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16226** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.05**
Site Name **Oakenhead/Holland Avenue, Rawtenstall**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Garage colony, grassland and footpaths**
Characteristics of the site reducing the development area **None**
Area available for development **2.05** Net Development Area (ha) **1.53** Density **30 dwellings per hectare**
Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Lancashire County Council)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **The land is required for future expansion of the schools.**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **Possible restricting covenants (protected for educational purposes)**

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Access via the track lane to the garage colony at the end of Prospect Road. Potential access from Unity Way but issues with school traffic.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2.9km / 1.8 miles to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **230m to bus stop with an half-hourly service (X43)**
Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to St James The Less primary school, 150m to St Mary's Rawtenstall Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	900m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	230m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	290m to Spar on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	960m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public right of way going through the site and other footpaths leading to the hills
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	The independent landscape assessment concluded in 2015 that the site is suitable for development with mitigation.
Landscape value	low landscape impact
Comments	Industrial Age & Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, children nursery, primary schools and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is in public ownership (LCC) and the land is intended for future expansion of the schools. The site is not available for a housing development.

Suitability summary **Suitable now**

Justification The site slopes towards the south - east and there is a potential vehicular access via the track leading to the garage colony and possibly from Unity Way. The access would need to be improved, onward access from Holland Avenue is poor. The site is situated 1.8 miles to a strategic road, which is approximately a 15 mins drive. It has also a good access to an half-hourly bus service albeit via Prospect Road which is quite steep. Most services are within walking distance. Even the play area located 960m can be reached by foot within 15 mins. There is a public right of way going through the site that should be retained as part of the development. The site is considered suitable, provide that the access is improved and approved by LCC Highways.

Viability and achievability summary **Achievable in medium to long term**

Justification The vehicular access requires improvements and this will incur extra costs. However, the site is within a high value market area and therefore the development is considered viable. No developer has expressed an interest therefore the deliverability is likely to be in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is suitable for a residential development provided that the access is improved, and then approved by LCC Highways. The site is in public ownership (LCC) and is required for future schools expansion, therefore the site is not available for a housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16389** Most Recent Source **Call for sites 2016 (phone)** Site Gross Area (ha) **0.12**

Site Name **Land Bank adjacent Burnley Road, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Open land with some small buildings. Long, narrow site constrained by river and road on opposite sides**

Characteristics of the site reducing the development area **Flood zone 3, Woodland Stepping Stone Habitat. Area available for development reduced by 50% to protect part of the habitat**

Area available for development **0.06** Net Development Area (ha) **0.06** Density **30 dwellings per hectare**

Yield calculated **2** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **single ownership**

Comments **2 land owners both willing to develop the site for housing**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners have expressed an interest to develop the site for housing within the next five years (call for sites)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Existing access to residential property on hill**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.3km to junction with A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to X43 corridor**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 860m to St Paul's Constable Lee Church of England School

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 860m to Alder Grange Community and Technology School

Access to GP surgery access within 1km (0.6 miles)

Comments 695m to nearest GP

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments 770m to Spar at Shell Garage; 1.3km to Rawtenstall Town Centre

Access to a park or play area access within 300m (0.18 miles)

Comments Adjacent on opposite side of road

Flood risk more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk

Comments At least 50% in Flood Zone 2 plus strip of Flood Zone 3 along the river

Ecological value located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments Whole site within a Stepping Stone Habitat for woodland

Recreational value no recreational value

Recreational value comment

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments Settled Valleys

Land contamination no known issues

Comments

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Adjacent to Garden centre

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Significant extra costs related to flood risk though site is in a high value area. Access to Burnley Road also needs consideration

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for residential use.

Suitability summary **Not suitable**

Justification Flood risk and location in Stepping Stone habitat make an unsuitable site. Also because of size it would need to be developed at a high density to meet SHLAA minimum threshold and because of it's narrowness would be very difficult to provide for gardens.

Viability and achievability summary **Not achievable**

Justification While within a high value area the flooding, ecological and highway constraints make this a challenging site to develop.

Conclusion **Not developable or not to be included in the SHLAA**

Justification It would be challenging to develop this site because of the physical constraints and still provide 5 houses or more.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16392** Most Recent Source **Draft Site Allocation 2015 (H7)** Site Gross Area (ha) **1.24**

Site Name **Land North of Hollin Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Underused grassland**

Characteristics of the site reducing the development area **Steeper slopes towards the top of the site**

Area available for development **1** Net Development Area (ha) **0.9** Density **30 dwellings per hectare**

Yield calculated **27** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners are willing to release the site for housing development (comments received in summer 2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Slope at the top of the hill is less developable**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access would need to be via Hollin Lane which is single track and problematic to widen**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.5km to junction with A56**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus stops are on Burnley Road which is 600m distance**

Access to primary school **access within 500m (0.31 miles)**

Comments	430m to St Paul's Constable Lee Church of England School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	430m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	850m to nearest GP (St James medical centre)
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to Spar at Shell Garage
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1040m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Very small amount of surface water flooding (Zone 2/3) on south western border of site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	PROW's along southern and western boundaries of site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Agricultural land and residential

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Hollin Lane is a single track road tightly constrained on either side that needs significant improvements to enable this number of houses to be accommodated. Could be jointly funded with SHLAA site 16184

Market are **high value market area (£190 to £210/sqm)**

Comments Nearby housing is very popular

CONCLUSION

Availability summary **Available now**

Justification Landowners are supportive of land being released for development

Suitability summary **Suitable in medium to long term**

Justification The developability of the site is dependent on access issues being resolved to the satisfaction of the Highway Authority. This may take some time to resolve. The land is distant from public transport services.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value area with proven demand. The road improvement is considered financially feasible especially if shared costs with SHLAA site 16184

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The deliverability of this site is dependent on an acceptable solution being found to the highway issue.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Goodshaw

GENERAL INFORMATION

Site Ref **SHLAA16192** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.49**

Site Name **Land To Rear Of Lyndale Scout Hut, Crawshawbooth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Small holding / keeping of farm animals**

Characteristics of the site reducing the development area **None**

Area available for development **0.49** Net Development Area (ha) **0.44** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site sloping westwards with a flat section to the west**

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.6km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **215m to bus stop with half-hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	690m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2km to nearest GP at St James Medical centre
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.9km to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	255m to Premier convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	145m to playground on Hill Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the southern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Rakefoot Methodist Church is in the vicinity but not adjoining the site
Landscape value	low landscape impact
Comments	Settled Valleys and Industrial Age
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown, therefore the site is not currently available, but can become available in the future.

Suitability summary **Suitable now**

Justification No major constraints have been identified on site therefore the site is considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable as no extra costs have been identified, plus the site is within a high value market area. No developer has come forward therefore the site is likely to be achieved in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is suitable in the short term, however the intentions of the landowner are unknown therefore the site is not currently available but can become available in the future. The development is considered viable but it is likely to be achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16194** Most Recent Source **Officer suggestion** Site Gross Area (ha) **4.73**

Site Name **Land north of Adelaide Street, Crawshawbooth**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Woodland, grassland, river and footpaths**

Characteristics of the site reducing the development area **Woodland (some of it protected by TPO), Folly Clough, flood zone 3 (2.56 ha)**

Area available for development **2.17** Net Development Area (ha) **1.62** Density **30 dwellings per hectare**

Yield calculated **48** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Two thirds in public ownership (Rossendale Borough Council) and one third in private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The land in public ownership is available for release. The private owner expressed an interest to develop the parcel.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Adelaide Street Or Bottomley Bank Lane but would require improvement**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **155m to bus stop with half-hourly service (X43)**

Access to primary school **access within 500m (0.31 miles)**

Comments	380m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2350m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1950m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	425 to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	385m to play area on Hill Street
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Parts of the site are within flood zone 3 and 2 and also at high and medium risk, but those areas have been excluded from the development area.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland and Woodland Stepping Stone and Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the southern and eastern boundaries and informal footpaths through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys and Industrial Age
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The wooded area of the site has potential land contamination.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, fields and school playing field

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological assessment and access improvements.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification 40% of the site within RBC ownership is available for development, the landowner owning the remaining 60% of the developable area expressed an interest to develop the site. The whole developable area can become available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The site is within a grassland and woodland stepping stone habitat, therefore those habitats should be protected and have been excluded from the area available for development. The grassland area to the east is a corridor. Access via Bottomley Bank Lane is poor and requires improvement. Some constraints are associated with the site however, part of the site (the grassland area to the east) can become suitable for housing development if the issues identified (e.g. vehicular access, ecological value) are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, however the site is within a high value market area, therefore the development is considered viable. No developers have expressed an interest to develop the site, therefore the development is likely to be achievable in the medium term rather than the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The developable area (grassland area to the east) is considered available now, and can become suitable if the vehicular access is improved. The development is considered achievable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16195** Most Recent Source **Call for sites 2016 (CFDS11)** Site Gross Area (ha) **0.77**

Site Name **Site of former Hawthorn Mill, Folly Clough, Crawshawbooth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland and wooded area with an access road. Former Hawthorn Mill demolished and area naturally regenerated.**

Characteristics of the site reducing the development area **Woodland and partly protected by TPO**

Area available for development **0.23** Net Development Area (ha) **0.23** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site owner commented that the site can be made immediately available for development during the Call for Site 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Poor access via a narrow lane off Goodshaw Lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.5km to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **640m to bus stop on Burnley Road with an half-hourly service (X43)**

Access to primary school **access within 500m (0.31 miles)**

Comments	210m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2560m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2420m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	750m to "Premier" convenience store on Burnley Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	220m to play area at Crawshawbooth Primary School
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 50% is at medium risk of surface water flooding. The site also adjoins Folly Clough and more than 50% of the site is at low risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	75% of the site is within a Woodland Stepping Stone Habitat and 25% is within a Grassland Stepping Stone. An Important Wildlife Site is situated to the south of the site.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A public right of way goes through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	St Mary and All Saints is a listed building on Goodshaw Lane and the Old Baptist Church also on Goodshaw Lane is listed grade II* building. There are not adjoining the site.
Landscape value	medium landscape impact
Comments	Enclosed Uplands and Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	About 50% of the site has potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement. Ecological, landscape and flood risk assessment. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has submitted the site via the Call for Sites (March 2016) for a housing development. The site is immediately available.

Suitability summary **Not suitable**

Justification The vehicular access is poor, as it is via track off Goodshaw Lane. The site is situated more than 3.5 miles from a strategic road and is more than 600m away from a bus stop. However the bus stop is still accessible within walking distance. The primary school, play area and village store are accessible within walking distances. However, the doctor surgery and secondary school are not accessible within walking distances but can be accessed by public transport. About 10% of the site is at medium risk of surface water flooding and the site adjoins Folly Clough that runs along its southern boundary. A flood risk assessment would be required. The site has ecological value of county importance as it is located within a woodland and grassland stepping stone areas (respectively 75% and 25% of the site) identified on the Lancashire ecological network maps. A public right of way runs through the site. The site is partly within Enclosed Uplands, therefore a landscape assessment is recommended. Also, about 50% of the site (the footprint of the former Hawthorn mill) has potential land contamination issues and therefore a land contamination survey is required.
In relation to the above, the site is not considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development, but the site is within a high value market assessment, so the development is considered viable. The landowner is willing to develop the site, therefore the site is achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now and the development is considered viable and achievable in the short term. However, the site is not considered suitable for a housing

development, in particular due to its ecological value.

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16196	Most Recent Source	Officer suggestion	Site Gross Area (ha)	1.86
Site Name	Land east of Goodshaw Lane, Crawshawbooth				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Countryside adjoining the urban area				
Current Land Use	Grassland, grazing fields, houses and access roads to properties further up the hill				
Characteristics of the site reducing the development area	Intentions of the landowners unknown regarding 70% of the site (south part). Exclusion of dwellings and private gardens.				
Area available for development	0.61	Net Development Area (ha)	0.54	Density	30 dwellings per hectare
Yield calculated	16	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	multiple ownership
Comments	Partly public (30%) and partly unknown ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	Northern part in public ownership can be released for development. The intentions of the landowner are unknown regarding the privately owned parcels.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	
Vehicular access	access requires improvements
Comments	Moderate access off Goodshaw Lane which is a narrow lane
Distance to strategic road network	greater than 5.5km (approximately 3.5 miles)
Comments	6.1km / 3.7 miles to A56/A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	390m to bus stop on Burnley Road with an half-hourly service (X43)
Access to primary school	access within 500m (0.31 miles)

Comments	400m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2360m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2220m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Premier village store on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to play area at Crawshawbooth Primary School
Flood risk	flood zone 1 or low surface water flood risk
Comments	Goodshaw Lane is at high and medium risk of surface water flood risk
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins Goodshaw Baptist Chapel Grounds which is a Biological Heritage Site and also a grassland Core Area.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Various public rights of way going through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins two Listed Buildings: Old Baptist Church (grade II*) and St Mary's and All Saints
Landscape value	medium landscape impact
Comments	Enclosed uplands and Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Waste water structures underneath the roads, therefore not a constraint for development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Heritage impact assessment. Landscape assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The northern part of the site is in public ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access off Goodshaw Lane is poor as it is a narrow lane. It will require approval from LCC Highways. The site is situated 3.7 miles away from a strategic road but has good access to an half-hourly bus service. The nearest primary school and play area are within walking distances while the other local services are situated further away. The site adjoins a Biological Heritage Site, and the development should not have any negative effect on this protected site. Various public right of way are going through the site and should be maintained as far as possible. The site adjoins two Listed Buildings, one of them being of grade II*, so a Heritage Impact Assessment is required to ensure the development does not negatively affect the setting of the listed buildings and the character of the local area. Part of the site is within Enclosed Uplands, therefore a landscape assessment is recommended. The northern part of the site is within a high risk development area, so a coal mining risk assessment will be thought after. Several constraints have been identified, however depending on the scheme proposed and the findings of the assessments, there is a potential for the constraints to be overcome in the future.

Viability and achievability summary **Achievable now**

Justification There are extra costs identified with the development, however the site is within a high value development area, therefore the development is considered viable. A developer has expressed an interest in developing part of the site, so development can be achieved in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 30% of the site is available for development. Several constraints have been identified (e.g. high risk development area for coal, landscape value, heritage assets and biological heritage site adjoining the land) but the constraints can be overcome in the future and the site can become suitable in the long term. The development is considered viable now and achievable in the short term, as a developer has expressed an interest. Overall, the site is developable in the medium

to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

16

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16197** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.86**
Site Name **Land Adjacent Laburnum Cottages, Crawshawbooth**
Greenfield versus Brownfield **Greenfield** Designations **Greenland**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland and footpaths**
Characteristics of the site reducing the development area **None**
Area available for development **0.86** Net Development Area (ha) **0.77** Density **30 dwellings per hectare**
Yield calculated **23** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (RBC)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site for development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Western part of the site is flat while eastern part slopes upward from west to east**
Vehicular access **access requires improvements**
Comments **Average access via Church Street (on street parking)**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.5km / 3.5 miles to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **335m to bus stop with half-hourly service (X43)**
Access to primary school **access within 500m (0.31 miles)**

Comments	200m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2550m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2410m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	150m to Pleasant View convenience store on Burnley Road (in front of Spring Street)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	800m to play area on Hamer Avenue
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	The site is 60m away from St Mary's and All Saints Church which is a listed building
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Eastern part of the site has potential land contamination issues
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Waste water structure beneath Church Street

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage impact assessment. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Suitable now**

Justification The site slopes westwards to a flat area behind Laburnum Cottages. The site is accessible via Church Street, however, the street is congested due to on-street parking. The site has good access to public transport and to local services either by foot or by bus. The site is informally used as a recreational area, however a play area situated on Hamer Avenue is situated within 800m. The site is situated 60m away from St Mary's and All Saints Church, therefore an heritage impact assessment will be required to ensure the scheme does not alter the setting of the listed building and the character of the local area. There is potential land contamination on the eastern part of the site, so a land contamination survey is needed prior to development. The site is considered suitable in the short term, provided that it does not affect the setting of St Mary's and All Saints Church and that adequate land remediation is undertaken if land contamination is found.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development, but since the site is situated in a high value market area, the development is considered viable. The developemnt is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is considered suitable for a housing development in the short term provided that the scheme does not affect the setting of St Mary's and All Saints Church situated in the vicinity and adequate land remediation is carried out if land contamination is found during the land contamination survey. The development is viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16198** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.28**

Site Name **Land Adj Ullswater Way, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Ownership (75%) available for development**

Area available for development **0.21** Net Development Area (ha) **0.21** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Largely in public ownership (Rossendale Borough Council). 75% of the site.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **RBC is willing to release the land it owns for development (75% of the site)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Ullswater Way or Goodshaw Avenue**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km / 3.7 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **390m to bus stop on Burnley Road with an half-hourly service (X43)**

Access to primary school **access within 500m (0.31 miles)**

Comments	415m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2980m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2840m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Premier village store on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	415m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Goodshaw Lane at high risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins (on the other side of Goodshaw Lane) Goodshaw Baptist Chapel Grounds which is a Biological Heritage Site and also a grassland Core Area.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the Old Baptist Church (grade II*) and is situated in the vicinity of St Mary's and All Saints Church
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage Impact Assessment. Coal risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification 75% of the site is in public ownership and is available for development.

Suitability summary **Suitable now**

Justification The site is relatively flat and has good vehicular access. It is situated 3.7 miles away from a strategic road but it has good access to public transport. The primary school and play area are accessible within walking distance, while the other services can be accessed by bus. The site adjoins a Biological Heritage Site which is also a grassland Core Area on the Lancashire ecological network map. The development should not affect the ecological value of this site. The site is also adjoining a listed building grade II* (Old Baptist Church), therefore an heritage impact assessment is needed to ensure the setting of the listed building and the character of the local area are protected. A small strip of land is within the Coal Authority high development risk area, therefore a coal risk assessment is recommended. The site is considered suitable in the short term, provided that the heritage impact assessment shows that the development will not affect the setting of the Old Baptist Church and that the coal risk assessment shows there are no issues in terms of coal sterilisation.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with a potential development, however, since the site is within a high value market area, the development is considered viable. A developer has expressed an interest in developing the site, therefore the development is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification 75% of the site is available now, and the site is considered suitable in the short term provided the development does not affect the setting of the Old Baptist Church (listed building grade II*) and does not sterilise potential coal resource. The development is viable and can be achieved in the short term as a developer has expressed interest.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16199** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.4**
Site Name **Thirlmere Way, Goodshaw Chapel**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland / open space**
Characteristics of the site reducing the development area **None**
Area available for development **0.4** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**
Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership (Housing Association)**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **Rights granted and leases associated with the land title**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Ullswater Way and Goodshaw Lane**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **5.8km / 3.6 miles to A56/A682 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **450m to bus stop with an half-hourly service (X43)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	515m to Crawshawbooth Primary
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3080m to Alder Grange School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2940m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	620m to Pleasant View store on Burnley Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	515m to play area at Crawshawbooth primary school
Flood risk	flood zone 1 or low surface water flood risk
Comments	Goodshaw Lane is at high and medium risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins (on the other side of Goodshaw Lane) Goodshaw Baptist Chapel Grounds which is a Biological Heritage Site and also a grassland Core Area.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Informal use by residents
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the Old Baptist Church (grade II*) and is situated in the vicinity of St Mary's and All Saints Church
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Waste water infrastructure beneath Ullswater Way and Goodshaw Lane

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a housing association and is considered available for development.

Suitability summary **Suitable now**

Justification The site slopes gently westwards and has a fair vehicular access from Ullswater Way and Goodshaw Lane. It is situated 3.6 miles away from a strategic road and more than 400m from a bus stop. However the bus stop on Burnley Road is still within walking distance (450m) and provides access to a half-hourly service. A primary school, play area and local store are available within walking distance while the secondary school and GP surgery can be accessed by bus. The site adjoins (on the other side of Goodshaw Lane) a Biological Heritage Site. The site is thought to be informally used for recreation purposes by local residents, however, other amenity grassland spaces are available in the vicinity and the play area at Crawshawbooth Primary School is within walking distance. The site adjoins the Old Baptist Church which is a listed building grade II*, thus an heritage impact assessment is needed to ensure the development has no negative impact on the setting of the listed building. The site is considered suitable in the short term provided that the development scheme does not negatively affect the setting of the Old Baptist Church and the ecological value of the Biological Heritage Site.

Viability and achievability summary **Achievable now**

Justification An heritage impact assessment is required prior to development, but no other extra costs have been identified. The site is within a high value market area and is therefore considered viable. The developer owns the site therefore the site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and suitable in the short term provided that the scheme does not affect the setting of the Old Baptist Church and does not affect the ecological value of the Biological Heritage Site situated on the other side of Goodshaw Lane. The development is viable and can be achieved in the short term since it is owned by a Housing Association. The site is considered suitable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16200** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.36**

Site Name **Middlegate Green, Goodshaw Chapel**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland / open space**

Characteristics of the site reducing the development area **None**

Area available for development **0.36** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Owned by Housing Association**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Landowner not willing to develop the site due to access and drainage issues (comment received in summer 2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Middlegate Green**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **5.7km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **170m to bus stop with 2 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	590m to Crawshawbooth primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.2km to Alder Grange secondary school
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.8km to St James Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to convenience store (Pleasant View)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to Hamer Avenue play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Known drainage issues on site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 500m from St Mary and All Saints' Church and Goodshaw Chapel
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of sewers on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Coal Mining Risk Assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner is not willing to develop the site due to access and drainage issues.

Suitability summary **Suitable in medium to long term**

Justification There is a risk of flooding associated with surface water especially to the north and centre of the site. Access is also an issue, although there is a potential to access the site via Middlegate Green.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is considered to be viable as it is situated in a high market area, however it is not considered achievable in the next 5 years as the landowner is not willing to develop the land in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered developable as it is not currently available for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16201** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.69**

Site Name **Field Adjacent Goodshaw Lane/Gibhill Lane, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **None**

Area available for development **1.69** Net Development Area (ha) **1.52** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **The site is divided in more than 20 plots on the Land Registry. Very unlikely to come forward as a development site.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **The high number of landowners registered on the Land Registry (more than 20) reduces greatly the chance for the site to become available for development.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Goodshaw Lane which is a single lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.2km /3.8 miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Approximately 550m to bus stop on Burnley Road with an half-hourly service (X43) via a steep hill**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	720m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3280m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3140m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Pleasant View local store (via a steep hill)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	680m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland Corridor
Recreational value	no recreational value
Recreational value comment	Public rights of way along the site's north and south boundaries but unlikely to be affected by a development
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Old Baptist Church is a grade II* listed building situated 115m to the south but not directly adjoining the site
Landscape value	medium landscape impact
Comments	50% in Enclosed Uplands & 50% in Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residnetial properties to the west, fields to the north, east and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment, vehicular access improvements, landscape assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is divided in more than 20 plots, therefore the likeliness of this site to be available for development is very low. The site is not considered available.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively isolated from local services and has not a good access to bus services. Future residents are likely to rely on the use of private cars to commute and access services. The vehicular access needs to be improved as Goodshaw lane is a narrow lane. A landscape assessment is recommended as half of the site is situated in the Enclosed Uplands character type and has significant landscape value. Coal is present at the surface within the site and approximately half of the site is within the Coal Authority high development risk area, therefore a coal mining risk assessment is required. The site is not considered suitable now for residential use, but can be made suitable in the medium to long term if the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in association with the development (e.g. vehicular improvement), however, since the site is within a high value market area, the development is considered viable. No developer has expressed an interest, so the deliverability is likely to be within the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for development due to the fact that the site is divided in more than 20 plots with different ownerships. The site is not currently suitable due to constraints (e.g. vehicular access, relatively isolated from services, landscape value, Coal Authority high risk development area). The site is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16202** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.71**

Site Name **Land (A) Adjacent Swinshaw Cottages, Goodshaw**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Partly wooded area, partly field**

Characteristics of the site reducing the development area **Wooded area, stream with steep embankments**

Area available for development **0.41** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site for development**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Goodshaw Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.2km /3.8 miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **540m to bus stop on Burnley Road with an half-hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1000m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3280m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3140m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Pleasant View local store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	630m to Loveclough Park
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	A stream goes through the site near the southern boundary. The area surrounding the stream is at medium risk of surface water flooding. The area has been excluded from the net developable area.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland ecological corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A public right of way goes through the site along the stream
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is currently available for development.

Suitability summary **Suitable in medium to long term**

Justification The site slopes gently westwards and is accessible from Goodshaw Lane. It is situated 3.8 miles away from a strategic road and further than 400m from a bus stop. However, the bus stop is still within walking distance (540m) but via a steep path. Only Loveclough Park is within walking distance from the site, other local services are accessible by public transport. However, since the bus stop is situated 540m away via a steep path, future residents are likely to rely on private cars. The site is not in a sustainable location. A stream goes through the site therefore a flood risk assessment is recommended. The public right of way should be maintained. About 50% of the site is within a Coal Authority high risk development area, therefore a coal risk assessment is needed to avoid coal sterilisation. Several constraints have been identified for the site (surface water flood risk and risk of coal sterilisation), however the site is considered suitable in the medium term provided that those constraints can be adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs are identified with the development, but since the site is within a high value market assessment, the development is considered viable. No developer has expressed an interest for the site, so it is likely to be achieved within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is in public ownership (RBC) and is available now. Some constraints have been identified (e.g. presence of coal underground and stream going through the site with potential surface water flooding), however if the constraints can be overcome in the medium term. The development is considered viable and achievable in the medium to long term, once a developer comes forward.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16203** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.49**

Site Name **Land Adjacent Goodshaw Bowling Green, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Dwellings, private garden, footpath and grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.49** Net Development Area (ha) **0.44** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing development**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Goodshaw Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km / 4miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **315m to bus stop on Burnley Road with access to a half-hourly service (X43) via a footpath**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	950m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3510m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3370m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to Pleasant View store on Burnley road east (near Edward St)
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Loveclough Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Several public rights of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The independent landscape study (2015) concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments **No extra costs identified**

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The site is in public ownership and is available for development.**

Suitability summary **Suitable now**

Justification **No significant constraints have been identified for this site. The site is situated far away from a strategic road but has good access to public transport. The site is considered suitable in the short term for a housing development. The public rights of way should be maintained as far as possible.**

Viability and achievability summary **Achievable now**

Justification **No extra costs have been identified for the development of this site which is situated in high value market area. The development is considered viable and achievable in the short term.**

Conclusion **Deliverable in the next 5 years**

Justification **The site is available and suitable now for residential use. The development is also considered viable and achievable in the short term.**

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16205** Most Recent Source **Call for Sites 2016 (CFDS09)** Site Gross Area (ha) **0.53**

Site Name **Cornfield, off Goodshaw Lane adj to Swinshaw Hall, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **None**

Area available for development **0.53** Net Development Area (ha) **0.47** Density **30 dwellings per hectare**

Yield calculated **14** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Family ownership but both owners willing to release the site**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners wrote that the site is available now for development and that their preferred use is residential (call for development sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Some rights associated with the land title**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Goodshaw Lane (narrow lane)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km / 4 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **180m to bus stop on Burnley Road via footpath (half hourly service X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1080m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3640m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3500m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Premier convenience shop on Burnley Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent Loveclough Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1 and small pockets at low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary of the site and to the west
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The independent landscape study (2015) concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	Site to the north has potential land contamination issues
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements (widening of the lane)

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed an interest to develop the site for housing in the call for sites exercise (2016 and 2003). A planning application was submitted in 1976 and refused. The site is considered to be available in the short term for residential development.

Suitability summary **Suitable now**

Justification The site is relatively flat and is accessible from Goodshaw Lane. The lane would need improvements as it is narrow in parts. The site is situated 4 miles away from a strategic road but is easily accessible via an half-hourly bus service. The site adjoins Loveclough Park and Crawshawbooth primary school, Alder grange secondary school, the Premier convenience store are situated further away but accessible via bus. The public rights of way along the northern boundary and to the east of the site should be maintained. The site is considered suitable for housing development provided that the access is approved by LCC Highways.

Viability and achievability summary **Achievable now**

Justification The development is in a high value market area and apart from improving the vehicular access, no extra costs to what is normally required have been identified. The development is considered viable and achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is suitable for development based on the criteria used (policy "off" assessment). The development is also considered viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16206** Most Recent Source **Call for Sites 2016 (CFDS01)** Site Gross Area (ha) **2.32**

Site Name **Swinshaw Hall, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland with scattered trees**

Characteristics of the site reducing the development area **Trees protected by TPO, Grassland Stepping Stone Habitat. The area available for development is reduced by 50% to allow protection of the habitat**

Area available for development **1.16** Net Development Area (ha) **1.04** Density **30 dwellings per hectare**

Yield calculated **31** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner submitted a call for sites from in February 2016 to promote residential development on the site in the short term.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **No issues known**

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Gentle slope towards Burnley Road**

Vehicular access **access requires improvements**

Comments **Access off Burnley Road need to be created / excavated as slope gradient along the road. Access from Goodshaw Lane is poor as it is a single lane.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 100m of bus stop with 2 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.2km to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.9km to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.5km to St James Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	320m to Loveclough Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Large part of the site is identified as Stepping Stone habitat for the grassland ecological network, therefore the area available for development has been reduced by 50% to allow protection of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public Rights of Way (FP29)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Loveclough Fold Conservation Area within 500m however Swinshaw Hall is a heritage asset and its grounds should be protected.
Landscape value	medium landscape impact
Comments	The site is within the Settled Valleys landscape character type, and the landscape assessment study concluded that the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area of potential contamination issue to the south east of the site.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Affordable housing required. Access needs to be created off Burnley Road East.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site available now for development as the landowner expressed an interest to develop the site in the short term.

Suitability summary **Not suitable**

Justification The site can be accessed from Burnley Road. Access from Goodshaw Lane is not considered appropriate as it is a single lane. The site is situated far from the A56. In terms of access to local services, the site is more than 3km for a GP surgery and more than 1km to a local shop. However the site is not considered isolated and there is a good bus service enabling residents to access services. The site is also situated in a Stepping Stone Habitat for grassland identified on the Lancashire ecological network map. It is thought that development on the site can be mitigated by keeping a grassland area on the site to protect this important habitat, thus the area available for development has been reduced by 50% to keep a parcel of the grassland habitat. The land is within the Settled Valleys landscape character type and the site specific landscape assessment concluded that the site is suitable for development within mitigation. However, the site constitutes the grounds of Swinshaw Hall which is a heritage asset and development on the site will have a harmful impact on its setting. The site should not be developed.

Viability and achievability summary **Achievable now**

Justification The development is situated in a high value market area. Overall, it is considered that a housing development on this site can be viable and achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now as the landowner expressed an interest to develop the site in the short term via a call for sites. The site is not suitable for development as it is likely to have a harmful impact on Swinshaw Hall which is a local heritage asset. The site is therefore not considered developable.

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16207** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **1.83**

Site Name **Land to the north of Swinshaw Hall, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Fields**

Characteristics of the site reducing the development area **Grassland Stepping Stone Habitat. The area available for development is reduced by 50% to allow protection of part of the habitat.**

Area available for development **0.91** Net Development Area (ha) **0.81** Density **30 dwellings per hectare**

Yield calculated **24** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for residential use during the call for sites exercise 2011.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Site slopes gently towards Burnley Road**

Vehicular access **access requires improvements**

Comments **Access off Goodshaw Lane (narrow lane)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 100m from bus stop on Burnley Road with an half-hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1300m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4020m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3780m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	190m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small part of the site at medium and low risk of surface water flooding (near the pond at Swinshaw Farm)
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Majority of the site is identified as Grassland Stepping Stone Habitat, therefore the area available for development is reduced by 50% to allow protection of part of the habitat
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Loveclough Fold Conservation Area is situated 200m to the west of the site.
Landscape value	high landscape impact
Comments	The site is within the Settled Valley landscape character type, however the independent landscape study concluded that the site is not suitable on landscape grounds.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site that can restrain development layout. Also, utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk, ecological and landscape assessment. Access improvements.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner put the site forward for development during the call for sites 2011, therefore the site is considered available for development.

Suitability summary **Suitable in medium to long term**

Justification The site slopes gently towards Burnley Road and is accessible via Goodshaw Lane. The site is situated 6.5km from a strategic road but has good access to an half-hourly bus service on Burnley Road. Loveclough Park is accessible by walk, however other services such as the primary school, secondary school, local store and doctor surgery are not within walking distances but can be accessed by bus. About 10% of the site is at medium risk of surface water flooding, therefore a flood risk a assessment is recommended. The site has ecological value as it is identified as a grassland Stepping Stone Habitat on the Lancashire ecological network map. The site is within the Settled Valleys landscape character type, however an independent landscape study concluded that the site is not suitable on landscape grounds. The site is not considered to be suitable now for housing development, due to its ecological and landscape value. However, if some ecological and landscape value can be maintained with appropriate mitigation, then the part of the site can become suitable in the future.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value market area. Some extra costs to the development have been identified, but the development is still considered viable. Once the constraints have been addressed the site can be delivered in the short to medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is currently available but not suitable due to its important ecological and landscape value. The site can become suitable in the long term, if it can be demonstrated that a scheme can retain the ecological value of the grassland habitat (e.g. via a corridor) and landscape value of the land (via low density and high quality design development). The development is viable and likely to be achieved in the medium to long term. Overall, the site can be developable in the

long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

24

GENERAL INFORMATION

Site Ref **SHLAA16208** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.31**

Site Name **Northern corner of Goodshaw Lane, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland, sheds and car parking space**

Characteristics of the site reducing the development area **Grassland Stepping Stone Habitat (area available for development reduced by 50% to allow protection of part of the habitat)**

Area available for development **0.15** Net Development Area (ha) **0.15** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (2 land Titles with same proprietors)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Burnley Road (however the site is at a higher level) or Goodshaw Lane (narrow lane)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km / 4 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjoins a bus stop on Burnley Road with an half-hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1580m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4300m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3960m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Majority of the site identified as Grassland Stepping Stone Habitat, therefore the area available for development is divided by 50% to allow protection of part of the habitat
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	260m away from Loveclough Conservation Area (does not adjoin the Conservation Area)
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties, farms, grassland and grazing land

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Ecological assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown, therefore the site is not considered available now, but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and can be accessed via Goodshaw Lane which is a narrow lane especially at this location. The site is situated 4 miles from a strategic road but has good access to an half-hourly bus service. The primary school is situated more than a mile away and is not accessible by walking. Only Loveclough Park is within walking distance, all the other local services are situated further away but can be accessed by public transport. The site has important ecological value as it is identified as a grassland stepping stone habitat on the Lancashire ecological network map. The area available for development has been reduced by 50% to allow protection of part of the habitat. The site can become suitable in the future if part of the grassland habitat can be preserved or if it can be demonstrated that the stepping stone function can be transferable to another local site.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified for development, however since the site is within a high value market area the development is considered viable. No developer has come forward to develop the site, therefore the deliverability is likely to be in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available but can become available in the future. The site not considered suitable now due to its important ecological function as a grassland stepping stone habitat. However, the site can become suitable if the ecological function can be maintained or transferred to another local site. The development is considered viable, but since no developer came forward, it is likely to be achievable in the medium to long term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16209** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.19**

Site Name **Land south of 1293 Burnley Road, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland (grazing land)**

Characteristics of the site reducing the development area **None**

Area available for development **0.19** Net Development Area (ha) **0.19** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Adjacent to Burnley Road however the site is at a higher level and separated by a retaining wall**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.6km / 4.1 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **140m to bus stop on Burnley Road with access to an half-hourly service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1720m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4440m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	640m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Burnley Road adjoining the site is at high risk of surface water flooding in that section
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	War Memorial and graveyard on the other side of Burnley Road but not listed as heritage assets
Landscape value	low landscape impact
Comments	Site is within the Settled Valley landscape character type, although it provides views to the moors
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, graveyard and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments Small section of waste water infrastructure on site unlikely to constrain the development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is available for development

Suitability summary **Suitable now**

Justification The site is relatively flat but situated at a higher level than Burnley Road, therefore vehicular access would require demolition of the retaining wall. The site is situated further than 4 miles away from a strategic road but has good access to public transport. The site is relatively isolated from local services. Only the local park is within walking distance, the other local services are situated further away. However, residents can have access to a good bus service. There is a public right of way going through the site that would need to be retained. The development would constitute a ribbon development along Burnley Road. The site is considered suitable for a housing development provided that the access to the site is approved by Lancashire CC Highway.

Viability and achievability summary **Achievable now**

Justification An extra cost has been identified (e.g. the demolition of part the retaining wall for vehicular access), however the site is within a high value market area, so the development is considered viable. The site can be achieved in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is currently available and suitable for housing development based on the above criteria and a policy "off" approach. The development is considered viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16211** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.71**

Site Name **Land north of Commercial Street, Loveclough**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Private gardens/allotments, garage colony and grassland**

Characteristics of the site reducing the development area **67% of site owned by a willing owner, allotments/private gardens**

Area available for development **0.33** Net Development Area (ha) **0.33** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant **2** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership and ownership unknown**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **A small parcel of land was proposed for housing development (2 houses) in the call for sites exercise 2011. The landowner owning 67% of the site is interested to release the site for development in the future (letter received 12.02.2017).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **The site gently slopes westward**

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km / 4 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **50m to bus stop on Burnley Road with access to a half-hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1580m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4300m to Alder Grange School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3960m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland and Wetland and Heath Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Not adjoining Loveclough Conservation Area but situated within 160m
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties, public house, grassland and pond

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure present underneath the site that can affect the development layout.

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs to what is normally required identified.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification A small parcel of land was proposed for housing development (2 houses) in the call for sites exercise 2011. The landowner owning 67% of the site (southern section) is interested to release the site for development in the future. After exclusion of the land used as private gardens /small holdings /allotments, 0.33ha of land is available for development.

Suitability summary **Suitable now**

Justification The site gently slopes westward and is accessible from Burnley Road. It is situated further than 4 miles from a strategic road, but has good access to a half-hourly bus service. The local park is accessible by walk. The other local services are not within walking distance but can be accessed by bus. The public right of way will need to be maintained. Also, the presence of waste water infrastructure beneath the site can constrain the development layout. Overall, the site is considered suitable based on the above criteria.

Viability and achievability summary **Achievable now**

Justification The development is considered viable and could be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 46% of the site (0.33 ha) is available for development in the future. The site is also considered suitable for development based on the above criteria. The development is viable and is likely to be achieved in the short term. Overall, the site is considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16215** Most Recent Source **Call for sites 2016 (CFDS32)** Site Gross Area (ha) **0.81**

Site Name **Land opposite 1019 Burnley Road, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and garage colony**

Characteristics of the site reducing the development area **None**

Area available for development **0.81** Net Development Area (ha) **0.72** Density **30 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant **15** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to deliver 15 dwellings within the short term as identified within the call for sites (2016). A planning application has been submitted (ref 2014/0427), refused and dismissed at appeal in 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Site slopes gently westward**

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km / 3.7 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 100m of a bus stop with a half-hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	970m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3600m to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3405m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	800m to Pleasant View local store
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjoins Loveclough Playing Field
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public right of way along the lane leading to Badgercote allotment
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	250m to Goodshawfold Conservation Area and to a listed barn (grade II) to the North East of Goodshawfold
Landscape value	high landscape impact
Comments	The site is within the Settled Valleys landscape character type, however an independent landscape assessment concluded that the site is not suitable for development on landscape grounds
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination along the western boundary
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments A land contamination report has been undertaken as part of the planning application. No coal risk assessment is recommended as less than 10% of the site is within a Coal Authority high risk development area.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has submitted a planning application for the erection of 15 dwellings in 2014. The site is available for development.

Suitability summary **Suitable in medium to long term**

Justification Planning application for 15 dwellings has been refused and the appeal dismissed in 2015. Less than 10% of the site is within the Coal Authority high risk development area therefore the impact is minimal. The site is situated within the Settled Valleys landscape character type however a independent landscape assessment concluded that the site is not suitable for development on landscape grounds. The site is not suitable now but can become suitable in the medium to long term provided that the landscape issues are adequately addressed.

Viability and achievability summary **Achievable now**

Justification No extra costs have been identified as a land contamination report has already been submitted during the application 2014/0427. The site is located in a high value market area, therefore the development is considered viable. The site is likely to be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available for residential development, but not currently suitable due to its landscape value. It can become suitable in the future if the constraint is adequately addressed. The development is considered viable and achievable in the short term. Overall, the site is developable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16216** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **1.13**
Site Name **Land off Burnley Road, Loveclough**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grazing land**
Characteristics of the site reducing the development area **High risk of surface water flooding**
Area available for development **1.03** Net Development Area (ha) **0.92** Density **30 dwellings per hectare**
Yield calculated **28** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownerships (3 Land Titles with various owners)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **One of the landowner expressed an interest in releasing the site for residential development (phone call received 09.12.2016)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments **The site slopes gently westward.**
Vehicular access **good access or adjacent to road**
Comments **Access off Burnley Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **6.1km / 3.7 miles to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Within 100m of a bus stop with a half-hourly service (X43)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	870m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3500m to Alder Grange Technology and Community School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3305m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	800m to Pleasant View local store
Access to a park or play area	access within 300m (0.18 miles)
Comments	160m to nearest play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	About 10% of the site is at high risk of surface water flooding and less than 50% is at medium and low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public right of way along the lane leading to Badgercote Allotment (not within the site)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	130m to Goodshawfold Conservation Area and 255m to Barn to the north east of Goodshawfold Farm
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification One of the land owner expressed an interest to release the site for development during a phone conversation, however the intentions of the remaining landowners are unknown. The site is considered available in the long term.

Suitability summary **Suitable now**

Justification The site slopes gently westward and is accessible via Burnley Road. It is situated 4.1 miles to a strategic road but has good access to a half-hourly bus service. Loveclough playing field and a convenience store are situated within walking distance. Other local services such as the primary school, secondary school, and GP surgery are situated further away but can be accessed by bus. The area at high and medium risk of surface water flooding (situated to the west near the Sinks identified on the OS map) has been excluded from the area available for development. However adequate drainage system is needed as the site contains a stream and a sink area as identified on the OS map. No other constraints have been identified, therefore the site is considered suitable for residential use.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated within a high value market area. Extra costs have been identified (e.g. flood risk assessment) but the development is still considered viable. No developer has expressed an interest to develop the site therefore the deliverability is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not considered available now as not all the landowners have expressed an interest. The site is considered suitable and the development viable. The delivery is likely to be within the medium to long term as no developer has yet expressed an interest. Overall, the site is considered to be developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16217** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.33**

Site Name **Land north of Goodshaw Fold Road (rear of Silver Street), Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.33** Net Development Area (ha) **0.33** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for housing within the call for sites exercise (2011).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gentle slope becoming steeper at the western boundary**

Vehicular access **good access or adjacent to road**

Comments **Potential access off Goodshaw Fold Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km / 3.7 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **260m to bus stop with an half-hourly bus service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	975m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3692m to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3460m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	760m to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	350m to Hamer Avenue playground
Flood risk	flood zone 1 or low surface water flood risk
Comments	An area at high risk of surface water flooding adjoins the north-west corner of the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary of the site
Heritage assets	site within or adjoins a Conservation Area
Comments	Site adjoins Goodshawfold Conservation Area
Landscape value	medium landscape impact
Comments	Settled Vallyes landscape character type but open views to the moors
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, grassland and cemetery

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage impact assessment. High quality design and materials.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the site during a call for sites in 2011. The site is considered available for development.

Suitability summary **Suitable in medium to long term**

Justification The site is situated 3.7 miles from a strategic road. The local services are within the medium range in term of accessibility, except the GP surgery which is situated further away. However future residents can access an half-hourly bus service on Burnley Road within 400m. The public right of way to the north of the site should be retained. The site adjoins Goodshawfold Conservation Area, therefore particular attention to the design and construction materials is expected as well as a heritage impact assessment. The site is within the Settled Valleys Landscape Character Type, however if has open views to the moors that would be lost as a consequence of development. The potential impacts on the landscape and conservation area need to be addressed prior to development in order to retain the character of the local area.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified (e.g. heritage impact assessment), however the site is within a high market value area, so the development is considered viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now (subject to the landowner renewing its interest to develop the site) but issues regarding the impact on the landscape and loal character of the area (i.e. Goodshawfold Conservation Area) will need to be addressed prior to development. The development is considered viable, but overall the site is considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16218** Most Recent Source **Officer suggestion** Site Gross Area (ha) **4.78**

Site Name **Land south of Goodshaw Fold Road, loveclough**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Employment site in current use (industrial use) and grassland**

Characteristics of the site reducing the development area **Wooded area partly protected by TPO plus other scattered trees protected by TPO**

Area available for development **4.2** Net Development Area (ha) **3.15** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **94** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing (phone call received 28.11.2016 and email received 01.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Goodshaw Fold Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km / 3.7 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **290m to bus stop with an half-hourly bus service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	975m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3692m to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3460m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	790m to Pleasant View convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	380m to Hamer Avenue playground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site is at high risk of surface water flooding (in an area to the east of the building). If the mill is demolished it will no longer act as a barrier to the flow of surface water towards Limy Water.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site and along the southern boundary
Heritage assets	site contains or adjoins a Listed Building
Comments	The site is partly contained within Goodshawfold Conservation Area. A listed barn situated to the north east of Goodshaw Fold Barn is located 160m away.
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties situated to the north and east of the site. Kippax Mill is on the other side of the lane Limy Water and is occupied by offices

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal mining risk and flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to release the site for housing development during an email received in December 2016. The site is available now.

Suitability summary **Suitable in medium to long term**

Justification There is a pronounced slope on the site, however it does not prohibit development. The site is situated 3.7 miles away from a strategic road but has good access to an half-hourly bus service. The local store and playground are situated within 800m and are accessible by walking. The primary school, secondary school and doctor surgery are situated further away and can be accessed by public transport. More than 10% of the site is at high risk of surface water flooding especially along Limy Water, therefore a flood risk assessment is required. The public right of ways should be retained as part of the development. The site adjoins Goodshawfold Conservation Area, therefore a high quality design and natural materials are expected to contribute positively to the local character of the area. About a third of the site is within a Coal Authority high risk development area, therefore a coal mining risk assessment is recommended. Overall, the site is not currently suitable for a housing development but can become suitable in the future provided that the constraints such as surface water flooding and coal mining legacy are adequately addressed. Also, the scheme should be of high design and proposing to use high quality material to enhance the local character of the adjoining Conservation Area.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, however the site is within a high value market area, so the development is considered viable. No developer has expressed an interest. Due to the size of the development. the the delivery is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, however it is not currently suitable for housing development. Indeed, the surface water flooding issues and the coal mining legacy need to be adequately addressed. Also, since the site adjoins Goodshawfold Conservation a high quality design scheme is requested to enhance the character of

the local area. The site can become suitable in the medium to long term. The development is considered viable as it is situated in high value market area. However, no developer has expressed an interest, so the site is likely to be achievable in the medium to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

34

GENERAL INFORMATION

Site Ref **SHLAA16219** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.9**

Site Name **Land north of The Jester, Burnley Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **High risk of surface water flooding (2% of the site)**

Area available for development **1.86** Net Development Area (ha) **1.67** Density **30 dwellings per hectare**

Yield calculated **50** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **The northern parcel is in private ownership. The other parcels are in unknown ownership.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowners of the northern parcel (12% of the site) expressed an interest to develop the site for housing (email received september 2017).The intentions of the other landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road or off Goodshaw Fold Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **5.6km / 3.4 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Site adjoins Burnley Road. Several bus stops provide access to an half-hourly service (X43)**

Access to primary school **access within 500m (0.31 miles)**

Comments	365m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3035m to Alder Grange Community and Technology School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	320m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	410m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% at high risk of medium surface water flooding (area excluded from the net developable area). Less than 50% of the site at medium and low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The northern parcel adjoining Goodshaw Fold Road is suitable for development on landscape grounds according to the landscape assessment study of 2015.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties, public houses and grassland

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of utilities structure on site (gas governor)

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment (site over 1ha). Coal mining risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners of 12% of the site expressed an interest to develop the site for houses (email received september 2017). The landowners owning the remaining part of the site are unknown. The northern part of the site is considered available now but the remaining part is not considered available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and can be accessed from Burnley Road or Goodshaw Fold Road. It is situated far away from a strategic road (3.4 miles), however, it has good access to an half-hourly bus service. The primary school, convenience store and play area are available within walking distance. The secondary school and GP surgery are situated further away but can be accessed by bus. Less than 10% of the site is at high risk of surface water flooding. This area has been excluded from the net developable area. Less than 50% of the site is at medium and low risk of surface water flooding. A flood risk assessment will be required and particular attention should be given to drainage. Several public rights of way cross the site and should be retained as part of the development. Approximately 25% of the site is within a Coal Authority high risk development area, therefore a coal mining risk assessment is anticipated to understand the coal mining legacy risk. A gas governor is situated on the site and can constrain development. Overall, the site can become suitable for a housing development in the medium term, provided that the flood risk and coal mining assessment do not highlight any particular risks, or if they do, that those can be adequately mitigated.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs have been identified, however the site is within a high value market area, therefore the development is considered viable. No developer has expressed an interest, so the delivery is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not considered available now as the landowner owning 12% of the site expressed an interest to develop the site for 10 houses in 2008 but the interest has not been renewed since. Also, the intentions of the other landowners are unknown. However the site can become available in the long term. The site can become suitable for a housing development in the medium term, provided that the flood risk and coal mining assessment do not highlight any particular risks, or

if they do, that those can be adequately mitigated. Also, the development is considered viable and deliverable in the medium to long term. Overall, the site is developable in the long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

50

GENERAL INFORMATION

Site Ref **SHLAA16220** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **1.59**
Site Name **Turton Hollow, Goodshaw**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland and treed area. Presence of sheds / buidlings.**
Characteristics of the site reducing the development area **Ownership unknown (30%)**
Area available for development **1.12** Net Development Area (ha) **1** Density **30 dwellings per hectare**
Yield calculated **30** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Public ownership for a large part of the site and private ownership for a small parts of the site to the north and south east corner.**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The intentions of the private landowner are unknown. The part in public ownership is available for development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **North west part is steep**
Vehicular access **good access or adjacent to road**
Comments **Access from Edward Street or Lawson street**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.1km / 3.1 miles to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **140m to bus stop with an half-hourly service (X43)**
Access to primary school **access within 500m (0.31 miles)**

Comments	180m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2720m to Alder Grange Community and Technology School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2530m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	85m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	330m to Crawshawbooth Primary School play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Within 10m from flood zone 2 and adjoins an area at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Some tree planting on the south of the site.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties, businesses and woodland

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land stability assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification 70% of the site in public ownership is available for development.

Suitability summary **Suitable now**

Justification There is a pronounced slope on the western part of the site and known land stability issues. A land stability report would be recommended. The site can be accessed via Edward Street or Lawson Street. The site is situated 3.1 miles away from strategic road but it has good access to an half-hourly bus service. The primary school, convenience store and play area are within walking distance, while the secondary school and GP surgery are not within walking distance but can be accessed by bus. The site adjoins an active employment site that can affect the amenity of future residents. However, appropriate landscaping along the western boundary can reduce the noise and visual impact. The site is considered suitable for a housing development provided that the land stability report demonstrates that there are no issues or if it does that can be adequately addressed.

Viability and achievability summary **Achievable now**

Justification Some extra costs have been identified, however since the site is within a high value market area, it is considered viable. The site can be achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification 70% of the site is available now and is suitable for development subject to a land stability study. The development is viable and is likely to be achievable in the short to medium term. Overall, the site is developable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16382** Most Recent Source **Call for Sites 2016 (CFDS87)** Site Gross Area (ha) **2.32**

Site Name **Land to rear of the former Glory public house, Burnley Road, Loveclough**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **Some areas of surface water flooding plus gradients**

Area available for development **2** Net Development Area (ha) **1.5** Density **30 dwellings per hectare**

Yield calculated **45** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for housing in the short term (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gradient is fairly steep but is developable**

Vehicular access **good access or adjacent to road**

Comments **Access could be taken off Burnley Road or Commercial Street though Commercial Street would be very difficult because of topography and narrowness of Commercial Street at this point**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.6km to junction with A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to X43 corridor along Burnley Road with access to Manchester and Burnley**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1405m to Crawshawbooth Primary School but near capacity
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4020m to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3870m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to Pleasant View Convenience Store opposite Crawshawbooth School
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	345m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	There is some surface water flood risk which is at greatest extreme in vicinity of terrace on Commercial Street
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A 3-5km Grassland corridor traverses the northern part of the site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath 4 touches the north western boundary of the site
Heritage assets	site within or adjoins a Conservation Area
Comments	Not directly adjacent but the bottom of the site is within a few metres of Loveclough Fold Conservation area are CPA Club (listed Grade 2)
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Major costs would be access and building into the slope

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Landowner has shown willingness via the "Call for Sites"

Suitability summary **Suitable in medium to long term**

Justification The site could be suitable subject to access issues being resolved and sufficient capacity being available at the local Primary School. Design would need careful consideration both with respect to the slope and the setting of the Conservation Area.

Viability and achievability summary **Achievable in medium to long term**

Justification The site may be achievable in the shorter term and there is substantial value in the site but issues with access, design and coal may take some time to resolve

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site would be attractive to the market and has good bus access. However it is relatively remote from services and has a number of on-site issues that require attention

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18213** Most Recent Source **Landowner proposal May 2018** Site Gross Area (ha) **3.81**

Site Name **Land south of Commercial Street, Loveclough**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland, farm building, treed area and ruin. Part of the site has planning permission for 2 dwellings.**

Characteristics of the site reducing the development area **Approximately 0.21ha is designated as Grassland Stepping Stone area**

Area available for development **3.6** Net Development Area (ha) **2.7** Density **30 dwellings per hectare**

Yield calculated **81** Yield proposed by applicant **82** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships.**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **Part of the site to the north, behind the Working Men's Club, has planning permission for 2 dwellings (2016/0478). The landowner owning a large part of the site has expressed an interest for residential development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site slopes westwards**

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.6km / 4.1 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **125m to bus stop with half-hourly service (X43)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1050m to Crawshawbooth Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3750m to Alder Grange Community and Technology School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3485m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.3km to Pleasant View convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Loveclough Sports Pitch
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high risk of surface water flooding and medium risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	About 20% of the site (0.21ha) is identified as a Grassland Stepping Stone Habitat and has been excluded from the area available for development.
Recreational value	no recreational value
Recreational value comment	PROW along the north-western boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 60m to Loveclough Fold Conservation area and no. 11 and 12 Loveclough Fold and the Barn South of Loveclough Farm which are listed building grade II.
Landscape value	high landscape impact
Comments	The site is within the Settled Valley Landscape character type. However the site provides long views to the west part of the Valley from Burnley Road. The landscape assessment of the site situated to the south concluded that development was unsuitable.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties, former Social Club, Playing Pitch and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Coal risk assessment. Ecological and flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is considered available as it has a planning permission for 2 dwellings for a small area to the north and the other landowner expressed an interest to develop the site for residential use.

Suitability summary **Suitable in medium to long term**

Justification The site slopes westwards and is accessible via Burnley Road. A small part of the site (less than 10%) is at high risk of surface water flooding, it is therefore recommended to undertake a flood risk assessment. 20% of the site has important ecological value as it is identified as a grassland Stepping Stone Habitat on the Lancashire Ecological Network map. This habitat should be maintained and enhanced and therefore has been excluded from the area available for development. Part of the site, towards Burnley Road, is within a Coal Authority high risk development area, therefore a coal mining risk assessment should be carried out. Also, a large part of the site is identified within the Lancashire Mineral and Waste Plan as a mineral safeguarding area, meaning consultation with Lancashire County Council will be necessary. Development of the site is likely to have significant landscape impact and to change the local character of the area. The site is considered suitable for residential use, subject to appropriate assessment regarding landscape, flood risk, ecology, coal legacy and mineral sterilisation.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs have been identified, however the site is within a high value market area, so the development is considered viable. Part of the site has planning permission for 2 dwellings (2016/0478) therefore those dwellings are achievable in the short term. For the remaining part of the site, the development is considered achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 2 dwellings were granted planning permission in February 2017 and are excluded from the yield to avoid double counting from planning commitments. The site can become suitable in the future provided that the constraints are adequately addressed.

Delivery (next 5 years)

2

Delivery (6 to 10 years)

82

Delivery (11 to 15 years)

0

WARD

Hareholme

GENERAL INFORMATION

Site Ref **SHLAA16170** Most Recent Source **Call for sites 2016 (CFDS33)** Site Gross Area (ha) **0.25**

Site Name **Land at Conway Road, Higher Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Private garden**

Characteristics of the site reducing the development area **Trees (woodland stepping stone habitat)**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the garden for residential use in the short term during the call for sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access via a single narrow lane (Conway Road)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.9km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **bus stop within 250m with 2 services (10A and 482)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.1km to St Peter's Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.1km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.3km to Rossendale Primary Health Care Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	240m to Vintage news and booze convenience store on newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to Cloughfold play area and 610m to Marl Pits Sports Complex
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets of land are affected by low risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Steeping Stone areas
Comments	10% of the site within a woodland Steeping stone habitat as identified on the Lancashire ecological network map, however this area has been excluded from the development area
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site within or adjoins a Conservation Area
Comments	Adjacent to Cloughfold Conservation Area
Landscape value	medium landscape impact
Comments	Enclosed Uplands
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, playing fields and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for residential use within the next 5 years via the call for sites exercise in March 2016.

Suitability summary **Suitable now**

Justification The site is considered suitable for housing development, subject to agreement by Lancashire County Council highways in terms of accessibility. Potential impacts to the landscape will need to be appropriately mitigated.

Viability and achievability summary **Achievable now**

Justification The development is considered viable as it is in high value market area, and achievable in the next five years.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered to be deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16172** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.35**

Site Name **Land At Higher Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Wooded area, Trees with TPO**

Characteristics of the site reducing the development area **Trees along the boundaries of the site**

Area available for development **0.25** Net Development Area (ha) **0.25** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership (Rossendale Borough Council and Lancashire County Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Newchurch Road. Narrow entrance to the site. LCC Highways objections to this access for more than 2 dwellings. Possible access via Marl Pits.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.9km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **adjacent to a bus stop with one hourly service (10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1100m to St Peter's Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2240m to Alder Grange Community and Technology College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1150m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 50m from Higher Cloughfold convenience shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	350m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at medium risk of surface water flooding. There is an area at high risk of surface water flooding to the north of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland ecological corridor. Site has a number of mature trees and some trees have a TPO (near Newchurch Road)
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site within or adjoins a Conservation Area
Comments	The western part of the site is within Cloughfold Conservation Area
Landscape value	low landscape impact
Comments	Settled Valleys & Historic Core
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and leisure centre with playing fields

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the access, although there is no potential to widen the access due to the location of the adjoining properties. Flood risk assessment or mitigation against surface water flood risk. High quality design and materials.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification Access onto the site is narrow and there is no possibility to widen the access due to the location of the adjoining properties. The suitability of the access for residential development of 7 dwellings should be assessed by LCC Highways. The mature trees and TPO should be protected and retained. The development should have a high quality design and propose the use of high quality materials to preserve the character of Cloughfold Conservation Area. The site is considered suitable provided that the access is approved by LCC Highways and the design is validated by the Conservation Officer.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development but since it is situated in a high value market assessment, the development is considered viable. The development can be achieved in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now. It can become suitable for a housing development subject to the vehicular access being approved by LCC highways and subject to the design and materials to be used being approved by the Conservation Officer. The development is viable and can be achieved in the short term once the constraints have been adressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16174** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **4.91**

Site Name **Land Between newchurch Road and Bacup Road, Higher Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space: grassland, shrub and treed area**

Characteristics of the site reducing the development area **75% identified as Woodland Stepping Stone Habitat therefore area reduced by 50% to protect part of the habitat**

Area available for development **2.45** Net Development Area (ha) **1.83** Density **30 dwellings per hectare**

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Yield calculated **55** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a pronounced slope, however development can still be envisaged.**

Vehicular access **access requires improvements**

Comments **Off Co-operation Street or Lambton Gates or new access via potential demolition of a property on Newchurch Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.9km / 1.8 miles to A56/ A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **200m to bus stop various services, including a quality bus route (464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1340m to St Peter's Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2890m to Alder Grange Community & Technology School
Access to GP surgery	access within 1km (0.6 miles)
Comments	515m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to Singh convenience store on Bacup Road, 690m to LIDL
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to playing field behind houses on Bacup Road and 470m to Cloughfold Park and playing field
Flood risk	flood zone 1 or low surface water flood risk
Comments	Less than 10% of the site at low risk of surface water flooding. The southern boundary of the site, near St John's Court adjoins a flood zone 2.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	More than 75% part of the site is within a woodland stepping stone habitat. The area available for development has been reduced by 50% to ensure protection of part of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The site is informally used for recreation. There is a public right of way along the southern of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the former Church of St John which is a listed building grade II. The site does not adjoin but is situated 50m away from Cloughfold Conservation Area.
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Less than 10% of the site has potential land contamination issues & the site adjoining a site with contamination issues.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if known issues and land engineering works required or adjoining a high risk development ar
Comments	Some comments were received regarding the instability of the land due to its geological nature.

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Site surrounded by residential use and allotments garden

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering to flatten the site. Access improvements. Ecological and historical heritage assessment. Land contamination and stability survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Suitable now**

Justification There is a pronounced slope on site, but it can be mitigated to allow development. There are potential vehicular access from Co-operation Street and Lambton Gates. The site is situated 1.8 miles from a strategic road and has good access to public transport. A GP surgery, play area and local convenience store are available within walking distances, but other local services such as a primary and secondary school are situated further away and residents will be reliant on public or private transport to access them. Three quarters of the site are identified as woodland Stepping Stone Habitat, therefore the development should aim to preserve or mitigate the site's important ecological value. The area available for development has been reduced by 50% to allow for protection of part of the habitat. The public right of way along the southern boundary should be retained. The site adjoins the former St John's Church which is a Listed Building Grade II, therefore an heritage impact assessment will be required. The site is also situated 50m away from Cloughfold Conservation Area, therefore high quality design and materials are expected to preserve the character of the local area. Small pockets of land have potential land contamination issues thus a land contamination survey is recommended. Also, some comments were received regarding the land stability of the site, therefore a land stability investigation is likely to be needed. The site has some constraints, however the site is considered suitable provided that the issues are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with a housing development on the site, however the site is within a medium value market area thus the development is considered viable. The development is considered achievable on this site in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available and suitable for a housing development provided that the constraints have been addressed (i.e. topography, ecological value, heritage assessment, potential land contamination and instability). The development is considered viable and can be achieved in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16179** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.66**

Site Name **Rear Of Union Street, Hurst Crescent, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Wooded area**

Characteristics of the site reducing the development area **Ownership with intentions unknown for a third of the site**

Area available for development **0.44** Net Development Area (ha) **0.44** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private and public ownership. Two thirds of the site are in public ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The part in public ownership (three quarters) is available for development, The part in private ownership is not currently available for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access via Waingate Road which is a narrow lane leading to a track**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.9km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **100m to bus stop with hourly service (10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 700m to St Mary's Rawtenstall Church of England Primary School

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 1500m to Alder Grange Community and Technology School

Access to GP surgery access within 1km (0.6 miles)

Comments 750m to nearest GP

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments 700m to ASDA

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 550m to nearest play area

Flood risk flood zone 1 or low surface water flood risk

Comments Waingate Road is at high risk of surface water flooding

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments Considerable semi-mature woodland on the site

Recreational value presence of Public Rights Of Way or informal use

Recreational value comment Public right of way going through the site and along Waingate Road

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments Several listed buildings are present in the vicinity but none is adjoining the site.

Landscape value low landscape impact

Comments Suburban and Historic Core landscape character type

Land contamination no known issues

Comments SPC South West

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if severe instability issues or entirely or partly within a high risk development area

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to stabilise the site and enable development. Access improvements.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The two thirds of the site in public ownership is available for development.

Suitability summary **Not suitable**

Justification There is a significant slope and potential land stability issues. Thus land engineering works are likely to be required prior to development. The access via Waingate Road is poor, as it is a narrow lane, and would benefit from improvements (e.g. widening of the road). The road is also an area of high flood risk. The public right of way would need to be maintained. The site is not considered suitable.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development of the site, however the site is within a medium value market area and is therefore considered viable. No developer has expressed an interest for the site, however there are new houses being built to the south of the site, so the area is attractive to developers. The site is considered to be achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now, but not considered suitable due to access, land topography and stability issues. T

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16180** Most Recent Source **Call for Sites 2016 (CFDS94)** Site Gross Area (ha) **1.78**

Site Name **Land to rear of Waingate, Springside, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Openspace (grassland) and footpath**

Characteristics of the site reducing the development area **Balladen Clough, trees**

Area available for development **1.6** Net Development Area (ha) **1.44** Density **30 dwellings per hectare**

Yield calculated **43** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Family ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are willing to sell the site for residential use. There is developer interest in developing the site and the land to the north.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep near Waingate Road**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access via Waingate Road is poor (track). Potential access via the car park at Marl Pits. LCC would object on both access for major development.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **From access off track at the end of Waingate Road - 3km to A56 junction (with A682)**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **300m to bus stop on newchurch Road with service no. 10 (hourly) and 401 (hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	880m to St Mary's Rawtenstall Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Alder Grange High school within 600 via footpath, 1.5km by road
Access to GP surgery	access within 1km (0.6 miles)
Comments	930m to St Jame's Medical centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	within 300m to convenience shop on Newchurch Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 650m to playing field off Greenbank Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small parts of the site are at high, medium and low risk of surface water flooding, especially around balladen Clough. The zone has been excluded from the area available for development.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpath going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Waingate Farmhouse LB within 30m
Landscape value	low landscape impact
Comments	Settled Valley landscape character type. The landscape assessment of the site concluded in 2015 that the eastern part of the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **New access to be created from Marl Pits car park (need approval from Lancashire County Council Highways)**

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The site is available in the short term as the landowners have expressed the interest to sell the site for housing development and a developer has shown interest.**

Suitability summary **Suitable in medium to long term**

Justification **Access is a constraint. If a new access is created off the car park at Marl Pits and approved by Lancashire County Council highway then the site will become suitable. It is considered that the site is suitable in the medium to long term.**

Viability and achievability summary **Achievable now**

Justification **There are some costs associated with the creation of a new access, however, the site is situated in a high value market area, so the development is considered to be viable. A developer has expressed an interest in developing the site, therefore the site is considered to be deliverable in the short term.**

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification **The site is available now, however it is not currently suitable due mainly to the vehicular access. If the access can be improved and approved by LCC Highways then the site can become suitable for a housing development. The development is considered suitable and achievable in the short term. Overall, the site is developable in the medium term.**

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16181** Most Recent Source **Call for sites 2016 (CFDS53)** Site Gross Area (ha) **6.15**

Site Name **Land off Waingate Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Fields**

Characteristics of the site reducing the development area **None**

Area available for development **6.15** Net Development Area (ha) **4.6** Density **30 dwellings per hectare**

Yield calculated **138** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **private ownership (owned by a developer)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The developer expressed an interest to develop the site for housing during the call for sites exercise in March 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Mixed slopes**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Poor access from Waingate Lane which is a narrow track. Possible access from Hurst Lane or via Marl Pits car park.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3km / 1.8miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **450m to bus stop with an hourly service (10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	600m to St Paul's Constable primary school via footpath and 1.7km by road
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1670m to Alder Grange Community and Technology school by road, 600m via footpath
Access to GP surgery	access within 1km (0.6 miles)
Comments	970m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	ASDA superstore within 1km
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1100m to nearest playing area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site affected by medium risk of surface water flooding (especially Waingate Lane)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way across the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Waingate Farm is a listed building (grade II) adjoining the site. Other listed buildings are situated in the vicinity.
Landscape value	high landscape impact
Comments	Enclosed Uplands & Settled Valleys. An independent landscape assessment concluded, in 2015, that the site is not suitable for development on landscape grounds.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements or new access required. Flood risk, heritage and landscape assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer who has expressed an interest to develop the site. It is available for a housing development.

Suitability summary **Suitable in medium to long term**

Justification Vehicular access to the site is a significant constraint. Hurst Lane is a narrow lane that is accessed from Union Street which is narrow and steep. Another potential access is from the car park at Marl Pits via another development site to the south, but it requires approval from LCC Highways. The site is situated 1.8 miles away from a strategic road network and more than 400m from a bus stop with an hourly bus service. The primary and secondary schools are accessible by walk. Other local services are situated further away. Since the site is situated more than 400m to an hourly bus service, future residents are likely to rely on private cars. Less than 10% is affected by medium risk of surface water flooding but since the site is over 1ha, a flood risk assessment would be required. The public rights of way should be maintained. A heritage assessment is needed as Waingate Farm (listed building grade II) adjoins the site. It is to be noted that a landscape assessment undertook in 2015 concluded that the site is not suitable for development. The site is not considered suitable now, due to the constraints identified (e.g. access, heritage and landscape impact). However, the site can become suitable in the long term provided that those constraints are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development (e.g. access infrastructure improvements, flood risk, heritage and landscape assessment), however the site is situated in a high value market area, therefore the development is considered viable. The land is owned by a developer who has expressed an interest to develop the site, thus part of the site is achievable in the short term (first 60 dwellings) and the remaining part is achievable in the medium term (78 dwellings) taking into consideration a 2 year leading time period and a build out rate of 20 dwellings a year.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, however it is not currently suitable. Indeed, significant constraints such as poor vehicular access, potential impacts on heritage asset and on the landscape have been identified. The site can however become suitable in the long term provided that those constraints are adequately addressed. The development is considered viable and the developer has expressed an interest to develop the site. The site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16393** Most Recent Source **Draft Site Allocations 2015** Site Gross Area (ha) **5.94**

Site Name **Land off Newchurch Road, east of Johnny Barn, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Fields**

Characteristics of the site reducing the development area **TPO's and easements**

Area available for development **4.67** Net Development Area (ha) **3.5** Density **30 dwellings per hectare**

Yield calculated **105** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner supports the development of housing on this land in the short or medium term. Also a developer has expressed an interest.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Pretty level but slight gradient up hill**

Vehicular access **access requires improvements**

Comments **There is an existing paved single track access up to Far Heightside from Newchurch Road but this should be capable of improvement**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.9km to A56**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Hourly No.10**

Access to primary school **access within 500m (0.31 miles)**

Comments	500m to St Peter's Roman Catholic Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1342m to Bacup and Rawtenstall Grammar School; 1.9km to Alder Grange
Access to GP surgery	access within 3km (1.8 miles)
Comments	1730m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	275 m to Corner Shop at the top of Dobbin Lane
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	360m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	There is a small area of Level 3 Surface Water flood risk by the site entrance and at the top centre of the site from a stream
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	There are two TPO's within the site plus immediately outside the site. One TPO blocks access to the eastern area of the land near Heightside.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Right of Way down main access track
Heritage assets	site contains or adjoins a Listed Building
Comments	Far corner of site adjoins Heightside but this is largely screened by extensive planting
Landscape value	medium landscape impact
Comments	Majority in Settled Valleys but small part of upper element within Enclosed Uplands
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	A small area with potential contamination within the north of site.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential and agricultural area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Very minor part of east of site has a UU easement through it

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No great abnormal costs

Market are **high value market area (£190 to £210/sqm)**

Comments Some high value properties along Newchurch Road

CONCLUSION

Availability summary **Available now**

Justification Landowner supports development

Suitability summary **Suitable now**

Justification The site is suitable for development subject to consideration of access; setting of Heightside; TPO's and flood risk. Upper area of site within "enclosed uplands" should be protected from development while the very eastern part of the land west of the wooded stream has not been included in the developable area because of impact on TPO; Heightside setting and presence of utility easement.

Viability and achievability summary **Achievable now**

Justification The site is in a highly viable location quite close to Rawtenstall with only limited constraints to development.

Conclusion **Deliverable in the next 5 years**

Justification Site is attractive for development and is reasonably sustainable. Attention would need to be paid to overall setting and design should be of a high standard. Construction is likely to start within the next 5 years with completion expected in the medium term. The eastern area beyond the wooded clough has been excluded.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16400** Most Recent Source **Proposed by landowner** Site Gross Area (ha) **0.8**

Site Name **Warth Goods Yard, Bacup Road, Rawtenstall**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Buckhurst Specialist Plant offices and yard**

Characteristics of the site reducing the development area **None**

Area available for development **0.8** Net Development Area (ha) **0.72** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest for the site to be considered for housing development (email received 16.01.2017)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **The site is situated at a higher level from the road and forming a plateau.**

Vehicular access **good access or adjacent to road**

Comments **Access from Bacup Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.2km / 2.6 miles to A56/ A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Site adjoins a bus stop on Bacup Road with a high quality bus route**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	525m to Newchurch St Nicholas Church school via a footpath
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	750m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	525m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	185m to Waterfoot Local Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	875m to Playing field near Hugh Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	The site adjoins a flood zone 2
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Lower Lench Farm situated 200m to the south and St James the Great situated 140m to the east but none adjoining the site. The old railway warehouse is not listed but does have some historic interest.
Landscape value	low landscape impact
Comments	Mainly within Industrial Age landscape character and a third is within Settled Valleys character area.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination issues on most of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in an industrial or employment area**

Comments Concrete batching plant in the surrounding area generating noise

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition of existing building or conversion into apartments. Land contamination survey and potential land remediation.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner put the site forward to be considered within the SHLAA for a residential development. The site is considered available for development in the short term.

Suitability summary **Not suitable**

Justification The site has potential land contamination issues therefore a land contamination survey is recommended. If land contamination is found it should be adequately remediated. The site is part of a larger employment area with a concrete batching site in the proximity, generating some noise. Although there are some residential properties along Bacup Road, the site does not appear to be in a suitable place for a residential scheme.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. land contamination survey and potential remediation), however the site is within a medium market value area, therefore a residential development is considered viable. No developer has expressed an interest in developing the site, therefore the achievability is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now, however it does not appear to be a suitable location for a residential scheme due to the proximity to industrial activities (e.g. concrete batching plant). The site is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Longholme

GENERAL INFORMATION

Site Ref **SHLAA16227** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.51**

Site Name **Land behind no. 173 to 187 Haslingden Old Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.51** Net Development Area (ha) **0.45** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership (1 Land Title with 2 landowners)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are interested in releasing the site for development (phone call received 28.11.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site slopes gently toward the south-east**

Vehicular access **access requires improvements**

Comments **Potential access via the single track lane leading to Spring Bank Farm and Cribden View but subject to a ransom strip. Or access from Spring Bank Barn on Haslingden Old Road which is in the same ownership as the field.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.1km / 1.9 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **60m to a bus stop on Hasligden Old Road with access to an hourly bus service (11)**

Access to primary school **access within 500m (0.31 miles)**

Comments	415m to St James The-Less Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1745m to Alder Grange Technology and Community School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1075m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to ASDA superstore
Access to a park or play area	access within 300m (0.18 miles)
Comments	270m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	The landscape assessment concluded in 2015 that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Farm, residential properties, children's centre and fields

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has responded to a letter sent on 15th November 2016 via a phone call, stating his interest in releasing the site for a housing development. The site is considered available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access to the site requires improvements. The access can either be via a lane to the east of Spring Bank Barn situated on Haslingden Old Road which is a narrow lane or via the lane leading to Cribden View and Spring Bank Farm but likely to be subject to a ransom strip. The access will need to be approved by LCC Highways. Traffic around the schools is severe at school time. The site is situated 1.9 miles away from a strategic road and has access to an hourly bus service. The primary school and local park are within walking distances. Other services such as the secondary school, GP surgery and local store are situated further away, although there is an hourly bus service to Rawtenstall and Haslingden. The site is in proximity to Rawtenstall Town Centre and is considered to be in a sustainable location. The site is considered suitable for a housing development, provided that the current single track vehicular access is improved and approved by LCC Highways.

Viability and achievability summary **Achievable now**

Justification The vehicular access requires improvement and this will incur extra costs. However, since the site is within a high value market area, the development is considered viable. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is likely to be available in the short term, and is considered suitable for development provided that the vehicular access is improved and then approved by LCC Highways. The development is viable and considered achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16229** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.84**

Site Name **Land at Oakenhead Wood, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Field, private gardens and car park area**

Characteristics of the site reducing the development area **None**

Area available for development **0.84** Net Development Area (ha) **0.75** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (2 Land Titles)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The new landowner is willing to release the site for development (phone call received 13.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site slopes gently towards the south east**

Vehicular access **access requires improvements**

Comments **Access via the narrow lane leading to Cribden View and Old Hall Barn currently single track. Lane should be widened.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.1km / 1.9 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **155m to bus stop with an hourly service (11)**

Access to primary school **access within 500m (0.31 miles)**

Comments	375m to St James The-Less Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1815m to Alder Grange Technology and Community School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1140m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to ASDA superstore
Access to a park or play area	access within 300m (0.18 miles)
Comments	70m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the access land and the northern boundary.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Industrial age and settled valleys but prominent location.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and fields

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The new landowner has expressed an interest in developing the site.

Suitability summary **Suitable now**

Justification The site is accessible via a narrow lane off Haslingden Old Road. If the lane can be widened, this would greatly improve the access. Future residents will be able to access an hourly bus service for commuting and to access local services situated further away (e.g. secondary school, GP surgery and local store). However, residents are likely to rely on private car if the frequency of the bus service is not increased. The site is considered suitable for a housing development provided that the access can be improved and is then approved by LCC Highways.

Viability and achievability summary **Achievable now**

Justification The vehicular access is via a narrow lane and would require improvements. The site is within a high value market area, so the development is considered viable. The development can be achieved in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is considered suitable for a housing development provided that the access can be improved and then approved by LCC Highways. The development is viable and can be achieved in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16232** Most Recent Source **Call for Sites 2016 (CFDS02)** Site Gross Area (ha) **0.7**

Site Name **Land adjacent 130 Haslingden Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland and treed area**

Characteristics of the site reducing the development area **Hedge and wooded area protected by TPO and woodland Stepping Stone Habitat. Area available for development reduced by 50% to protect part of the habitat**

Area available for development **0.35** Net Development Area (ha) **0.35** Density **30 dwellings per hectare**

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Yield calculated **10** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed the willingness to release the site for housing development immediately.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **The sites slopes significantly towards the A682**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is no access from the A682 and the access from Halsingden Old Road will incur the felling down of trees protected by TPO.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **2.3km / 1.4 miles from the A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop with access to 2 bus services include the quality route 464**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1265m to St Mary's Rawtenstall Church of England School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 2095m to Alder Grange Technology and Community School

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1300m to nearest GP

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments Within 400m to Tesco superstore via footpath

Access to a park or play area **access within 300m (0.18 miles)**

Comments 7m to nearest play area

Flood risk **flood zone 1 or low surface water flood risk**

Comments Adjacent to areas at high risk of surface water flooding

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Whole site within woodland stepping stone habitat as identified on the Lancashire ecological network map

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Public right of way along the southern boundary of the site

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments The site is within 100m to Rawtenstall Town Centre Conservation Area and the Former United Methodist Church and Hardman's Mill are two listed buildings situated within a 200m radius

Landscape value **low landscape impact**

Comments Industrial Age and Settled Valleys

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties and retail area on the other side of A682

Constraints due to utilities **no known utilities infrastructure on site**

Comments Waste water infrastructure adjacent to the site on Halsingden Old Road

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works. Access improvements. Ecological assessment and tree surveys.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed the willingness to release the site for housing development immediately. The site is available now.

Suitability summary **Not suitable**

Justification There is a strong slope on site which significantly restrain development. The vehicular access is also a major constraint as there is no access from the double carriage way (A682) and the access from Haslingden Old Road will incur the fell down of trees protected by a Tree Preservation Order. The site has also an important ecological function as the woodland habitat is identified as a stepping stone on the Lancashire ecological network maps (the area available for development has been reduced by 50% to protect the habitat).The site is not considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are identified with the development (e.g. land engineering works, new vehicular access, ecological assessment and tree survey). However, the site is within a high value market area, therefore the development can still be viable. No developer has expressed an interest, so the deliverability is likely to be a medium to long term prospect.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now and the development is considered viable and can be achieved in the medium to long term. However, the site is not considered suitable for a housing development due to its pronounced slope gradient, its absence of a suitable vehicular access, and the high ecological value of the site,

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16233** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **3.1**

Site Name **Land Off Fallbarn Crescent, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Woodland and play area**

Characteristics of the site reducing the development area **Woodland area and play area in active use**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing development**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments

Vehicular access **access requires improvements**

Comments **Possible access via the garage colony off Hall Carr Road (but the site is also consider for a residential use)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 2.2km to A56**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Access to hourly bus service (no. 12)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1200m to St Mary's Rawtenstall Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2090m to Alder Grange Technology and Community School
Access to GP surgery	access within 1km (0.6 miles)
Comments	900m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Adjoins Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1000m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at high and medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Footpaths but no designated as public right of way. Play area in active use.
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins Ilex Mill and Rawtenstall Town Centre Conservation Area
Landscape value	low landscape impact
Comments	Historic Core
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination - SE & SW
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Steep slopes potentially requiring land engineering works

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is available for development.

Suitability summary **Not suitable**

Justification The site is mainly covered by a woodland area except from the paly area which is in active use. The site is not suitable for a housing development due to its current use.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is cosidered viable as it is in a high market value and no significant costs have been identified. No developer has expressed an interest, therefore the development is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is mainly covered by a woodland area, except from the play area which is in active use. The site is not suitable for a housing development due to its current use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16234** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **0.3**

Site Name **Land to the north side of Hall Carr Road, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage, grassland and woodland**

Characteristics of the site reducing the development area **None**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant **1** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Site is in public ownership, though it was advertised for sale in 2016.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **An application has been submitted (2018/0281) for the erection of one dwelling - self-build. Currently under consideration.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Land engineering works likely to be required**

Vehicular access **good access or adjacent to road**

Comments **Access off Hall carr Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.2km / 1.3 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to a bus stop with an hourly bus service (12)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1500m to St Mary's Rawtenstall Church of England School

Access to secondary school access within 5km (approximately 3 miles)

Comments 2150m to Alder Grange Technology and Community School

Access to GP surgery access within 1km (0.6 miles)

Comments 580m to Rawtenstall Primary Health Care via footpaths

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments 100m to Tesco superstore via footpath

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 995m to nearest play area

Flood risk flood zone 1 or low surface water flood risk

Comments

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comme

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments Within 125m from Rawtenstall Town centre Conservation Area and Packhorse Bridge which is listed (grade II)

Landscape value low landscape impact

Comments Historic Core

Land contamination no known issues

Comments Potential land contamination to the north of the site

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership but a request to buy the land came forward and a consultation notice was published on the Council's website. The site is considered available for development.

Suitability summary **Suitable now**

Justification There are various slopes on the site and there is likely to be a need for land engineering works to flatten the site prior to development. The site is within 1.3 miles from a strategic road and there is a good access to an hourly bus service. Tesco superstore, Hall Carr play area and Rawtenstall NHS Primary Health Care are within walking distance, whilst other service such as the primary school and secondary school are situated further away and can be accessed by bus or private cars.
No significant constraints have been identified, therefore the site is considered suitable for a housing development.

Viability and achievability summary **Achievable now**

Justification Land engineering works are likely to be needed to flatten the site, resulting in extra costs, however the site is situated within a high value market area, so the development is considered viable. No developer has expressed an interest, however there is an interest for self-build on the site.

Conclusion **Deliverable in the next 5 years**

Justification The site is available and suitable, and the development is considered viable and achievable in the short term. However, it would appear the intention of the interested applicant is to self-build one dwelling as opposed to multiple dwellings.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16236** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.19**

Site Name **Hall Carr Farm, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **1.19** Net Development Area (ha) **1.07** Density **30 dwellings per hectare**

Yield calculated **32** Yield proposed by applicant **26** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **An outline planning application (2015/0489) submitted for 26 dwellings was approved subject to the signing of a section 106 agreement. But the agreement was never signed and the application was then refused.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Site sloped gently towards Hardman Avenue**

Vehicular access **good access or adjacent to road**

Comments **Access from Yarraville Street**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 400m to an hourly bus service (12)**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1615m to St Mary's Rawtenstall Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2320m to Alder Grange Technology and Community School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1320m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 400m to Tesco superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1450m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Historic surface water run -off issues
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Site adjoins no. 2 to 8 Middle Carr Farm listed buildings (grade II)
Landscape value	low landscape impact
Comments	Suburban and Settled Valleys. The independent landscape assessment carried out in 2015 concluded that a large part of the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments National Grid apparatus in proximity

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage statement. Flood risk assessment (site over 1ha)

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Although the application submitted was eventually rejected because the s106 was not agreed in time, the site is still considered available for development.

Suitability summary **Suitable now**

Justification The outline planning application was approved at Development Committee subject to the signing of a legal agreement. Therefore, the site is considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable as although some extra cost have been identified, the site is located within a high value market area.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and is considered suitable for a housing development as the outline planning application for 26 dwellings has been approved at Committee, in June 2016, subject to the signing of a section 106 agreement. The development is considered viable, however issues regarding the legal agreement id delaying the delivery of housing on site. The site is therefore considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16237** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.35**
Site Name **Hall Carr Road, Rawtenstall**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Wooded area**
Characteristics of the site reducing the development area **Wooded area and steep slope**
Area available for development **0.03** Net Development Area (ha) **0.03** Density **30 dwellings per hectare**
Yield calculated **1** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site for housing development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Part of the site is flat and could be suitable for development while the eastern area of the site is too steep to be developed.**
Vehicular access **good access or adjacent to road**
Comments **Access off Bury Road**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2km to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **65m to bus stop with four bus services**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	512m to Balladen Community Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1420m to All Saints Catholic Language College
Access to GP surgery	access within 1km (0.6 miles)
Comments	956m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Adjoins Tesco superstore
Access to a park or play area	access within 300m (0.18 miles)
Comments	244m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Treed area
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 75m to Rawtenstall Town Centre Conservation Area but not directly adjoining it
Landscape value	low landscape impact
Comments	Suburban and Historic Core
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the south and east, public house and open space to the west, supermarket to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure within the southern section fo the site that can affect the layout of a potential development

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments NO extra costs indetified (the steep slopes have been excluded from the area available for development)

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Not suitable**

Justification The site is mainly covered by trees and shrub. There is also a steep slope along Hall Carr Road and in the eastern part of the site. Only a small area is flat and covered by grassland (0.03ha). This area could host 1 dwelling. The yield is too small for the site to be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification The developemnt is considered viable. No developer has expressed an interest, therefore the development is likely to be deliverable within the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is mainly covered by trees and shrub. There is also a steep slope along Hall Carr Road and in the eastern part of the site. Only a small area is flat and covered by grassland (0.03ha). This area could host 1 dwelling. However the yield is too small for the site to be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16239** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **5.18**

Site Name **Land To the Rear of Hardman Avenue, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Woodland, track and footpaths**

Characteristics of the site reducing the development area **Woodland. Grassland Stepping Stone Habitat (0.05ha)**

Area available for development **0.06** Net Development Area (ha) **0.06** Density **30 dwellings per hectare**

Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The land is in public ownership and is available for development.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Access rights to the field.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access from Hardman Avenue or from lane leading to Hall Carr Farm**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.5km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Access to bus no.12 (hourly service) within 100m**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	538m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1850m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1590m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Supermarket within 800m
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	630m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	No flood risk but presence of springs running down the hill
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Intensive tree cover. Small part of the site is identified as a Grassland Stepping Stone Habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way go through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Middle Carr farm and Carr Farm, Lomas Lane are listed properties within a 200m buffer but not directly adjoining the site
Landscape value	low landscape impact
Comments	Settled Valleys & Suburban. The landscape assess concludes that most of the site is suitable for development with mitigation
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Ecological Impact Assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Not suitable**

Justification The site is covered by woodland with the exception of 3 areas of grassland totaling 0.43ha. The woodland area should be retained. One grassland area is accessible via Hardman Avenue while the other 2 area situated to the south of the site are not accessible. Only the grassland area at the north west corner of the site is suitable for development, but it is too small to be included within the SHLAA (0.06ha which could provide 2 houses).

Viability and achievability summary **Achievable in medium to long term**

Justification Marginally viable buit costs apply.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is covered by woodland with the exception of 3 areas of grassland totaling0.43ha. One grassland area is accessible via Hardman Avenue while the other 2 area situated to the south of the site are not accessible. Only the grassland area at the north west corner of the site is suitable for development, but it is too small to be included within the SHLAA (0.06 ha which could provide 2 houses).

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16240** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.78**

Site Name **Carr Farm, Lomas Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and access road**

Characteristics of the site reducing the development area **None (but TPO trees should be retained)**

Area available for development **0.78** Net Development Area (ha) **0.7** Density **30 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The current landowner supports the allocation of the site for housing development (letter received in August 2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access of Lomas Lane - widening required to make suitable for more vehicles but space is limited**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.7km / 1.6 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **350m to bus stop with hourly service (12)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2070m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1385m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	430m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	770m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Three TPO trees along the site's boundaries
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins 2 listed buildings: Carr Farm and Gravestone in grounds of Carr House (both grade II)
Landscape value	low landscape impact
Comments	Settled Valleys and Suburban. The landscape study (2015) concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement. Heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer and is available for development.

Suitability summary **Suitable in medium to long term**

Justification The Lomas Lane access requires improvement to accommodate the number of extra vehicles. The site is situated 1.6 miles from a strategic road (approximately 10 mins drive) and 350m to a bus stop with an hourly service. The primary school, play area and convenience store are within walking distances, whilst the secondary school and GP surgery can be accessed via public transport. The site contains trees protected by TPO that should be preserved as part of the development. The site also adjoins two grade II listed buildings, therefore a heritage impact assessment is recommended and a high quality design is expected. The site is considered suitable for housing development in the medium term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in high value market area and some extra costs have been identified (e.g. vehicular access improvement). The development is therefore considered viable. The site is owned by a developer who support the allocation of the site for housing, however no intentions to develop the site in the short term came forward, therefore the delivery is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available in the short term for a housing development. The site can be made suitable for residential use provided that the vehicular access is improved, the TPO trees are preserved and that the scheme enhance the setting of the adjoining listed buildings. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16241** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.42**

Site Name **Balladen County Primary School, Lindea lea, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Partly grassland, partly woodland, presence of greenhouse**

Characteristics of the site reducing the development area **Woodland**

Area available for development **0.24** Net Development Area (ha) **0.24** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Lancashire County Council)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner wish to retain the land for a potential school expansion**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Lomas Lane (issues with expanding th capacity of Lomas Lane to accommodate more vehicles)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.7km / 1.6 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less then hourly) bus service within 400m (0.24 miles)**

Comments **400m to bus stop with hourly service (12)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2070m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1385m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	480m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	770m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	2 listed buildings: Carr Farm and Gravestone in grounds of Carr House (both grade II) are situated 100m to the north east but their curtilages are not adjoining the site
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	All of the site has potential contamination issues
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is in public ownership (LCC) and the landowner wishes to retain the land for a potential school expansion. The site is not available for a housing development.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and can be accessed via Lomas Lane. It is situated within 15mins drive from a strategic road and within 400m from an hourly bus service. Lomas lane is a narrow road with issues due to school traffic. The lane would require improvements to accomodate additional traffic. Most local services are within walking distances apart from the secondary school and GP surgery which can be accessed by bus. The site has potential land contamination, therefore a land contamination survey is required.
The site can become suitable for housing provided that the vehicular access is improved and the land contamination survey does not reveal any contamination issues or if it does, that it can be adequately remediated.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high market value area and some extra costs are associated (e.g. land contamination survey), however the development is still considered viable. No developer has expressed an interest, therefore the deliverability of the site is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for a housing development as the landowner wants to retain the land for a future school expansion. The site is not developable for residential use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16242** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.9**

Site Name **Land Off Cherry Tree Lane/Lower Clowes Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Playing pitch and woodland**

Characteristics of the site reducing the development area **Playing pitch in active use and woodland area**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Playing field is flat, but the woodland area has steep slopes**

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.7km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Access to bus 483 on Bury Road and bus 12 on Cherry Crescent**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	595m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2175m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1510m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	900m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Adjoins Balladen Brook
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The wooded area is identified as a woodland stepping stone habitat on the lancashire ecological network map
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Cherry Tree Playing Pitch - Playing Pitch Assessment indicates this should be maintained
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Multiple SPCs
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological assessment. Provision of new playing pitch of equal or better quality.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is available for development.

Suitability summary **Not suitable**

Justification The site is partly a playing field in active use and partly woodland. It is not suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The development can be viable. Since no developer has shown an interest the development is likely to be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available and the development is viable, however the site is not suitable for a residential development as the playing field is in active use and the rest of the site is covered by a woodland.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16243** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.84**

Site Name **Land east of Lower Clowes Road (west of Lomas Lane), Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland, treed area, footpath**

Characteristics of the site reducing the development area

Area available for development **1.84** Net Development Area (ha) **1.38** Density **30 dwellings per hectare**

Yield calculated **41** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (2 Land Titles).**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner owning 10% of the site (adjoining Lower Clowes Road: 0.19 ha equivalent to 5 houses at 30 dwellings per hectare) is willing to release the site. The intentions of the larger landowner are unknown (1.65 ha reduced to a net area of 1.23 ha for road and landscaping, potential for 37 houses).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Lower Clowes Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.1km / 1.9 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **190m to bus stop on Bury Road with access to 3 bus services (273, 483, 482)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1120m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2650m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1910m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	900m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	506m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	The site adjoins Balladen Brook and there is a narrow buffer zone of high and medium risk of surface water flooding along the brook.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The majority of the site is identified as a Grassland Stepping Stone Habitat. Woodland Corridor
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination issues in the part not available for development.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological assessment. Flood risk assessment as the site adjoins Balladen Brook.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The parcel of land in the north west part of the site is available for development (0.19 ha), while the remaining part of the site is not currently available. The estimated yield has been reduced to consider only the north west section of the site.

Suitability summary **Suitable in medium to long term**

Justification The site has an important ecological function as it is identified as a grassland stepping stone on the Lancashire ecological network map. The grassland area continues to the south. An ecological impact assessment is needed to understand whether development can occur on the north western part only preserving the grassland habitat on the rest of the site. There is potential land contamination but situated in the part of the site that is not currently available for development. The site adjoins Balladen Brook and there is a narrow strip of land at high and medium risk of surface water flood risk along the brook. A Flood Risk Assessment is recommended. The small part of the site available for development is considered suitable, while development of the larger remaining part would be subject to an ecological impact assessment and flood risk assessment.

Viability and achievability summary **Achievable in medium to long term**

Justification Although, some extra costs have been identified, especially regarding the development of the larger part of the site (e.g. a flood risk assessment and ecological impact assessment), the development is considered viable as the site is situated in a high value market area. The small area available for development is considered achievable in the short term, while the remaining part of the site is likely to be achieved in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 10% of the site is available now. This parcel can be suitable for housing development. The development is considered viable and achievable in the short term. However, the remaining larger part of the site is not currently available and can become suitable provided that the constraints (e.g. flood risk and ecological impact) are adequately addressed. This remaining part is likely to be achieved within the medium to long term.

Delivery (next 5 years)

5

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

37

GENERAL INFORMATION

Site Ref **SHLAA16245** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.47**

Site Name **Lomas Lane, Balladen, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Private garden and grassland**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding, Trees protected by TPO**

Area available for development **0.63** Net Development Area (ha) **0.56** Density **30 dwellings per hectare**

Yield calculated **17** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Part in private ownership (60%), part in unknown ownership (40%)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The intentions of the landowner owning 60% of the site are unknown. The other ownership is unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access via Lomas Lane which is a single lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.1 km /1.9 miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **750m to bus stop to an hourly bus service (12)**

Access to primary school **access within 500m (0.31 miles)**

Comments	345m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2620m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1900m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	875 to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	600m to Cherry Tree Lane playing field via footpath
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	About 10% of the site is at high, medium and low risk of surface water flooding, however this area has been excluded from the area available for development.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Trees protected by TPO have been excluded from the area available for development
Recreational value	no recreational value
Recreational value comment	Public right of way just outside of the southern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Mainly within Settled Valleys and less than 25% in Moorland Fringe. The landscape assessment concluded in 2015 that the site is suitable for a low density development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Part of the site to the north west of the site has potential land contamination issues. This area overlays the area at risk of surface water flooding that has been excluded from the development area.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Flood risk assessment. Landscape impact assessment. Contaminated land report.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner owning 60% of the site are unknown. The remaining ownership is unknown. 60% of the site is not available now, but can become available in the future.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is via Lomas lane which is a narrow single lane which would require substantial improvement. The site is situated 750m away from a bus stop with an hourly service, therefore future residents are likely to rely on private cars to commute and access local services. However, Balladen Primary school, the playing field at Cherry Tree Lane and a convenience store are within walking distances. The area at high, medium and low risk of surface water flooding has been excluded from the area available for development together with the area protected by TPO in the southern section of the site. The area at risk of surface water flooding has also potential land contamination. A small part of the site is within the Moorland Fringe landscape character type. However, this area is of unknown ownership, therefore it has been excluded from the area available for development. The site is not situated in a sustainable location as future residents are likely to rely largely on the use of private cars for commuting. However, some local services are accessible by foot. The site can become suitable if the public transport network in the local area is improved.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs have been identified (e.g. vehicular improvements, flood risk assessment, land contamination report, landscape assessment), however the site is within a high value market area, therefore the development is considered viable. No developer has come forward, so the deliverability is likely to be a medium to long term prospect.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available but can become available in the future. The site is not situated in a sustainable location as future residents are likely to rely heavily on the private car to commute and reach local services such as the secondary school and GP surgery. The site can become suitable in the future if the vehicular access is improved and if the public transport links are improved. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16247** Most Recent Source **Officer suggestion** Site Gross Area (ha) **16.84**

Site Name **Horncliffe Quarry, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Former quarry and landfill that is now covered in grassland. Woodland area at the northern boundary and presence of an access track from Bury Road.**

Characteristics of the site reducing the development area **Woodland, Wetland and Heath Stepping Stone Habitat (approx. 3.2 ha)**

Area available for development **13.64** Net Development Area (ha) **10.23** Density **30 dwellings per hectare**

Yield calculated **307** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **The site is relatively flat but the access is steep**

Vehicular access **access requires improvements**

Comments **Access via a steep road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.9km / 2.4 miles to A56/ A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **470m to a bus stop with 3 services via a steep road**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	720m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2735m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2012m to nearest GP
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.8km to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1500m to nearest play area (Cherry Tree Lane playing field)
Flood risk	flood zone 1 or low surface water flood risk
Comments	Less than 10% of the site at high risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	About 20% of the site to the north is identified as a woodland Stepping Stone Habitat while a strip of land to the south is identified as a Wetland and Heath Stepping Stone Habitat on the Lancashire ecological network map.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Horncliffe Mansion is a listed building (grade II) situated 320m to the south west of the site
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type but in a prominent location.
Land contamination	known high risk issues that prohibit development
Comments	Landfill site that has been covered and regenerated. There is a power station extracting methane.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments	
Bad neighbour	site in residential or retail area
Comments	Woodland, a farm and some scattered residential properties
Constraints due to utilities	no known utilities infrastructure on site
Comments	

ACHIEVABILITY

Extra costs of development	if significant extra costs required
Comments	Vehicular access improvements. Ecological impact assessment. Land contamination survey and remediation. Land stability in relation to the former landfill use and coal mining risk assessment in relation the mining legacy.
Market are	high value market area (£190 to £210/sqm)
Comments	

CONCLUSION

Availability summary	Available in medium to long term
Justification	The intentions of the landowner are unknown. The site is not available now, but can become available in the future.
Suitability summary	Not suitable
Justification	The site is a former landfill site that has now been regenerated. There is potential contamination and a power station is extracting methane on site. The land stability might also be an issue for the foundations of the houses and the infrastructure network. The vehicular access is via a steep road, due to the scale of the potential development (316 dwellings) the access would require improvements. The site is quite isolated from local services. Parts of the site have ecological value, indeed the wooded area to the north is identified as a woodland stepping stone habitat on the Lancashire ecological network maps, while a strip of land to the south is identified as wetland and heath stepping stone habitat. These habitats should be protected as much as possible. Some pockets of land within the site are at high development risk according to the Coal Authority, so a Coal Mining Risk Assessment will be required. The site is also relatively isolated from local services and public transport. There are significant constraints associated with the development of the site. The site is not considered suitable for a housing development.
Viability and achievability summary	Achievable in medium to long term
Justification	The site is situated in a high value market area. However, significant costs are associated with the development of the site (e.g. vehicular access improvements, land contamination survey and remediation, land stability survey, coal risk mining assessment, ecological impact assessment), therefore the development is considered to be at the edge regarding its viability. No developer has expressed an interest and due to the high number of dwellings, the achievability is likely to be a long term prospect. The development of this major site would require important infrastructure improvements.
Conclusion	Not developable or not to be included in the SHLAA

Justification The site is not currently available but can become available in the future. The site is not considered suitable due to the previous landfill use and the current extraction of methane on site. There is potential coal mining legacy and the site a high ecological value. The is not cosnidreed developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16248** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.59**

Site Name **Haslam Farm, north of Duckworth Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Grassland Stepping Stone Habitat (area available for development reduced by 50% to allow protection of part of the habitat)**

Area available for development **0.79** Net Development Area (ha) **0.71** Density **30 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant Current planning permission

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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site and is represented by a developer.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Bury Road but requiring the demolition of a building or potential access off Holme Lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3km / 1.8 miles to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **The site is within 50m from several bus stops on Bury Road with access to 3 bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	950m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2780m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2110m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 800m to Premier convenience store on Bury Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1430m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Bury Road in the vicinity of the site is at high risk of surface water flooding while Holme Lane is at medium risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	75% of the site is identified as a Grassland Stepping Stone Habitat within the Lancashire ecological network maps. The area available for development is reduced by 50% to allow protection of part of the habitat.
Recreational value	no recreational value
Recreational value comment	Public right of way along Duckworth unlikely to be affected by the development.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Holme Bridge situated 150m to the north west of the site is a listed structure, however the traffic generated by the development will not go through the bridge
Landscape value	low landscape impact
Comments	Settled Valleys. The independent landscape assessment concluded in 2015 that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	Potential land contamination to the north of the site.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments	
Bad neighbour	site in mixed-use area (employment and residential area)
Comments	Caravan storage to the north of the site and industrial units to east of the site on the other side of the East Lancashire Railway
Constraints due to utilities	presence of utilities infrastructure on site that can affect development
Comments	Waste water infrastructure present on site that can affect the layout of the development.

ACHIEVABILITY

Extra costs of development	if some extra costs required
Comments	New vehicular access off Holme Lane or Bury Road. Ecological impact assessment.
Market are	high value market area (£190 to £210/sqm)
Comments	

CONCLUSION

Availability summary	Available now
Justification	The landowner is willing to develop the site and is represented by a developer. The site is available now.
Suitability summary	Suitable now
Justification	The site has a moderate gradient up to Bury Road and requires new vehicular access. It is situated within 1.8 miles (15 mins drive) from a strategic road and has good access to public transport. The local convenience store can be accessible by walking, while other local services such as the primary school, secondary school, GP surgery and local play area are situated further away but can be accessed by public transport. The site is within flood zone 1, but since it is over 1ha, a flood risk assessment is needed. The site has an important ecological function as about three quarters of the site are identified as a grassland stepping stone habitat on the Lancashire ecological network maps. An ecological impact assessment would be needed to assess the ecological function and biodiversity value of the site. The yield has been reduced by 50% to allow protection of the habitat. Active employment sites are situated to the north (caravan storage) and to the east of the site (K Steels and Riverside Business Park containing various units). Landscape screening along the western and northern boundaries of the site can be an effective mitigation measure to ensure the amenity of future residents will not be affected by the surrounding uses. The site can become suitable in the short term provided that the vehicular access is approved by LCC Highways, that the ecological impact assessment considers the site suitable for development and that the amenity of future residents is guaranteed by appropriate screening.
Viability and achievability summary	Achievable now
Justification	Some extra cost have been identified (e.g. new vehicular access, ecological impact assessment), however the site is within a high value market area, therefore the development is considered viable. A developer has shown interest for a housing development on the site, so the development is achievable in the short term.
Conclusion	Deliverable in the next 5 years

Justification The site is available now and is considered suitable, provided that the new vehicular access is approved by LCC, that the ecological impact assessment provides adequate mitigation against the loss of an important grassland habitat and that the amenity of future residents is guaranteed by appropriate screening from nearby employment uses. The development is considered to be viable and achievable in the short term as a developer has expressed an interest in developing the site. Overall, the site is deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16249** Most Recent Source **Call for Sites 2016 (CFDS71)** Site Gross Area (ha) **2.78**

Site Name **Haslam farm, south of Duckworth Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland and wooded area**

Characteristics of the site reducing the development area **Woodland Steppign Stone Habitat. Hedge protected by TPO. Area available for development reduced by 50% to protect part of the habitat**

Area available for development **1.39** Net Development Area (ha) **1.25** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **37** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner represented by a developer has expressed an interest to develop the site for residential use. The developer is also interested in developing the site to the north of Duckworth Lane (SHLAA16248).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a relatively steep gradient from the site onto Bury Road.**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access via Duckworth Lane which is steep and narrow, likely to result in the felling of trees protected by TPO, access via Bury Road would be via the wooded area.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.3km / 2miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments	150m to bus stop with access to 3 bus services
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1310m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2780m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2110m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1430m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is affected by medium and low surface water flood risk
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	80% of the site is within a woodland stepping stone habitat as identified on the Lancashire ecological network map
Recreational value	no recreational value
Recreational value comment	Public right of way along Duckworth Lane but not within the development site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Within the Settled Valleys, however the detailed landscape assessment by Penny Bennett concluded in 2015 that only the northern part of the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	About 15% of the site affected by potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if known issues and land engineering works required or adjoining a high risk development ar

Comments Tunnel entrance within the site

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour site in residential or retail area

Comments

Constraints due to utilities no known utilities infrastructure on site

Comments

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments New vehicular access. Flood risk assessment. Ecological impact assessment. Land contamination report. Land stability report. Landscape impact assessment and mitigation.

Market are high value market area (£190 to £210/sqm)

Comments

CONCLUSION

Availability summary Available now

Justification The landowner is willing to release the site for development and is represented by a developer.

Suitability summary Suitable in medium to long term

Justification A new vehicular access is required off Bury Road as Duckworth Lane is quite steep and narrow. However, the access off Bury Road would imply the felling of trees. A small part of the site (less than 10%) is at medium risk of surface water flooding, the site is also over 1ha, therefore a flood risk assessment will be required. A large part of the site (approximately 80%) has an important ecological function as it is identified as a woodland stepping stone habitat on the Lancashire ecological network map. An ecological impact assessment would be recommended. The development of the site would have visual landscape impacts and only the northern part of the site could be suitable. There are small pockets of land with potential land contamination issues, therefore a land contamination report will be needed prior to development. There is a tunnel entrance within the site therefore a land stability study is recommended to demonstrate that the land offers adequate stability for a housing development. The site can become suitable in the future provided that a new vehicular access is provided with a limited felling of trees, that the ecological impact assessment considers the site suitable for a residential development with appropriate mitigation, that the land contamination report does not find any contamination or if it does that it is adequately remediated, that there is no land instability in relation to the presence of a tunnel on site.

Viability and achievability summary Achievable now

Justification Extra costs have been identified (e.g. new vehicular access, ecological impact assessment, land contamination report/decontamination, land stability report),

however the site is within a high value market area, therefore the development is considered viable. A developer is willing to develop the site in the short term, therefore the development can be achieved quickly.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development is considered viable and achievable in the short term. However, the site is not currently suitable but can become suitable in the future if:

- the new vehicular access is provided with a limited felling of trees,
- the ecological impact assessment concludes that the site suitable for a residential development with appropriate mitigation,
- the land contamination report does not find any contamination or if it does that it can be adequately remediated
- there is no land instability in relation to the presence of a tunnel on the site.

Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16250** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.44**

Site Name **Woodtop Garage, Townsendfold, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and storage yard**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat covering two third of the site. Area available for development reduced by 50% to protect part of the habitat.**

Area available for development **0.22** Net Development Area (ha) **0.22** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant **34** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown. Planning permission was sought in 2004 for 34 residential units but was refused.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Off Bury Road. The site can also provide access to the site situated on the other side of the railway (SHLAA16251)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.7 km / 1.6 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **150m to a bus stop with 3 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	690m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2010m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1400m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	470m to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	820m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	About two thirds of the site are situated within a woodland Stepping Stone Habitat (0.32 ha)
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the southern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hardman's Mill is a listed building (grade II) situated 120m to the north. A low density development is unlikely to affect the setting of the listed building, but a high density development could have a negative impact.
Landscape value	low landscape impact
Comments	Industrial Age
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The whole site has potential contamination issues.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments An active storage unit is adjoining the site to the north and using the same vehicular access. A garage is situated to the east.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the vehicular access. Ecological impact assessment. Heritage impact assessment. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification A planning permission for 3 apartment blocks comprising 34 units was submitted in 2004 and subsequently refused (reference 2004/643). An appeal was lodged and then withdrawn. The intentions of the landowner are unknown. The site is not considered available now but can become available in the future.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and is accessible via a lane off Bury Road. The access to the site would require some improvements and would need to be approved by LCC Highways for a residential development. The site is within 15 mins drive from a strategic road and has good access to several bus services. The primary school, convenience store and play area are within walking distances, while the secondary school and GP surgery are situated further away but accessible by bus. A large part of the site (two thirds) has an important ecological value, as the land is identified as a woodland stepping stone on the Lancashire ecological network maps. An ecological impact assessment would be required to ensure that the ecological function and the biodiversity are preserved (the area available for development has been reduced by 50% to protect part of the habitat). The public right of way situated to the south of the site should be retained. The site has potential land contamination, therefore a land contamination report will be needed. Although the site does not directly adjoins Hardman's Mill, an heritage impact assessment is recommended to ensure that the setting of the listed building is not negatively affected by the development. The site also adjoins an active storage unit to the north and a garage to the east. Therefore adequate landscape screening would be important to provide good amenity to future residents. Overall, the site is considered developable in the medium to long term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs associated with the development have been identified (e.g. vehicular access improvements, ecological and heritage impact assessments, land contamination survey), however the site is within a high value market area, therefore the site is considered viable. A developer proposed a high density residential scheme in 2004, however it is not known whether they are still interested in developing the site. The development is therefore likely to be achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available, but can become available in the future. The site can also become suitable provided that the constraints identified (e.g. potential land contamination, ecological value, vehicular access) are adequately addressed. The development is considered viable and achievable in the medium to long term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16251** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.62**

Site Name **Townsend Fold, North of Hill, Rawtenstall**

Greenfield versus Brownfield **Greenfield**

Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **10% of the site in flood zone 3, Grassland Stepping Stone Habitat (reduce by 50% the area available for development to protect the habitat)**

Area available for development **1.31** Net Development Area (ha) **1.17** Density **30 dwellings per hectare**

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Yield calculated **35** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are willing to sell the site in the short term for development (emails received 30.11.2016 and 06.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is no adjoining public highway and the site is currently unsuitable for development. Access can potentially be created via Holme Land or Bury Road but would required third party approval.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.3km / 2 miles to A56 and A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **300m to bus stop on Bury Road with access to 3 bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1200m to Balladen Community Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 2454m to All Saints Catholic Language College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1875m to nearest GP`

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1km to Premier convenience store

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 1235m to nearest play area

Flood risk **less than 50% in flood zone 2 or affected by medium surface water flood risk**

Comments A strip of land along the river Irwell is in flood zone 3 however the remaining part of the site is situated at a high level and within flood zone 1

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments The majority of the site is within a grassland stepping stone habitat as identified on the Lancashire ecological network map. The area available for development is reduced by 50% to allow protection of the habitat.

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment The site is informally used by local residents for dog walking

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments Hardman's Mill is situated 140m to the north east and Holme Bridge 120m to the south west. An heritage impact assessment is recommended

Landscape value **low landscape impact**

Comments Settled Valleys. The landscape assessment of the site concluded in 2015 that the site is suitable for development with mitigation.

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Whole site has potential land contamination issues

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Employment site to the south but not adjoining the site

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New vehicular access required via a bridge over the railway or over the river. These would be at a high cost. Flood risk assessment. Heritage and ecological impact assessment. Land contamination report.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners are eager to sell the site for development in the short term and will contact a developer. The site is available now.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is a major constraint for this site as it does not adjoin any public highway. New access can be created via Holme Lane or Bury Road, however it will require approval from third parties (different ownership). Alternatively, the construction of a bridge over the river would require approval from the Environment Agency. The creation of a new bridge over the railway or the river will have significant costs implications. The strip of land adjoining the river Irwell is in flood zone 3, however the remaining part of the site is at a higher level and within flood zone 1. A flood risk assessment is still recommended as the site is over 1ha. The site performs a strong ecological function as it is identified as a grassland stepping stone habitat. An ecological impact assessment should be carried out to understand if a development is suitable on the site. The site is informally used by local residents, however the site situated to the north can perform this function as it has a public right of way. There is potential land contamination, therefore a land contamination report is needed to understand if there is any contamination and if it can be remediated. Overall, the site is not currently suitable but it can become suitable in the medium to long term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are significant extra costs associated with the development of the site, especially regarding the creation of a new vehicular access. The site is situated in high value market area, therefore the development can still be viable. A developer is interested in developing the site therefore the site can be delivered in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, but it is not currently suitable due in particular to the lack of vehicular access. The site can become suitable in the medium term if the range of other constraints are adequately addressed. Although significant costs are associated with the development, it can still be viable due to its location in a high value market area. The development is likely to be achieved in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16253** Most Recent Source **Call for Sites 2016 (CFDS45)** Site Gross Area (ha) **3.67**

Site Name **Townsend Fold, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Partly employment site, partly grassland with water reservoir**

Characteristics of the site reducing the development area **Reservoir, wooded area, flood zone 3 and grassland stepping stone habitat**

Area available for development **1.68** Net Development Area (ha) **1.51** Density **30 dwellings per hectare**

Yield calculated **45** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership. Owned by a willing developer.**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner /developer expressed an interest to develop the site for employment during the draft local Plan consultation in summer 2017.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access to the western part of the site is via Holme Bridge which is a Listed Building Grade II. The access to the western part of the site is not considered adequate as it is via a single lane.
The access to the eastern part of the site is good.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.2km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **300m to bus stop with 5 services (483, 482, 473, 273 and 13)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1.2km to Balladen Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 2.3km to All Saints Language College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 2.1km to Rossendale Primary Health Care Centre

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1km to Premier convenience shop on Bury Road

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 1.5km to play area on Fallbarn Crescent

Flood risk **more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk**

Comments Small part of the site in flood zone 3 and large part of the site in flood zone 2. Parts of the site are also affected by high and medium risk of surface water flooding.

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Stepping Stone Habitats for grassland and woodland on part of the site

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site contains or adjoins a Listed Building**

Comments The site adjoins Holme Bridge which is a Listed Building Grade II

Landscape value **low landscape impact**

Comments

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Potential land contamination, especially concerning the part of the site currently in employment use

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment site to the south -east (steel production and delivery), residential area to the north-west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers going through the site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments A new access is required as the Holme Bridge is not a suitable access for a major housing development. Flood risk assessment and mitigation. Ecological and heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner has expressed an interest to develop the site for employment use in summer 2017. The site is not available for residential development.

Suitability summary **Suitable in medium to long term**

Justification Access to the western part of the site is a major constraint as it is via a single lane and a narrow bridge which is a Listed Building grade II. The access is not adequate for a major residential development. The site also has ecological value as it contains a Stepping Stone Habitat for Grassland and Woodland identified on the Lancashire Ecological network map. A large part of the site is within flood zone 2, therefore adequate flood risk mitigation will be required prior to development. Most local services are within walking distances except the secondary school and GP surgery which can be accessed by public transport. There is potential land contamination, therefore a land contamination report will be required. There is an active steel storage and delivery warehouse to the south of the site which can affect the amenity of future residents (e.g. HGVs traffic). Also, if the site is developed for housing there will be a significant loss of an employment area. This is also looked at by the Employment Land Study. The site has some constraints and it is not considered suitable now for housing development. The site can become suitable in the long term, provided that the issues have been adequately addressed and mitigated.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a high value market area, however significant works regarding access is required. The site is overall considered viable. Part of the site is currently in use for employment and there are significant constraints identified that would require mitigation, thus the site is not achievable in the short term, but can become achievable in the long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16254** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **1.17**

Site Name **Site behind K Steels, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Grassland and private garden**

Characteristics of the site reducing the development area **27% of the site is not available for development**

Area available for development **0.85** Net Development Area (ha) **0.76** Density **30 dwellings per hectare**

Yield calculated **23** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (4 Land Titles)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowners jointly owning the north eastern part of the site (27%) do not wish to release the site for housing development. The intentions of the landowners of the remaining part of the site are unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is a 2 Tonne limit on Holme Bridge which is a narrow bridge listed as an heritage asset.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.4km / 2.1 miles to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **490m to bus stop on Bury Road with access to three bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1310m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2820m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2100m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Premier convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1375m to nearest GP
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at medium and low risk of surface water flooding. The site adjoins a flood zone 2 and a reservoir.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A small area of the site is within a woodland stepping stone habitat while another area (not available for development) is in a grassland stepping stone habitat
Recreational value	no recreational value
Recreational value comment	Public right of way along Holme Lane but not going through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Holme Bridge adjoining the site is a listed structure and will be severely impacted by the development as it is the only way to access the site
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small sections of the site around the reservoir have potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments **Employment site to the west but not directly adjoining the site**

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments **Waste water infrastructure present on a small section of the site**

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Vehicular access. Flood risk assessment. Ecological and heritage impact assessment. Land contamination report.**

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification **27% of the site is not available (the north-eastern parcel). 73% of the site might become available in the future, but the intentions of the landowners are currently unknown**

Suitability summary **Not suitable**

Justification **Vehicular access is a significant constraint as it is via a narrow lane and it is likely to affect a listed bridge. The site is within a 15 minutes drive from a strategic road and is more than 5 minutes away from a bus stop. However, future residents will still have fair access to a bus service as the bus stop is situated within 500m. None of the local services is within walking distance but can still be accessed by bus. The site adjoins a flood zone 2 and a reservoir, there is also a small pocket at medium risk of surface water flooding, therefore a flood risk assessment is recommended. A small part of the site to the south has an important ecological function as it is identified as a woodland stepping stone habitat on the Lancashire Ecological Network map. An heritage impact assessment is required to understand the potential impacts of the development on the listed bridge. There is potential land contamination around the reservoir, therefore a land contamination report is recommended. There is an active employment site to the east of the land but landscape screening could be an adequate mean to ensure good amenity for future residents.
There are significant constraints associated with the development of the site. Due to the effect of the potential development on the Holme Bridge, the site is not considered developable.**

Viability and achievability summary **Achievable in medium to long term**

Justification **Extra costs have been identified in relation to the development, however the site is within a high value market area so the development can still be viable. No developer has expressed an interest to develop the site, so the development is likely to be achieved in the medium to long term.**

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not currently available but 73% of the site could become available in the future, the site is not considered suitable for a housing development of 23 units due to the likely significant impact on the listed bridge over the river Irwell.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16311** Most Recent Source **Call for Sites 2016 (CFDS48)** Site Gross Area (ha) **0.93**

Site Name **Bentgate, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Grassland with outbuildings**

Characteristics of the site reducing the development area **A number of outbuildings and internal road to a gas governor building**

Area available for development **0.7** Net Development Area (ha) **0.63** Density **30 dwellings per hectare**

Yield calculated **19** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site immediately for residential or mixed-use (call for sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gradient exists but is reasonable**

Vehicular access **access requires improvements**

Comments **The existing access to the site is very close to the roundabout and may not be acceptable for this number of houses**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **700m onto A56 at Haslingden Sykeside Roundabout**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main 464 bus route**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1135m to Haslingden Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	460m to All Saints RC Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1165m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	270m to Tesco Haslingden
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	595m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	1 in 1000 Flood Risk along very southern perimeter of the site
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Steeping Stone areas
Comments	Adjacent to Steeping Stone Grassland Habitat along the dual carriageways
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public Right of Way 365 along eastern and southern perimeter of site a
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Skyeside House Hotel is on the other side of the road but largely hidden
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments There is a gas governor on site (2009/0153) that is accessed by a road through the land. The site is immediately adjacent to an electricity substation

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Would be costs in upgrading the access for residential use

Market are **medium value market area (£170/sqm)**

Comments Half High and Medium

CONCLUSION

Availability summary **Available now**

Justification The owner of the site is supportive of development

Suitability summary **Suitable in medium to long term**

Justification The land is in an excellent location for access to the highway network. However satisfying the Highway Authorities that access is acceptable will be challenging. The area around the roundabout is also an Air Quality Management Area and attention will need to be paid to how to minimise impacts. The presence of the gas governor on and electricity substation adjacent to the site will also require careful attention in design terms. Coal risk will also need to be taken into account within the design.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a mix of high and medium value areas. Value will be positively impacted by closeness to the A56 but negatively by road and traffic noise. The presence of utilities infrastructure on site will also reduce value and the existing outbuildings would require removal and any coal risk mitigating.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is developable but there are a number of technical issues regarding access, air quality, noise, coal and utilities that will need to be resolved. Alternative uses for the site that would benefit from the good access to the motorway, especially employment uses, should also be given consideration

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16312** Most Recent Source **Call for Sites 2016 (CFDS54)** Site Gross Area (ha) **0.23**

Site Name **Lockgate Barn, Haslingden Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Treed area with outbuilding**

Characteristics of the site reducing the development area **Tree cover**

Area available for development **0.1** Net Development Area (ha) **0.1** Density **50 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site immediately for a residential development (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Slope down from main road**

Vehicular access **access requires improvements**

Comments **Existing access onto Haslingden Road that could be improved but there would need to be care with the design as individual accesses are unlikely to be acceptable**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **850m to Sykeside Junction with A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Immediately adjacent to main 464 corridor and other bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1410m to Haslingden Primary School; approx. 1900m to St Marys and St James the Less Primary Schools

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 245m to All Saints RC Language College

Access to GP surgery access within 3km (1.8 miles)

Comments 1480m to nearest GP

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments 465m to Tesco Sykeside

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 875m to nearest play area

Flood risk flood zone 1 or low surface water flood risk

Comments No identified Flood Risk

Ecological value adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments Stepping Stone Grassland Habitat immediately across Haslingden Road; 3-3km grassland corridor on eastern part of site

Recreational value no recreational value

Recreational value comme No Public Rights of Way

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments Settled Valley Landscape

Land contamination no known issues

Comments

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if severe instability issues or entirely or partly within a high risk development area

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification

Suitability summary **Suitable in medium to long term**

Justification

Viability and achievability summary **Achievable now**

Justification

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16313** Most Recent Source **Call for Sites 2016 (CFDS29)** Site Gross Area (ha) **0.79**

Site Name **Langwood, Haslingden Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

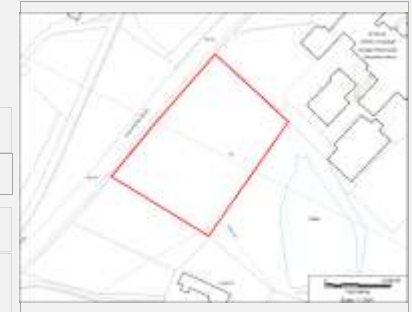
Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **Site area reduced to take into account presence of TPO'd trees and along road frontage**

Area available for development **0.55** Net Development Area (ha) **0.49** Density **30 dwellings per hectare**

Yield calculated **15** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **2 Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Both landowners are willing to release the site immediately for a residential development (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a slope on the site that would affect but not prevent development**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Adjacent to Haslingden Road but would require a completely new access to be made into the site at a location where there is a steep drop**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1km to A56 at Sykeside**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main 464 corridor and for other buses**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1560m to Haslingden Primary School or 1870m to St Marys or St James the Less
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Adjacent to All Saints RC Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1575m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	667m to Tesco Sykeside
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	785m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Extremely small area of 1 in 1000 year flooding on the east of the site
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland 3-5km corridor on part of the site but immediately adjacent to a Grassland Stepping Stone Habitat in adjacent field Trees on east of the site are protected by TPO
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Adjacent to school, fishing ponds and main road

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High voltage cable passes over middle of the site but no pylons within it-would require consultation with Electricity North West

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Creation of a new access could be expensive and would need the approval of the Highway Authority

Market are **high value market area (£190 to £210/sqm)**

Comments Site would have good views and good access to motorway

CONCLUSION

Availability summary **Available now**

Justification Landowners have indicated the availability of the site for development

Suitability summary **Suitable now**

Justification The site could be developed subject to the area protected by the TPO not being included in the developable area. Care would need to be taken to protect the area around the stepping stone habitat to the south. Also creation of an acceptable access will be essential and will need to be to the satisfaction of the Highway Authority. Coal risk requires investigation.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value area so should be financially viable even with additional costs relating to creation of an access. Care would need to be taken to design of the site to reflect it's location and topography

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site could be brought forward for housing and is in a sustainable location. However, the addition of a new access onto Haslingden Road which is already busy will need negotiation with the Highway Authority and the environmental, coal and topographical constraints of the site will need to be respected.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16314** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **2.21**

Site Name **Site between the Lodge, Haslingden Road and Tesco roundabout, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Fields used for horse grazing**

Characteristics of the site reducing the development area **Gradients, access and electricity lines, ownership**

Area available for development **1.5** Net Development Area (ha) **1.35** Density **30 dwellings per hectare**

Yield calculated **40** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (2 Land Titles)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **1 landowner, owning two thirds of the site, welcomes the opportunity for residential development (email received 28/11/2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Quite a steep gradient which would limit development but could be addressed subject to agreement with the Highway Authority**

Vehicular access **access requires improvements**

Comments **Existing access onto Haslingden Road would require enhancement to be acceptable to the Highway Authority**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **950m to Junction with A56 at Tesco Haslingden**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to main 464 bus route and other services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1325m to Haslingden Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	200m to All Saints RC Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1460m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to Tesco at Sykeside
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	970m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Langwood Brook along the southern boundary of the site has a very limited amount of Flood Zone 2 and 3 flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland 3-5km corridor through eastern part of the site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Private recreational use (horsiculture) Footpath 310 runs through eastern part of the site while 365 and 367 run along the boundaries
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys but visible from across the Valley
Land contamination	no known issues
Comments	1 SPC south of site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Next to a busy road but otherwise largely in horsiculture use

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Overhead Electricity powerlines run through the centre of the site. UU provision runs along the main road.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs may apply to improvements to the access and avoidance of the Electricity powerlines

Market are **high value market area (£190 to £210/sqm)**

Comments Good access to the motorway would make as potentially attractive

CONCLUSION

Availability summary **Available in medium to long term**

Justification Part of the site is available now and could be taken forward quickly but there is uncertainty as to whether the rest of the site will be brought forward

Suitability summary **Suitable in medium to long term**

Justification The site (or the 60% that is available) could be brought forward within the first 5 years of the plan. The most significant challenge will be investigating whether the existing access onto an already busy road is adequate and designing the site to accommodate the gradient. It may also be necessary to leave a wayleave for the electricity line, reducing the number of units that could be brought forward. Coal risk will also require investigation. Alternative use of the site for employment may be preferable.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value area and can be brought forward though design of an acceptable access will be a challenge.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site could be brought forward for the 60% of the land that is supported by one of the landowners. Coal risk will require investigation and a wayleave left for the electricity lines. The access is a key issue that will require resolution.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16315	Most Recent Source	Officer Suggestion	Site Gross Area (ha)	1.08
Site Name	Site to the north of All Saints Catholic Language College, Rawtenstall				
Greenfield versus Brownfield	Split greenfield and brownfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Green Belt adjoining the urban area				
Current Land Use	Access road to the school, garage colony, operational school ground, woodland area to the east and grassland with scattered trees to the west				
Characteristics of the site reducing the development area	Woodland (1.06 ha)				
Area available for development	0.2	Net Development Area (ha)	0.2	Density	30 dwellings per hectare
Yield calculated	6	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	multiple ownership
Comments	Partly in public ownership (Lancashire County Council, 60%), partly in private ownership
Intentions of landowner	intentions unknown or not willing to release the site
Comments	60% of the site is not available for housing development as it is required by the Education Authority. The intentions of the private landowner are unknown, however part of the site is used by the school.
Legal constraints / ownership issues	ownership constraints or ransom strip issues that can be resolved in the medium to long term
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	
Vehicular access	good access or adjacent to road
Comments	Existing access by side of 280 Haslingden Road
Distance to strategic road network	within 1.5km (approximately 1 mile)
Comments	1.3km onto A56 at Tesco Haslingden
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	Main bus corridor for 464, etc. immediately adjacent to the site

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments 1.73km to St Mary's and St James the Less School's

Access to secondary school **access within 1.5km (approximately 1 mile)**

Comments Immediately adjacent to All Saints

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1.7km to Rawtenstall Medical Centre

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 910m to Tesco Haslingden

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments Whitaker Park main entrance 665m

Flood risk **flood zone 1 or low surface water flood risk**

Comments Small amounts of 1 in 1000 year flooding. Stream on perimeter of site is subject to Flood Risk 2.

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Woodland at east of the site is a woodland Stepping Stone Habitat

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Contamination issues in garage area-former landfill area

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if severe instability issues or entirely or partly within a high risk development area**

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Site adjacent to two schools

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments UU wastewater from former Hospital goes through woodland at the east of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Would be extra costs involved in dealing with any landfill issues

Market are **high value market area (£190 to £210/sqm)**

Comments Good market area but very close to main road

CONCLUSION

Availability summary **Not available**

Justification The Lancashire County Council land is not available as it forms part of the operational land for All Saints College. The privately owned part of the site is however believed to be available.

Suitability summary **Not suitable**

Justification The land is well located with respect to services. There are a significant number of constraints on this site that would affect its deliverability. These include operational land for the school and the Stepping Stone Habitat of the woodland in the East of the area. The most developable area is the garage colony but there are issues with historic landfill and the presence of trees. It is considered that though it may be possible to build a small number of houses on the Garage colony area this is likely to be below the SHLAA threshold. Coal risk is also an issue.

Viability and achievability summary **Achievable in medium to long term**

Justification Development would be feasible for the garage colony area but not for the rest of the site. The high value of housing in this area would mean that development should be viable. However it is not considered that enough housing would be constructed for the site to be included in the SHLAA.

Conclusion **Not developable or not to be included in the SHLAA**

Justification There are a number of constraints on this site including land ownership; presence of a woodland stepping stone habitat, coal risk and landfill. This significantly constrains the amount of developable land and on this basis it is not considered appropriate to include the land in the SHLAA though a small amount of development may be appropriate in the Garage Colony area.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16316** Most Recent Source **Call for Sites 2016 (CFDS08)** Site Gross Area (ha) **0.51**

Site Name **Belmont Farm, Haslingden Old Road, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Derelict bungalow plus grassland area with footpath**

Characteristics of the site reducing the development area **Existing property needs refurb or demolition**

Area available for development **0.51** Net Development Area (ha) **0.46** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments **No entry in the Land Registry**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gradient but developable**

Vehicular access **access requires improvements**

Comments **Access adequate for one property but improvements will be required to serve a substantial number**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **To A56 junction south of Rawtenstall**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Hourly service on No.11 bus on Monday-Saturday daytime**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	St James the Less and St Mary's
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.6km by road but a quicker pedestrian route via Union Road
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to St James the Less Surgery
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1400m to Rawtenstall Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Slightly less than 300m to Whitaker Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	No identified issues but surface water run-off would require consideration
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Not within a defined corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Nearest listed buildings are 373/375 Haslingden Old Road
Landscape value	low landscape impact
Comments	Within a built development area
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area

Constraints due to utilities **no known utilities infrastructure on site**

Comments None known

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Additional access costs may require consideration

Market are **high value market area (£190 to £210/sqm)**

Comments One of the highest value areas in the Borough

CONCLUSION

Availability summary **Available in medium to long term**

Justification Not currently clear because of lack of info on land ownership

Suitability summary **Suitable in medium to long term**

Justification If ownership issues were resolved it could be suitable in the medium term

Viability and achievability summary **Achievable in medium to long term**

Justification Viable but issues with availability

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Intentions of the landowners are unknown. The site could be developable in the future.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16317** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.37**

Site Name **Oak Mount Garden, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Private gardens**

Characteristics of the site reducing the development area **Garden area that would need to reflect the context. Access road**

Area available for development **0.27** Net Development Area (ha) **0.27** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (2 land titles)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Both landowners are willing to develop the land (email received 29.11.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep garden**

Vehicular access **access requires improvements**

Comments **Narrow lane**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Tesco Haslingden roundabout**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Good service on 464**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments

Access to secondary school **access within 1.5km (approximately 1 mile)**

Comments

Access to GP surgery **access within 3km (1.8 miles)**

Comments

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments

Flood risk **flood zone 1 or low surface water flood risk**

Comments

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments

Land contamination **no known issues**

Comments

Mineral sterilisation

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The site is steep and the access is narrow.

Market are **high value market area (£190 to £210/sqm)**

Comments Good saleability

CONCLUSION

Availability summary **Available now**

Justification Both landowners have expressed an interest to develop their private gardens situated to the south of their properties.

Suitability summary **Suitable now**

Justification The site is steep, however development has occurred in the surrounding areas with a similar gradient, therefore it does not prohibit development. Vehicular access will require improvements as it is a single narrow lane. The site is situated in proximity to a strategic road (within 1 mile) and future residents will have good access to a quality bus route (464). The local park and secondary school are accessible within walking distance while other services (primary school, GP surgery and local shop) are situated further away and be accessed by public transport. No other constraints have been identified. The site is considered suitable now for housing development but the yield may be lower depending on the type of housing proposed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development but the site is situated in a high value market therefore the site is considered viable. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available and suitable now for housing, providing that the constraints such as the access and the gradient can be mitigated. The development is considered viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16318	Most Recent Source	Call for Sites 2016 (CFDS52)	Site Gross Area (ha)	1.76
Site Name	Kirkhill Rise (C), Land behind Hospital site, Rawtenstall				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Green Belt adjoining the urban area				
Current Land Use	Grassland with footpath				
Characteristics of the site reducing the development area	Wetland and Heath Stepping Stone Habitat (area available for development reduced by 50% to protect part of the habitat)				
Area available for development	0.88	Net Development Area (ha)	0.79	Density	30 dwellings per hectare
Yield calculated	24	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	The site is owned by a willing developer.
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The developer has expressed an interest to develop the site in the short term (call for sites 2016)
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	
Vehicular access	access requires improvements
Comments	Access of Union Road (very steep)
Distance to strategic road network	within 1.5km (approximately 1 mile)
Comments	1.4km to A56 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	285m to bus stop with 3 services (X40, 464 and 244)
Access to primary school	no access within 1.5km (approximately 1 mile)

Comments	1.8km to Broadway Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	360m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.8km to Rawtenstall Primary Care Trust
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.5km to ASDA and 1.6km to Tesco extra
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	800m to Whitaker Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	A very small part of the site is affected by low surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Whole site identified as a Stepping Stone habitat for wetland and heath, The area available for development is reduced by 50% to ensure protection of part of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	presence of public footpath on site and along the northern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	The site is within the Settled Valleys character type and the detailed landscape study (2015) states that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The site has an important ecological value that should be maintained or compensated.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now as the site is owned by a developer who has expressed an interest to develop the site immediately (call for sites 2016).

Suitability summary **Suitable in medium to long term**

Justification The road leading to the site is steep and is not tarmaced towards the northern boundary of the site. The vehicular access will require some improvements and approval by Lancashire CC highway. Some local services such as the primary school and GP surgery are not accessible by walk, but can be accessed by bus. The site has a good access to public transport. The site is situated within a Stepping Stone Habitat for wetland and heath, according to the Lancashire Ecological network map, therefore the area available for development has been reduced by 50% to allow protection of part of the habitat. The public footpaths going through the site and along the northern boundary should be maintained. The site is considered suitable in the medium term provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable now**

Justification A housing development is considered viable and achievable within 5 years on this site.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable in the medium term provided that the constraints identified can be adequately addressed. The development is considered viable and achievable in the short term. Overall, the site is developable in the medium term.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 24 Delivery (11 to 15 years) 0

GENERAL INFORMATION

Site Ref **SHLAA16383** Most Recent Source **Call for Sites 2016 (CFDS88)** Site Gross Area (ha) **1.78**

Site Name **Land at Carr Barn, Hardman Ave, Rawtenstall**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Dwelling, private garden, ménage, fields and pond surrounded by trees**

Characteristics of the site reducing the development area **Pond; surface water issues; Carr Barn Cottage**

Area available for development **1.3** Net Development Area (ha) **1.17** Density **30 dwellings per hectare**

Yield calculated **35** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners have expressed an interest to develop the site for housing in the short term (call for sites).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a slope but it would not prevent development**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access would need to be via Carr Barn Cottage (involving demolition) via Lomas Lane and a single track farm road. Lomas Lane would be challenging to upgrade to take more traffic**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.7km to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **No12 Rawtenstall-Balladen Circular approx. 150m, hourly service.**

Access to primary school **access within 500m (0.31 miles)**

Comments	Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2545m to Alder Grange Community and Technology School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1445m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	400m to shops on Bury Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1420m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Pond area contains high flood risk land; Flooding has come through field and affected neighbouring properties on Hardman Avenue
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Footpath 259 goes through the middle of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Site adjoins Carr Barn Farm
Landscape value	medium landscape impact
Comments	Moorland Fringe/Settled Valleys. The landscape study concluded in 2015 that a large part of the site is suitable for development with mitigation
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Extra costs to obtain a suitable access and resolve flooding issues. Also will need design to reflect setting of listed building

Market are **high value market area (£190 to £210/sqm)**

Comments High value area but reduced because of proximity to Hardman Avenue Estate

CONCLUSION

Availability summary **Available now**

Justification Planning permission for sand ménage (X/2000/028)
Inclusion in Call for sites indicates the owners willingness to develop the site

Suitability summary **Suitable in medium to long term**

Justification The issues with access in particular could be a significant problem preventing the site being developed, certainly on a large scale. Flood risk would also need to be fully resolved

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a viable area and reasonably located with respect to services. It is capable of being brought forward but subject to Highway and flooding issues

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is potentially developable and sustainable but access is the principal issue that requires resolution before any development can take place. Either option to obtain access is challenging.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16394** Most Recent Source **Draft Site Allocations 2015 (H26)** Site Gross Area (ha) **1.66**

Site Name **Land between New Barn Lane and Lomas Lane, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Farming of deer**

Characteristics of the site reducing the development area **Gradients but acceptable**

Area available for development **1.66** Net Development Area (ha) **1.49** Density **30 dwellings per hectare**

Yield calculated **45** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Lomas Lane is a single track road that would be challenging to widen because of the constricted space available and ditches on each side**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.8km to junction with A56**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Around 430m to nearest bus stop on hourly 12 bus route**

Access to primary school **access within 500m (0.31 miles)**

Comments	198m to Balladen Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2430m to All Saints Catholic Language College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1600m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	500m to nearest parade of shops; 950m to Tesco
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	995m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood Risk adjacent to site but not within it
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to site but not within it
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	Adjacent to the site but not within it
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Agricultural and related uses with residential use the other side of Lomas Lane

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments There would be significant extra costs to widen Lomas Lane

Market are **high value market area (£190 to £210/sqm)**

Comments Would be a very popular area for development

CONCLUSION

Availability summary **Available in medium to long term**

Justification Multiple ownership where it is not clear what the owners intentions are for the site

Suitability summary **Suitable in medium to long term**

Justification The site has no significant constraints in itself but the access via Lomas Lane is a significant constraint. This would need significant improvement in order to accommodate the traffic from 45 houses which would be both costly and physically challenging.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a highly viable location but would be challenging to gain access to. It is close to a school but otherwise the land is on the periphery of the urban area

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site may be developable in the medium to long term but requires that access issues are addressed

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16404** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.56**

Site Name **Land at Bury Road, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space with footpaths**

Characteristics of the site reducing the development area **Flood zone 3 and wooded area (0.31ha)**

Area available for development **0.25** Net Development Area (ha) **0.25** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site for housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep slope towards the river but relatively flat along Bury Road**

Vehicular access **good access or adjacent to road**

Comments **Access off Bury Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 2.3km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **180m to bus stop with three high frequency services and other services inc. school buses**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	520m to Balladen Community primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to All Saints School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Rossendale Primary Health Care
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 50m to Premier convenience store and 250m to Tesco supermarket
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	370m to Cricket Ground on new hall hey Road and 465m to playing area at Fallbarn Crescent
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site is within flood zone 3 (0.12ha)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wooded area (not protected by TPO)
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpath goes through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Rawtenstall Town centre Conservation Area situated 80m away but not directly adjoining the site
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Public house to the north, business in activity to the west and open space and residential properties to the south and east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure crisscrossing the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Ecological Impact Assessment / tree survey. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Suitable now**

Justification A portion of the site (0.12ha) is within flood zone 3, so the area available for development has been reduced to exclude the flood risk zone. A flood risk assessment is still recommended prior to development. There is a strong slope gradient towards the river Irwell, however this area is not available for development as it is within the flood zone 3. The remaining part of the site slopes gently towards the river. The site has fair access to local services. There is a footpath within the site being used by the public. The informal recreation use of the site should be retained as far as possible. Approximately 50% of the site is wooded so the area available for development has been reduced to reflect this as well. There are some active businesses to the north west (on the other side of the river), however if the trees are retained it will act as an effective screen and protect the amenity of future residents. There is potential land contamination on a small area of the site, therefore a land contamination survey will be required. The site can become suitable for a housing development in the short term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified (e.g. flood risk assessment, land contamination survey), however the site is situated within a high value market area, so the development is considered viable and achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is in public ownership and currently available for development. The site can become suitable in the short term provided that the constraints identified are adequately addressed (e.g. flood risk, potential land contamination and protection of the wooded area). The development is considered viable and deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16411** Most Recent Source **Planning Officer** Site Gross Area (ha) **5.95**

Site Name **Land to east of Bury Road and the rear of Horncliffe House, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Woodland and wetland and heath Stepping Stone areas (3.2ha)**

Area available for development **2.75** Net Development Area (ha) **2.06** Density **30 dwellings per hectare**

Yield calculated **62** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Gentle slopes**

Vehicular access **access requires improvements**

Comments **Potential access via the track leading to Fishrake farm or via Fishrake Lane (very narrow lane)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2km to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **75m to bus stop with 3 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	720m to Edenfield CoE primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.8km to Haslingden high school
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.1km to Rawtenstall Primary Care Trust
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.3km to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.5km to playing pitch off Exchange Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The northern third of the site is identified as a woodland Stepping Stone Habitat and the central section of the site is identified as wetland and heath Stepping Stone Habitat. The southern section is within a grassland corridor. TPO areas on site.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A Public Right of Way goes through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the curtilage of Horncliffe House which is a listed building (grade II)
Landscape value	low landscape impact
Comments	The site is within the Settled Valley landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by fields, isolated residential properties and farms

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements, Ecological Impact Assessment, High quality design and materials

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown so the site is not currently available but can become available in the long term.

Suitability summary **Suitable now**

Justification The areas identified as woodland, wetland and heath Stepping Stone Habitats have been excluded from the area available for development. The vehicular access to the site requires improvements. Since the site adjoins the curtilage of Horncliffe House, a high quality design and high quality materials will be sought. The southern section of the site is considered suitable for a housing development in the short term.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. vehicular access improvements, high quality design and materials), however the site is within a high value market area, therefore the development is considered viable. The development is likely to be achieved in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available but can become available in the long term. The southern section of the site is considered suitable for development in the short term provided that the vehicular access is improved. The development can be achieved in the medium term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18416** Most Recent Source **Officer** Site Gross Area (ha) **0.2**

Site Name **Land adjacent to 146 Fallbarn Crescent**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

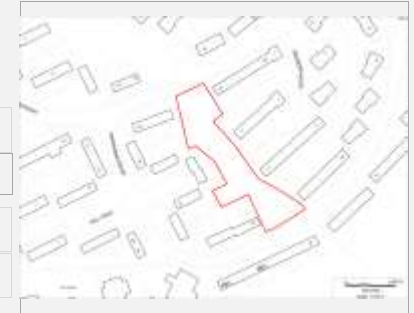
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland with scattered trees and a garage colony on the southern part**

Characteristics of the site reducing the development area **None identified**

Area available for development **0.2** Net Development Area (ha) **0.2** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **The site is narrow with a gradient.**

Vehicular access **good access or adjacent to road**

Comments **Access from Fallbarn Crescent**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.5km to the A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to a bus stop on Fallbarn Crescent providing hourly service to Rawtenstall bus station**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 500m to Balladen Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.8km to All Saints Catholic Language School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.4km to Rossendale Primary Health Care Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 400m to local shop on Bury Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 500m to playground off Fallbarn Crescent
Flood risk	flood zone 1 or low surface water flood risk
Comments	Situated within flood zone 1 however rain water is likely to run off through the site due to its topography.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Presence of a Public right of way near the garage colony and informal path going down to Fallbarn Crescent
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Call Farm is a listed building (grade II) situated to the south west of the site but hidden from views from the site by other development.
Landscape value	low landscape impact
Comments	Within the Settled Valley landscape character, surrounded by terraced and semi-detached residential dwellings.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Mian sewer for surface water going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now.

Suitability summary **Suitable in medium to long term**

Justification The site is narrow and has a pronounced gradient. Potential land contamination has been identified and should be resolved prior to development. The site is informally by the local community has a footpath linking Fallbarn Crescent to Hardman Avenue. The site is considered suitable for residential development providing that a footpath is preserved and land contamination issues are resolved.

Viability and achievability summary **Achievable now**

Justification The site is within a high market value area and no significant extra costs have been identified to deliver a residential development. The site is considered viable and achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered available now and is suitable for development provided that potential and contamination is addressed and a footpath is maintained to link Hardman Avenue to Fallbarn Crescent. The site can be developed within the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18417** Most Recent Source **Officer** Site Gross Area (ha) **0.32**
Site Name **Land adjacent 101 Fallbarn Crescent**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Garage colony, grassland and shrubed area**
Characteristics of the site reducing the development area **Trees within the northern part of the site, garage colony**
Area available for development **0.12** Net Development Area (ha) **0.12** Density **30 dwellings per hectare**
Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments **Potential access off Fallbarn Crescent**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2.5km to the A56/A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **Adjacent to a bus stop on Fallbarn Crescent providing hourly service to Rawtenstall bus station**
Access to primary school **access within 500m (0.31 miles)**

Comments	Within 500m to Balladen Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.8km to All Saints Catholic Language School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.4km to Rossendale Primary Health Care Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 400m to local shop on Bury Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 500m to playground off Fallbarn Crescent
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	A quarter of the site is within a low surface water flood risk area while a small portion of the site is within a medium surface water flood risk area. Further below the site there is a high risk area of surface water flooding adjoining Barlow Buildings.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Presence of trees not protected by TPO.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The land is likely to be informally used as open space by the local community.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Carr Farm heriatge is situated off Hardman Avenue, however development on the site is unlikely to affect its settings as it is screen by various properties and situated on lower grounds.
Landscape value	low landscape impact
Comments	The site is situated within the urban area (suburban alndscape character type) and is surrounded by residential properties.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Surface water sewers present through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Layout likely to be affected by the presence of underground utilities structure. Surface water flood risk mitigation especially regarding reducing impact on properties situated on lower grounds.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is abailabel now.

Suitability summary **Suitable in medium to long term**

Justification The site is quite narrow in its northern section and has several trees not protecte dby TPO. Only the southern part of the site off Fallbarn Crescent appears to be suitable with the exclusion of the garage colony as it is not known whether they are currently vacant or in use. The area available for development is too small to enable the delivery of 5 or more dwellings.

Viability and achievability summary **Achievable in medium to long term**

Justification There will be costs involved with the mitigation of surface water flood risk especially regarding properties situated on lower grounds. The presence of underground utilities structure will limit the layout of potential development.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The area available for development is too small to enable the delivery of 5 or more dwellings, therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18422** Most Recent Source **Draft Local Plan Reg 18** Comment Site Gross Area (ha) **0.69**

Site Name **Land at former Oakenhead Centre**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

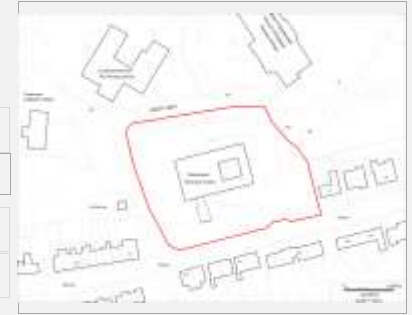
Current Land Use **Former social centre**

Characteristics of the site reducing the development area

Area available for development **0.69** Net Development Area (ha) **0.62** Density **30 dwellings per hectare**

Yield calculated **19** Yield proposed by applicant **23** Current planning permission

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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (LCC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site is vacant and the site has been advertised. A developer has expressed an interest in developing the site for residential use within the draft Local Plan Regulation 18 consultation in summer 2017.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Haslingden Old Road or Unity Way (the latter being a one way system serving a children's centre and two secondary schools). A traffic assessment will be required.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.8km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Less than 400m to bus stop on Burnley Road with access to X43. Also adjacent to bus stop on Haslingden Old Road with access to service 11**

Access to primary school	access within 500m (0.31 miles)
Comments	Adjoins St James-the-Less and St Mary's Primary Schools
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Within 800m to Alder Grange via footpath
Access to GP surgery	access within 1km (0.6 miles)
Comments	700m to St James Medical Centre and 1.1km to health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	250m to Rawtenstall Town Centre and 500m to Asda superstore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to Whitaker Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site within a high surface water flood risk area.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Presence of trees and grass verge on site.
Recreational value	no recreational value
Recreational value comment	Public Right Of Way present on Unity Way to the west of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type. The site has previously been developed as a resource centre.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential and educational.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition costs. Traffic assessment due to the presence of two primary schools adjoining the site.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has been advertising the site and a developer has expressed an interest to deliver houses on site.

Suitability summary **Suitable now**

Justification The site is a brownfield site situated within the urban area. There is access via Halsingden Old Road and Unity Way. Since Unity Way is congested during the school times a traffic assessment would be required to assess the impact of the development on traffic and highway safety. The site is at high risk of surface water flooding, therefore appropriate mitigation should be proposed. Overall, the site is considered suitable for residential use.

Viability and achievability summary **Achievable now**

Justification Demolition costs will be involved but since the site is within a high value market area, the development is considered viable. The developer expressed an intention to submit a planning application in the short term, therefore the site is likely to be achievable in the short term.

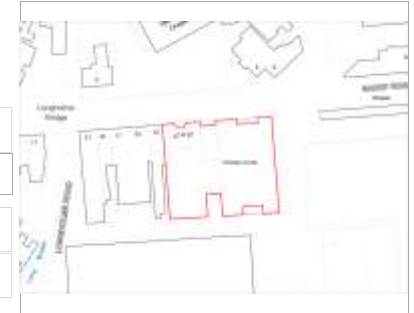
Conclusion **Deliverable in the next 5 years**

Justification The landowner has been advertising the site and a developer has expressed an interest to deliver houses on site. The site is a brownfield site situated within the urban area. There is access via Haslingden Old Road and Unity Way. Since Unity Way is congested during the school times a traffic assessment would be required to assess the impact of the development on traffic and highway safety. The site is at high risk of surface water flooding, therefore appropriate mitigation should be proposed. Overall, the site is considered suitable for residential use. Demolition costs will be involved but since the site is within a high value market area, the development is considered viable. The developer expressed an intention to submit a planning application in the short term, therefore the site is likely to be achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18426** Most Recent Source **Planning Application** Site Gross Area (ha) **0.14**
Site Name **The Heritage Arcade and no. 23 to 27 Bacup Road**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Vacant building previously used as a cinema**
Characteristics of the site reducing the development area
Area available for development **0.14** Net Development Area (ha) **0.14** Density **50 dwellings per hectare**
Yield calculated **7** Yield proposed by applicant **40** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **Planning application submitted in 2016 for a change of use to retail and hot food takeaway subsequently withdrawn. The landowner has expressed an interest to develop the site for residential use.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off bacup Road**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2.1km to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Adjoining current bus station and in close proximity to planned bus station**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1km to St James The Less and St Mary's Primary Schools

Access to secondary school access within 1.5km (approximately 1 mile)

Comments Within 1km via footpaths

Access to GP surgery access within 1km (0.6 miles)

Comments Within 400m to Rawtenstall Primary Care Centre

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments Within Rawtenstall Town Centre

Access to a park or play area access within 300m (0.18 miles)

Comments Within 300m to cricket ground and playing field

Flood risk less than 50% in flood zone 2 or affected by medium surface water flood risk

Comments Whole site within flood zone 2 and small part of the site (less than 10%) within flood zone 3.

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comment Former cinema, restaurant and night club now vacant.

Heritage assets site within or adjoins a Conservation Area

Comments The building is recognised as a building of high quality within the Conservation Area appraisal. Not a listed building but candidate to Local Listing and considered 'None Designated Heritage Asset'. Loss would constitute severe harm.

Landscape value medium landscape impact

Comments Within Industrial Age landscape character type. Previously developed site within the urban area. However, key site within the townscape.

Land contamination no known issues

Comments

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Site within retail area with restaurants and in proximity to a new mixed-use development.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Conversion of the buildings to residential. Demolition is not considered acceptable unless a viability assessment evidenced a lack of viability.

Market area **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to re-develop the site for residential use. The site is currently vacant and considered available now.

Suitability summary **Suitable now**

Justification The site is situated within Rawtenstall Town centre and is in close proximity to a range of services including a bus station. The site is however within flood risk zone 2 and adequate mitigation will need to be provided to protect the safety of future residents. The buildings are within the Rawtenstall Conservation Area and the Heritage Arcade is a non designated Heritage Asset playing an important role within the townscape. The demolition of the building would constitute severe harm and a conversion into apartments would be preferred. Subject to flood risk mitigation approved by the Environment Agency and Lancashire County Council and a focus on the reconversion of the buildings, the site is considered suitable for residential use in the short term.

Viability and achievability summary **Achievable now**

Justification The site is situated in a medium market area. The conversion of the buildings into residential use is preferred, unless a viability assessment demonstrates that this would not be viable. The site is considered to be achievable within the short term.

Conclusion **Deliverable in the next 5 years**

Justification The properties are currently vacant and the landowner has expressed an interest to develop the site for residential use. The site is considered suitable for residential use subject to flood risk mitigation approved by the Environment Agency and Lancashire County Council. The conversion of the Heritage Arcade into apartments is the preferred option due to the importance of the building in terms of heritage and its location within Rawtenstall Town Centre Conservation Area.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18427** Most Recent Source **Officer** Site Gross Area (ha) **1.5**
Site Name **New Hall Hey Cricket Ground**
Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Cricket Ground**
Characteristics of the site reducing the development area **Flood zone 2 (1.3ha)**
Area available for development **1.5** Net Development Area (ha) **1.35** Density **30 dwellings per hectare**
Yield calculated **40** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments **Flat site**
Vehicular access **good access or adjacent to road**
Comments **Access from New Hall Hey Road or Holme Bank**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **1.6km to A682/A56 merging**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **320m to bus stop with high frequency services such as 481, 483**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	880m to Balladen Community Primary School and 1km to St James The Less Roman Catholic Primary School and St Mary's CoE Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to All Saints Catholic Language College
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Ilex View Medical Practice
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to local shop on Bury Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	700m to play area off Fallbarn Crescent
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Three quarters of the site is within flood zone 2. Flooding took place in 2015. The river Irwell is situated to the south of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Cricket Ground
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hardman Mill situated in the vicinity of the site
Landscape value	low landscape impact
Comments	The site is within the industrial age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment site to the west, residential properties to the north and east, nursery to the east and river Irwell to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation , new cricket ground within the locality of similar or higher quality

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is available in the medium to long term.

Suitability summary **Suitable in medium to long term**

Justification The site is used as a cricket ground and is within flood zone 2. Another cricket ground of similar or higher quality should be provided within the locality before the site could be developed for another use. Also, due to the high risk of flooding and previous flooding events (December 2015) important mitigation will be required. It is important that the mitigation of flood risk for the site does not increase flood risk further down stream. The site currently acts as water storage in case of flooding and reduces flood risk down stream. An exceptional test would be required for the site at the planning application stage.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value market area and although costs would be required to provide a new cricket ground within the locality and to mitigate flood risk at the site and further down stream, a residential development is considered viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is used as a cricket ground and therefore a new cricket ground should be provided prior to development. The site is largely within a flood zone 2 and flooding events occurred on site and near the site in 2015. Adequate flood risk mitigation should be provided at the site without increasing the flood risk further down the stream and the site should go through an exceptional test at the application stage. The site might be more suited for employment use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

South West

WARD

Eden

GENERAL INFORMATION

Site Ref **SHLAA16255** Most Recent Source **Officer suggestion** Site Gross Area (ha) **2.6**

Site Name **Land to the west of Moorlands View, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland, wooded area and private garden**

Characteristics of the site reducing the development area **75% of the site is available now (1.95 ha). Grassland Stepping Stone Habitat (0.27 ha)**

Area available for development **1.68** Net Development Area (ha) **1.51** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **45** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners owning 75% of the site are willing to release the land for development. The intentions of the remaining landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Moorland View subject to ransom strip. Access via Crow Wood Road is poor as it is a single lane.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **1.9km / 1.1 mile to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **95m to bus stop on Market Street with 2 hourly bus services (482 and 483) and a twice daily service (273). 179m to bus stop on Blackburn Rd with half hourly service (X41) for the majority of the day.**

Access to primary school **access within 500m (0.31 miles)**

Comments 400m to Edenfield Church of England School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 1710m to Haslingden High School Specialist Arts College

Access to GP surgery **no access within 3km (1.8 miles)**

Comments 3670m to nearest GP

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1.2km / 0.7miles to Edenfield local centre

Access to a park or play area **access within 300m (0.18 miles)**

Comments 282m to nearest play area

Flood risk **flood zone 1 or low surface water flood risk**

Comments Less than 10% of the site at low risk of surface water flooding

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Less than 10% of the site is within a Grassland Stepping Stone Habitat along the north west boundary.

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comme Public right of way along Crow Wood Road and going through the site within the southern section

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments No listed building is adjoining the site, however Elton Bank and Horncliffe are situated within 500m, on the other side of Market Street.

Landscape value **low landscape impact**

Comments

Land contamination **no known issues**

Comments

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, grassland and A56

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements. Ecological and heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification 75% of the site is within the ownership of willing landowners and is available now.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and situated 1.1 miles from a strategic road network. The vehicular access is either via Crow Wood Road which is a narrow single track or via Moorlands View but subject to a ransom strip (different ownership). The site is situated within 100m from a bus stop with access to two hourly bus services. The primary school is accessible by walking, while the secondary school, GP surgery and local centre are situated further away but are accessible by bus transport. About 10% of the site is within a Grassland Stepping Stone Habitat identified on the Lancashire Ecological Network map and has been excluded from the area available for development. Although, no listed building is adjoining the site, Elton Bank and Horncliffe are situated in the vicinity (on the other side of Market Street). An heritage impact assessment may be appropriate, especially regarding the view from Horncliffe House to the site. Overall, the site is considered suitable in the future, provided that the vehicular access is improved and approved by LCC highways. Also the development should protect the grassland stepping stone habitat as well as the settings of Horncliffe House and Elton Bank properties.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs are involved with the development, however the site is within a high value market area, therefore the development is considered viable. No developer has come forward to build on the site, so the achievability is likely to be a medium to long term prospect.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 75% of the site is available now, however the site is currently suitable but can become suitable provided that the vehicular access is improved and subsequently approved by LCC highways. Also the development should protect or have no negative impacts on the grassland stepping stone habitat as well as the settings of Horncliffe House and Elton Bank listed properties.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

45

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref	SHLAA16256	Most Recent Source	Call for Sites 2016	Site Gross Area (ha)	3.69
Site Name	Land between Blackburn Road and A56, Edenfield				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Green Belt adjoining the urban area				
Current Land Use	Woodland and fields				
Characteristics of the site reducing the development area	Wooded and Grassland Stepping Stone Habitats (0.78 ha). Small areas at high risk of surface water flooding (0.12 ha)				
Area available for development	2.79	Net Development Area (ha)	2.09	Density	30 dwellings per hectare
Yield calculated	63	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	Private ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowner is willing to release the site for development in the short term. Call for sites received in 2016.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	
Vehicular access	good access or adjacent to road
Comments	Potential access off Blackburn Road
Distance to strategic road network	between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)
Comments	1.5km / 0.9 miles to M66 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	The site adjoins a bus stop with an half-hourly bus service (X43)
Access to primary school	access within 500m (0.31 miles)

Comments	400m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1710m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3670m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	740m to Edenfield local centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	282m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at high, medium and low risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Small strip of land to the north within the Grassland Stepping Stone Habitat (0.13ha) and the wooded area to the south is a Woodland Stepping Stone Habitat (0.65ha). The site is also partly in the Wetland and Heath Corridor.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Edenfield Parish Church (grade II) adjoins the site and Elton Bank (also grade II) is situated to the east on the other side of Burnley Road
Landscape value	medium landscape impact
Comments	Settled Valleys, however, the independent landscape study by Penny Bennett concluded that the southern part of the site is not suitable for development on landscape grounds while the northern part can be suitable with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area, A56, grassland and church

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure within the northern section of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment (site over 1ha and presence of surface water flood risk), ecological impact assessment, heritage impact assessment, landscape impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a willing landowner. A call for sites form was received from the developer representing the landowner.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and is accessible from Blackburn Road. The site is within 10 mins drive from a strategic road and has a good access to bus services. The primary school is close and the settlement centre and play area are less than 1km distant. The secondary school and GP surgery are situated further away and are accessible by bus. A small part of the site is at high and medium risk of surface water flooding and the site is also over 1ha, therefore a flood risk assessment is recommended. The woodland area to the south has an important ecological value as well as the grassland verge to north-west. These areas have been excluded from the area available for development. The site adjoins Edenfield Church curtilage, so an heritage impact assessment is required to ensure that the setting of the listed building is not negatively affected. The land is within the settled valley landscape character type, however the independent landscape study concluded that the southern part of the site is not suitable for development on landscape grounds, while the northern part can be developed with mitigations. Overall, the site can become suitable in the short to medium term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in relation with the development of the site, however the site is within a high value market and therefore the development is considered viable. A developer has expressed an interest in developing the site, therefore the site can be delivered in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The land is available now. The site can also become suitable in the short to medium term provided that the constraints identified above are adequately

addressed. The development is considered viable and achievable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

60

Delivery (11 to 15 years)

3

GENERAL INFORMATION

Site Ref **SHLAA16258** Most Recent Source **Call for sites 2016 (CFDS72)** Site Gross Area (ha) **1.06**

Site Name **Burnley Road Site, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

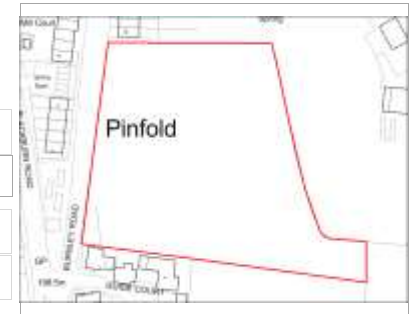
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.13ha)**

Area available for development **0.93** Net Development Area (ha) **0.83** Density **30 dwellings per hectare**

Yield calculated **25** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (owned by developer)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site is owned by a developer willing to deliver market and affordable houses (call for sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Site is accessible from Burnley Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.4km to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **250m to bus stop with 3 services and 96m to bus stop for the X43 service.**

Access to primary school **access within 500m (0.31 miles)**

Comments	200m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2130m to Haslingden High Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3685m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	670m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1115m to nearest play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Elton Bank 25m to the north and Edenfield Parish Church 80m to the south west
Landscape value	high landscape impact
Comments	The site is within the settled valleys character type, however the independent landscape study by Penny Bennett concluded that the site is not suitable for development on landscape grounds.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment, heritage impact assessment (the site does not adjoin a listed building but is situated within 25m), landscape impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a developer as stated on a call for sites form received in 2016. The developer is willing to develop the site for residential use.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat and accessible from Burnley Road East. It is situated within 10 mins drive from a strategic road and has good access to bus services. The primary school is accessible within walking distances with the local centre within 1km. However, the secondary school, GP surgery and play area are situated further away. More than 10% of the site is at high risk of surface water flooding, therefore a flood risk assessment is recommended. The site does not adjoin the curtilage of a listed building, however, Elton Bank (grade II) is situated within 25m to the north. Therefore an heritage impact assessment will be required. The site is within the Settled Valleys landscape character type but an independent landscape study concluded in 2015 that the site is not suitable for development on landscape grounds. The site is not considered suitable now, but can become suitable in the medium to long term if the constraints identified above, especially regarding the impact on the landscape, are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in relation to the development of the site. However, the site is in a high value market area, so the development is considered viable. A developer owns the site is considered achievable in the short to medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now for residential development. It is not currently suitable but can become suitable provided that the constraints identified (e.g. surface water flood risk, impact on the heritage and landscape values) are adequately addressed. The development is considered viable and deliverable in the short to medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16259** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.31**
Site Name **Land East of Market Street, Edenfield**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Storage yard**
Characteristics of the site reducing the development area **None**
Area available for development **0.31** Net Development Area (ha) **0.31** Density **30 dwellings per hectare**
Yield calculated **9** Yield proposed by applicant **40** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner expressed an interest to develop the site for residential use during the call for sites (2008)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Packhorse Farm Barn has been granted permission for a change of use from sale of animal feeds to a garage with access off Market Street. Access to land to the east can be subject to ransom strip.**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **Within 1.5km from M66 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **On a frequent bus route used by 273, 482, 483, 484 and X41**
Access to primary school **access within 500m (0.31 miles)**

Comments	130m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2255m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.7km to Ramsbottom Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	335m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1260m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Edenfield Parish Church 60m to the north west of the site, but site is behind a ribbon development on Burnley Road
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified to those normally required (planning conditions, planning obligations and affordable housing)

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the site for residential use in the past (call for sites received in 2008) and in various meetings. The site is considered available in the short term.

Suitability summary **Suitable now**

Justification No significant constraints have been identified regarding the development of the site for housing, except for the vehicular access which will be shared with the proposed garage that has been granted planning permission in October 2016. The vehicular access must be approved by LCC Highways. The site is considered suitable for a housing development.

Viability and achievability summary **Achievable now**

Justification No extra costs to what is normally required have been identified, plus the site is within a high value market area, so the development is considered viable. Nod developer has expressed an interest, however due to the small scale of development, the deliverability can be achieved in the short term once a planning permission is granted.

Conclusion **Deliverable in the next 5 years**

Justification The site is available in the short term and is suitable for a residential development, provided that the vehicular access is approved by LCC Highways. The development is considered viable and achievable in the short term. Overall, the site is considered developable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16260** Most Recent Source **Officer suggestion** Site Gross Area (ha) **30.84**

Site Name **Area of search to the east of Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Farm fields, ponds, access roads to properties, residential and commercial buildings**

Characteristics of the site reducing the development area **5% of the site owned by 'willing' landowners (1.66 ha)**

Area available for development **1.66** Net Development Area (ha) **1.49** Density **30 dwellings per hectare**

Yield calculated **45** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Northern field in private ownership, southern fields in unknown ownership (not registered in the Land Registry)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **5% of the site is owned by 'willing' landowners (1.66 ha). The rest of the site is within private ownership with no indications on the intentions of the landowners or in unknown ownership.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Between existing houses onto Market Street**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.3km**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **273, 482, 483, 484 and X41 utilise Market St**

Access to primary school **access within 500m (0.31 miles)**

Comments	Edenfield Primary adjacent northern end of the site but issues with capacity
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Haslingden High School or All Saints
Access to GP surgery	no access within 3km (1.8 miles)
Comments	Ramsbottom centre nearest doctors
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	There is a limited range of shops in Edenfield centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Edenfield Recreation Area approximately 300m from the southern end of the site but significantly further from the northern developable part of the land
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone (less than 10%); Woodland, Grassland and Wetland and Heath Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath across centre of site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties but largely grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Coal risk assessment, possible contribution to school enhancement

Market are **high value market area (£190 to £210/sqm)**

Comments Edenfield is very popular area

CONCLUSION

Availability summary **Available now**

Justification The parcel of land in the northern section (1.66 ha equivalent to 5% of the site) is available now for development as it is owned by 'willing' landowners. The remaining parcels are unregistered according to the land Registry search undertaken in 2016. Only 5% of the site is currently available for development within the northern section.

Suitability summary **Suitable in medium to long term**

Justification Site is relatively simple to develop with good access to school (which would require expansion) and to bus services. The southern part of the site (ownership unknown) is close to shops and the recreation area. Visually, development would impact the relatively linear pattern of Edenfield and high quality design would be important as it would create a new urban edge.

Viability and achievability summary **Achievable in medium to long term**

Justification The site would be attractive to market but the majority of the site could not currently be brought forward because of ownership issues depends on land owner. Access to some services is limited.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Delivery is dependent on landowner interest and improvements to service provision. Good design would be required to avoid creating a hard urban edge.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16262** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **12.5**
Site Name **Land west of Market Street, Edenfield**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Grazing land and access road**
Characteristics of the site reducing the development area **Dwelling house, private garden (0.34ha)**
Area available for development **12.16** Net Development Area (ha) **9.12** Density **30 dwellings per hectare**
Yield calculated **273** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The site is owned by a willing landowner/developer and it is stated on the call for sites form that the site is available immediately.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments **No known legal constraints**

SUITABILITY

Topography **flat site or very gentle slope**
Comments **Gentle slope**
Vehicular access **access requires improvements**
Comments **Access off market street. There is a lane that enables the access to Alder Bottom property. The land is inadequate for a major housing development. The access needs to be improved**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **1km to M66 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Adjoining a bus stop with 8 services**
Access to primary school **access within 500m (0.31 miles)**

Comments	400m to Edenfield Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.5km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	3km to Ramsbottom Health Centre, Carr Street
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	230m to local centre in Edenfield
Access to a park or play area	access within 300m (0.18 miles)
Comments	adjacent to recreation ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small part of the site are affected by surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjoins Great Hey Clough BHS (other side of M66) and a Woodland Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site and along part of the southern boundary
Heritage assets	site contains or adjoins a Listed Building
Comments	Within 60m to the curtilage of Edenfield Parish Church (LB grade II*)
Landscape value	high landscape impact
Comments	While the site is within the Settled Valley, the detailed landscape study does not recommend the release of the site for development.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Motorway along the western part of the site generates noise

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement to the access.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by a willing landowner and it is stated on the call for sites form that the site is available immediately.

Suitability summary **Suitable in medium to long term**

Justification The site is not situated in a sensitive landscape character type, however the detailed landscape study (2015) concluded that the majority of the site is not suitable for development on landscape grounds. Visually the development would impact the current linear pattern of the settlement. The site has limited ecological value at its northern end and affects the setting of the listed Edenfield Parish Church. Development of a large site as this would need careful consideration with respect to wider infrastructure, especially the road network and capacity of the local school. Development of the site should be phased and should be conducted according to a detailed masterplan.

Viability and achievability summary **Achievable in medium to long term**

Justification The developer has expressed an interest to develop the site in the medium term. It is in a high value location but would require attention to detailed design and infrastructure before any construction commenced. The site is considered to be viable and achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be developable in the medium to long term for part of the dwellings according to a lead in time of 2 years and a build-out rate of 20 dwellings a year. The site would constitute a substantial extension to the existing settlement and careful attention should be paid to detailed design and infrastructure enhancements.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16263** Most Recent Source **Call for sites 2016 (CFDS90)** Site Gross Area (ha) **4.75**

Site Name **Land off Exchange Street, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland and treed area with footpaths**

Characteristics of the site reducing the development area **Stream and wooded area (Woodland Stepping Stone Habitat)**

Area available for development **3.1** Net Development Area (ha) **2.32** Density **30 dwellings per hectare**

Yield calculated **70** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner owning 80% of the site is willing to release the site for development (call for sites 2011 and 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access down single track road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **850m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Access to bus stop on Bury Rd (269m away) with frequent bus services including X41, 892, 793, 482, 483, 481**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	780m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2890m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.8km to GP surgery in Ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 200m to Edenfield local centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjoin Rossendale recreation ground
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site affected by high, medium and low risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	About 1 ha of the wooded area of the site is Stepping Stone Habitat for woodland
Recreational value	no recreational value
Recreational value comment	Public right of way along the lane bordering the northern and eastern boundaries of the site but not affected by development
Heritage assets	site within or adjoins a Conservation Area
Comments	Chatterton/Strongstry Conservation Area situated on the other side of the A56
Landscape value	medium landscape impact
Comments	Settled Valleys. The independent landscape assessment concluded in 2015 that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties, A56, playing field and grazing land

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement. Ecological impact assessment. Flood risk assessment. Landscape assessment and mitigation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the site for housing, The site is available now.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access requires improvement as it is down a single track road. No bus services within 400m, however future residents can access bus services on Market Street. Local shops and a recreation ground are accessible within walking distance while other services such as the primary and secondary schools, the GP surgery are situated further away. 1ha of the site has high ecological value as it is identified as a woodland stepping stone habitat in the Lancashire Ecological Network maps. The woodland area should be protected and has therefore been excluded form the area available for development. Chatterton / Strongstry Conservation Area is situated on the other side of the A56, therefore the development should be sympathetic with the local character of the area. The site is situated within the Settled Valleys landscape character type and the independent landscape study concluded, in 2015, that most of the site is suitable for development with mitigation. The site is considered suitable for residential development in the medium term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs associated with the development have been identified, however the site is within a high value market area, so the development is considered viable. Due to the size of the site and the works required on the vehicular access, the site is considered achievable in the medium term..

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable for development provided that the vehicular access is improved, the potential landscape impacts are mitigated, the woodland area is preserved and the character of the local area is maintained or enhanced. The development is considered viable and considered achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16264** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.29**

Site Name **Water Lane, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Wooded area**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat. Area available for development reduced by 50% to protect part of the habitat.**

Area available for development **0.14** Net Development Area (ha) **0.14** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **4** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership (1 Land Title with multiple landowners)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are willing to develop the site within the short term (email received 08.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **The access via Water Lane is blocked by sheds and might be subject to a ransom strip**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **200m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **270m to bus stop on Bolton Road with 2 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	635m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3422m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.1km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	750m to local shops in Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	825m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Whole site within a woodland Stepping Stone Habitat
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site within or adjoins a Conservation Area
Comments	Chatterton / Strongstry Conservation Area is situated on the other side of the motorway
Landscape value	low landscape impact
Comments	Settled Valleys landscape character type. The site is suitable for development according to the landscape study undertaken in 2015.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments The motorway situated to the west can generate noise.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access. Ecological impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners are willing to develop the site in the short term for residential use.

Suitability summary **Not suitable**

Justification The vehicular access is an issue as Water lane is blocked by sheds in active use by local residents. No other vehicular access currently exist, however if the site to the north is developed, a new access can be created via this development. The primary school, the local shops in Edenfield and the recreation ground are accessible within walking distances. Other services, such as the secondary school and GP surgery are situated further away but can be accessed by bus. The site has an important ecological value as it is identified as a woodland Stepping Stone Habitat on the Lancashire Ecological Network Map. The area available for developemnt has been divided by 2 to ensure protection of the habitat. This bring the yield of the site below the 5 dwellings threshold for inclusion in the SHLAA. An ecological impact assessment is recommended to assess the impact of the development on biodiversity and protected species. Chatterton / Strongstry Conservation Area is situated on the other side of the motorway. The development should be sympathetic with the character of the local area. The yiel is below 5 dwellings and the site should not be ibcluded within the SHLAA. The development is not currently suitable but can become suitable if the vehicular access is improved or a new access created, and if the ecological impact assessment concludes that the site is suitable for development.

Viability and achievability summary **Achievable now**

Justification Some extra costs have been identified especially regarding the vehicular access, however the site is situated within a high value market area, therefore the development is considered viable. No developer has expressed an interest in the site, however due to the small scale of the development (9 dwellings), it is considered that local house builders can deliver the site in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now, however it is not suitable due to the vehicular access constraint and high ecological value. The yield calculated is below the 5 dwellings threshold and the site should not be included within the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16265** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.2**
Site Name **Bolton Road North, Edenfield**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Openspace (grassland with scattered trees)**
Characteristics of the site reducing the development area **None**
Area available for development **0.2** Net Development Area (ha) **0.2** Density **30 dwellings per hectare**
Yield calculated **6** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **Landowner willing to release the site for development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Bolton Road North**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **200m to M66 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Adjoins bus stop on Bolton Road North with frequent bus services**
Access to primary school **access within 500m (0.31 miles)**

Comments	495m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3265m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.1km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	within 300m to Edenfield local shops
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	640m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Bolton Road North is at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Open space
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments presence of waste water infrastructure on the edge of the site but unlikely to constraint the development

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified to what is normally required

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Suitable now**

Justification No significant constraints have been identified therefore the site is considered suitable for residential development.

Viability and achievability summary **Achievable now**

Justification The development is considered viable and due to its small scale, it is expected to be delivered in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available, suitable and the development is considered viable and achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16266** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **6.48**
Site Name **Gincroft Farm, Edenfield**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**
Current Land Use **Fields**
Characteristics of the site reducing the development area **None**
Area available for development **6.48** Net Development Area (ha) **4.86** Density **30 dwellings per hectare**
Yield calculated **146** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner has expressed an interest to develop the site for residential use during the consultation in summer 2015.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Potential access off Gincroft Lane, however this is a narrow lane and it would need to be widened to withstand the traffic generated by a potential housing development.**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **1km to the junction with the M66**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **325m to bus stop with several services from the western boundary of the site**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	850m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2950m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to nearest GP in ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	250m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Adjoins Cricket ground and 330m to recreational ground off Exchange Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	Gincroft Lane is at high risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site was previously designated as Important Wildlife Site. It adjoins a woodland Stepping Stone Habitat situated to the east.
Recreational value	no recreational value
Recreational value comment	Gincroft Lane is a Byway Open To All Traffic. The land is fenced and not accessible by the public.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hey Meadows Farm Listed Building (Grade II) is located 280m to the north
Landscape value	medium landscape impact
Comments	Moorland Fringe (1/3) and Settled Valleys (2/3)
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination along the southern boundary near Plunge Farm
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement. Coal risk assessment. Landscape assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to develop the site for residential use.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access requires improvements to sustain the traffic that will be generated by the development. Most local services can be accessed by foot, except the secondary school and GP surgery that can be accessed by bus. The site adjoins a woodland Stepping Stone habitat to the east which should not be affected by the development. A landscape assessment is recommended as a third of the site is situated within the Moorland Fringe landscape character type. Also, a land contamination survey is required as there is a small area of land along the southern boundary with potential land contamination. About 25% of the site is situated within the Coal Authority High Risk Development area, therefore a Coal Mining Risk Assessment will be needed. The site can become suitable in the medium to long term if the constraints can be overcome.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, however the site being in a high value market area, the development is considered viable. No developer has expressed an interest for the site, also due to the large scale of the development, the delivery is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, and can become suitable in the medium to long term provided that the constraints identified above are overcome. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16267	Most Recent Source	Proposed New Sites	Site Gross Area (ha)	6.86
Site Name	Plunge Farm, Edenfield				
Greenfield versus Brownfield	Greenfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Green Belt adjoining the urban area				
Current Land Use	Plunge Farm, fields and woodland area				
Characteristics of the site reducing the development area	Dearden Clough Biological Heritage Site (0.72 ha) and Wetland and heath Stepping Stone Habitat (1.65 ha)				
Area available for development	4.49	Net Development Area (ha)	3.36	Density	30 dwellings per hectare
Yield calculated	101	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	single ownership
Comments	Private ownership
Intentions of landowner	developer/landowner willing to deliver residential units in the short term (next 5 years)
Comments	The landowner has expressed an interest in developing the site during the consultation in summer 2015
Legal constraints / ownership issues	ownership constraints or ransom strip issues that can be resolved in the medium to long term
Comments	Rights associated with the land title

SUITABILITY

Topography	gradient present but can be mitigated
Comments	
Vehicular access	access requires improvements
Comments	Potential access off Plunge Road(narrow road)
Distance to strategic road network	within 1.5km (approximately 1 mile)
Comments	1.1km to M66 junction (northbound)
Access by public transport	medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)
Comments	369m away from bus stop with two services - 842 and 998. 520m away from bus stop with five services - 892, 273, X41, 481, 482, 483
Access to primary school	access within 500m (0.31 miles)

Comments	500m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3215m to Haslingden High School Specialist Arts School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.1km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	460m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	615m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small areas at medium and low risk of surface water flooding. 5m from a flood zone 3.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Dearden Clough (Plunge Valley) BHS within the southern part of the site (0.72 ha) also identified as a Woodland and Wetland and Heath Core Area. Wetland and heath Stepping Stone Habitat around Plunge Farm (1.65 ha).
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpath 164 running through the site.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hey Meadows farm (listed building grade II) situated 500m to the north
Landscape value	medium landscape impact
Comments	Moorland Fringe (2/3) and Settled Valleys (1/3)
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination along the north western boundary of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment site to the south west

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement. Flood risk assessment. Coal mining risk assessment. Landscape assessment. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site was put forward during the summer 2015 consultation for residential development.

Suitability summary **Suitable in medium to long term**

Justification The site slopes towards the south and is accessible via Plunge Lane which is a narrow lane that would require improvements to sustain the traffic that can be generated by a large residential development. The primary school, local shops and play area are accessible by foot, while the secondary school and GP surgery situated further away can be accessed by bus. Small areas of the site are affected by surface water flooding. Since the site is over 1ha, a flood risk assessment is recommended. 0.72 ha of the site within the southern section is designated as a Biological Heritage Site and approximately 1.65 ha is identified as a Wetland and Heath Stepping Stone Habitat. These areas should be protected and have been excluded from the area available for development. The footpath running through the site should be maintained. Also, a landscape impact assessment is recommended as two thirds of the site are within the Moorland Fringe landscape character type, therefore the development would have a landscape impact. Also, the development site is detached from the main area of settlement, therefore it would need careful design and landscaping. A land contamination report is also needed since a small area of the site has potential land contamination issues. Furthermore, approximately 25% of the site is within the Coal Authority High Risk Development Area and a Coal Mining Risk Assessment is required to understand the mining legacy on the site. The site adjoins Bridge Mill employment area, however appropriate landscape screening can ensure the amenity of future residents.
The site is not currently suitable for a housing development, however it can become suitable in the medium to long term if the constraints identified can be overcome.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are associated with the development, but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest for the site and due to the large scale of the development, the deliverability is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now but not currently suitable for a housing development. It can however become suitable in the medium to long term if the constraints identified above are adequately addressed. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16268** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **3.52**
Site Name **Land to the south east of Edenfield**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Field**
Characteristics of the site reducing the development area **Wooded areas (0.2 ha)**
Area available for development **3.5** Net Development Area (ha) **2.62** Density **30 dwellings per hectare**
Yield calculated **79** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership (1 Land Title)**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments **The landowner will consider the opportunity for planning being granted in the future (email received 28.11.2016)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Potential access from Elm Street or Plunge Road, however both are narrow lanes**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **800m to M66 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **104m to bus stops on Rochdale road - 842 and 998. 140m to bus stop on Bury Road (via footpath) with several services**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	985m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3050m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	2.8km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	within 150m to Edenfield local shops
Access to a park or play area	access within 300m (0.18 miles)
Comments	adjoins Edenfield cricket ground and is 300m away from Exchange Street recreation ground
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small areas (less than 10%) at high, medium and low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland corridor on a small portion fo the site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination to the north of the Stonepits Cottages
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment area to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Flood risk assessment. Land contamination report.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowner has an interest in developing the site for housing development in the future but not in the short term.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is currently not suitable for a large residential development and would need to be improved. The local shops and play area are accessible by foot, while the primary and secondary schools and GP surgery are situated further away and can be accessed by bus. Small parts of the site are at high risk of surface water flooding and since the site is over 1ha, a flood risk assessment is needed. A small part of the site has also some potential land contamination so a land contamination report is recommended. An active employment area is situated to the south of the site but is screened by a wooded area, therefore the amenity of future residents is unlikely to be affected by the businesses' activities.
The site is not currently suitable but can become suitable in the medium to long term provided that the vehicular access is adequate to sustain the traffic of a large residential development.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are associated with the development of the site (e.g. vehicular access improvements), but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest to develop the site, due to the large scale of the development, the delivery is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available and suitable in the medium term. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16269** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.22**

Site Name **Acre Meadow, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland and woodland, including one dwelling**

Characteristics of the site reducing the development area **Steep slopes to the south and east and woodland stepping stone habitat**

Area available for development **1** Net Development Area (ha) **0.9** Density **30 dwellings per hectare**

Yield calculated **27** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **3 private landowners**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **2 landowners owning the northern half of the site have expressed an interest to develop the site during the calls for site 2008 and 2011. The landowner owning the southern part of the site has expressed an interest during the summer 2017 consultation.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Significant slope to the east, reducing the area available for development**

Vehicular access **access requires improvements**

Comments **Existing access via Eden Lane but would not be suitable to sustain more than minimal additional traffic**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **630m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **110m to bus stop with several services on Bury Road AND 230m to bus stop with two services on Bolton Road North - X41 and 273.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	975m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3185m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.5km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 90m to local shops
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	565m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is within flood zone 3 and 2
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Habitat (0.06 ha) and Corridor
Recreational value	no recreational value
Recreational value comment	Public right of way along Eden Lane (not within the site)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys. The independent landscape study concluded that the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination but not within the area available for development
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential use to the north and west, some employment use to the east but not directly adjoining the site, grassland and a woodland area to the south

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of utilities structure on site that can constrain the development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement. Ecological impact assessment. Flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by 'willing' landowners.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access to the site requires improvements. Parts of the site are within a flood zone 3 and 2, however there are situated outside the area available for development (due to unknown ownership and steep slopes). A small area has potential land contamination, but again it is situated outside the area available for development. Also, another small section of the site has important ecological value as it is identified as a woodland stepping stone habitat on the Lancashire ecological network maps (0.06 ha). However, this section is not part of the area available for development (steep slopes). The site can become suitable for a housing development in the medium term, provided that the vehicular access can sustain increased traffic.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified, but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest, but due to the small scale of the development, it is assumed that the development can be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification 30% of the site is owned by willing landowners. The site can also become suitable for a housing development provided that the access can sustain the increase in traffic. The development is considered viable and achievable in the short term. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16270** Most Recent Source **Call for Sites 2016 (CFDS13)** Site Gross Area (ha) **0.63**

Site Name **Land off Wood Lane, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **0.63** Net Development Area (ha) **0.56** Density **30 dwellings per hectare**

Yield calculated **17** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All landowners have agreed to release the site for development (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Wood Lane to be created subject to approval by LCC Highway**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **120m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **250m to bus stop on Bolton Road North with two services - X41 and 273**

Access to primary school **access within 500m (0.31 miles)**

Comments	344m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3735m to Haslingden High School Specialist Arts College and Woodhey High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 650m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	620m to recreation ground off Chatterton Road
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland ecological corridor
Recreational value	no recreational value
Recreational value comme	Public right of way along Eden Lane but not within the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Chatterton / Strongstry Conservation Area within 265m to the west of the site
Landscape value	medium landscape impact
Comments	Settled Valleys landscape character type. The independent landscape study concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Derelict mill to the south-east of the site

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified to what is normally required

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners are willing to release the site for a housing development in the short term.

Suitability summary **Suitable now**

Justification The site adjoins Wood Lane which can provide vehicular access to the site subject to the approval by Lancashire CC Highway. The detailed landscpae impact assessment (2015) concluded that the site can be suitable for development with mitigation. Therefore the site is considered suitable in the short term for a housing development.

Viability and achievability summary **Achievable now**

Justification No extra costs have been identified and the site is within a high value market area, therefore the development is considered viable. The development is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is suitable for a housing development, the development is also considered viable and achievable in the short term. The site is considered deliverable in the short term based on a policy "off" assessment.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16271** Most Recent Source **Planning application 2004/513** Site Gross Area (ha) **0.87**

Site Name **Edenwood Mill, Ramsbottom**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Derelict mill and woodland**

Characteristics of the site reducing the development area **Woodland Stepping Stone Area covering the majority of the site (area available for development reduced by 50% to allow for protection of the habitat)**

Area available for development **0.43** Net Development Area (ha) **0.38** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **11** Yield proposed by applicant **25** Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner submitted a planning application for the conversion of the mill to 25 apartments which has been approved but is now expired (2004/513). The landowner has renewed an interest in developing the site (email received 16.01.2017).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Flat part along the brook but steep slopes going up towards the west**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Significant constraints as Eden Lane and Rosebank are narrow lanes. Potential access via the site to the north.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **780m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **380m to bus stop of Bolton Road North with access to several services**

Access to primary school	access within 500m (0.31 miles)
Comments	460m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3690m to Haslingden High School Specialist Arts College and 3.5km to Woodhey High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to nearest GP in Ramsbottom
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.3km to Edenfield local centre and 1.9km to Morrisons in Ramsbottom
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1040m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is within flood zone 3 and 2. Also, less than 10% of the site is at high and medium risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Majority of the site within a Woodland Stepping Stone Habitat. The area available for development has been reduced by 50% to allow the protection of part of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Chatterton / Strongstry Conservation Area situated 300m to the west of the site
Landscape value	low landscape impact
Comments	Settled Valleys. The independent landscape study concluded that the site is suitable for development with mitigation.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination on a large part of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Waste water infrastructure under the lane, not affecting the development

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New vehicular access. Land contamination report. Flood risk assessment. Ecological impact assessment. Demolition of derelict mill.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners submitted a planning application for the conversion of the mill into 25 apartments in 2004, and renewed an interest to develop the site (email received in January 2017).

Suitability summary **Suitable in medium to long term**

Justification Planning permission was granted in 2004 for the conversion of the mill into 25 apartments (ref 2004/513). However, the vehicular access is a significant constraint for the development of the site. The site is also identified as a Woodland Stepping Stone Habitat and therefore the area available for development has been reduced by 50% to allow protection of the habitat. It is considered that the site can become suitable in the medium term subject to the access being improved, the woodland habitat being preserved and if it is demonstrated that there are no flood risk issues to the proposed residential units.

Viability and achievability summary **Achievable now**

Justification Significant extra costs have been identified with the development of the site (e.g. demolition costs, creation/improvement of the vehicular access). However the site is within a high value market area, therefore the development can still be viable. It is considered that the site can be developed quickly once the constraints have been addressed.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be available as the landowner submitted a planning application for the conversion of the mill into 25 apartments in 2004 and renewed an interest in developing the site in January 2017. The site can become suitable if the vehicular access is improved or if a new access is created. The woodland habitat should also be preserved and the flood risk should be adequately mitigated. The development is considered viable as the site is situated in a high market value area. Overall, the site is developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

11

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16272** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.9**

Site Name **Land south of Chatterton Old Lane, Stubbins**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grazing land**

Characteristics of the site reducing the development area **Flood zone 3 (0.03ha)**

Area available for development **3.8** Net Development Area (ha) **2.85** Density **30 dwellings per hectare**

Yield calculated **85** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (1 Land Title)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners have expressed an interest to develop the land for residential development (letter received 02.12.16)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Site sloping down westwards.**

Vehicular access **access requires improvements**

Comments **Potential access off Bolton Road North or Chatterton Road requiring demolition of boundary wall**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **260m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Site adjoining bus stop on Bolton Road North with various services**

Access to primary school **access within 500m (0.31 miles)**

Comments

Access to secondary school **access within 5km (approximately 3 miles)**

Comments

Access to GP surgery **access within 3km (1.8 miles)**

Comments

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments

Access to a park or play area **access within 300m (0.18 miles)**

Comments

Flood risk **less than 50% in flood zone 2 or affected by medium surface water flood risk**

Comments

Ecological value **not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site within or adjoins a Conservation Area**

Comments

Landscape value **low landscape impact**

Comments

Land contamination **no known issues**

Comments

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Site bordered by the A676 to the east with Stubbins Primary School on the other side of the road, a mix of residential and employment use to the west, and residential properties to the north and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site. Vehicular access improvement. Flood risk assessment. Heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners are willing to release the site for development.

Suitability summary **Suitable in medium to long term**

Justification The site slopes down westwards and is likely to require land engineering works prior to development. The vehicular access will involve the destruction of a part of the boundary wall either on Bolton Road North or Chatterton Road. There is good access to a primary school and recreation ground, but other services such as the GP surgery, local shops and secondary school are situated further away. A small part of the site is within flood zone 3 and 2 and also, another area of the site to the west is at high and medium risk of surface water flooding. A flood risk assessment is therefore required. The site is situated within the Chatterton / Strongstry Conservation Area, thus an heritage impact assessment will be needed to ensure the development will be sympathetic with the character of the local area. There is an active business within Chatterton Mill however it is located behind a row of terraces and is unlikely to affect the amenity of future residents. The site can become suitable in the medium term if the issues identified above are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, however the site is within a high value market area, therefore the development is considered viable. No developer has expressed an interest, so the deliverability is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is currently available and can become suitable if the constraints identified are adequately addressed (e.g. vehicular access, flood risk). The development is considered viable and achievable in the medium to long term. Overall, the site is developable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16274** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **9.16**

Site Name **Land at Alder Bottom / Great Hey Clough, Edenfield**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Grassland and wooded area**

Characteristics of the site reducing the development area **5% of the site in a Biological Heritage Site and approximately 25% within a Woodland Stepping Stone Habitat**

Area available for development **6.4** Net Development Area (ha) **4.8** Density **30 dwellings per hectare**

Yield calculated **144** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (1 Land Title)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Land sloping down westward**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Poor access via a single narrow lane. Current access cannot sustain such a large development**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.5km to M66 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **925m to bus stop on Bury Road**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1050m to Stubbins Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3600m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.4km to nearest GP in ramsbottom
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	780m to Edenfield local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	920m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	High and medium risk of surface water flooding along Great Hey Clough
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	5% of the site within Grey Hey Clough or Alder Bottom Bank BHS (and Woodland Core Area). Approximately 25% of the site is also within a woodland Stepping Stone Habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public right of way along the southern site boundary and also going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 130m to the Railway Viaduct in Lumb (listed building grade II) and within 150m to Chatterton / Strongstry Conservation area
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Vehicular access improvement. Ecological impact assessment. Heritage impact assessment. Land contamination survey. Flood risk assessment. Difficult to access local services.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown, so the site is not currently available but can become available in the long term.

Suitability summary **Not suitable**

Justification The site is isolated from local services, utilities services and public transport, it is therefore not situated in a sustainable location. The site has also significant ecological value as it hosts a Biological heriatge Site and a woodland Stepping Stone Habitat. The site is not suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification Significant extra costs have been identified, but since the site is within a high value market it can still be considered viable. No developer has expressed an interest in developing the site, therefore the deliverability is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not currently available and it is also not considered suitable for a housing development as it is not situated in a sustainable location. The site is not developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16275** Most Recent Source **Planning Officer** Site Gross Area (ha) **1.93**

Site Name **Land adjacent to Hardsough Lane, Edenfield**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Caravan storage and grassland**

Characteristics of the site reducing the development area **The northern section is in use as a caravan storage and the landowner has not expressed an interest to change the use of the site (0.90ha)**

Area available for development **1.03** Net Development Area (ha) **0.92** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **28** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner has not expressed an interest to change the use of the caravan storage site into a residential use, therefore the northern part of the site is not considered available. The intentions regarding the southern section are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access via Hardsough Lane but requires improvements as it is a narrow lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **1.9km to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **260m to bus stop with at least half hourly services - X41 and 842**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments Within 600m to Edenfield CoE primary school

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 1.6km to Haslingden High School

Access to GP surgery **no access within 3km (1.8 miles)**

Comments 3.3km to GP practice in Haslingden and 4km to GP surgery in Ramsbottom

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1.2km to Edenfield local centre

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 1.3km to playing pitch at Exchange Street. The former playing pitch at Ewood Bridge is not in active use.

Flood risk **flood zone 1 or low surface water flood risk**

Comments

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Grassland Stepping Stone Habitat within the northern section of the site. Grassland, woodland and wetland and heath corridor in the southern half of the site

Recreational value **no recreational value**

Recreational value comment Public right of way on Hardsough Lane but not going through the site

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments No listed buildings in the vicinity and Irwell Vale Conservation Area is situated 300m away

Landscape value **low landscape impact**

Comments The site is within Settled Valley landscape character type

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Potential contamination in the northern section

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Site within the countryside and surrounded by fields with isolated houses

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological impact assessment, vehicular access improvements

Market area **high value market area (£190 to £210/sqm)**

Comments Attractive area although very close to the motorway

CONCLUSION

Availability summary **Available in medium to long term**

Justification The northern half of the site is in use as a caravan storage yard and the landowner has not expressed an interest to change the use of the site, therefore this section is not considered available for a housing development. The intentions of the landowner owning the southern half of the site are unknown. This section can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The site can become suitable for development provided that the vehicular access is improved and subject to an ecological impact assessment.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in an attractive area and is considered viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The intentions of the landowners are unknown, therefore the site is not considered available, it can however become available in the long term. The site can be suitable provided that the vehicular access is improved and subject to an ecological impact assessment. The site is considered viable, but only achievable in the long term subject to availability.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16277** Most Recent Source **Call for sites 2016 (CFDS73)** Site Gross Area (ha) **0.72**

Site Name **Former Haslingden Football Club, Ewood Bridge**

Greenfield versus Brownfield **Greenfield** Designations **Recreation Areas**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Former football ground**

Characteristics of the site reducing the development area **Flood zone 3**

Area available for development **0.52** Net Development Area (ha) **0.46** Density **30 dwellings per hectare**

Yield calculated **14** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private owner**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for residential use during the call for sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Blackburn Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.3km to A56 junction (Tesco roundabout)**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **55m to bus stop with 2 services - 842 and X41**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.1km to Edenfield Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to Haslingden Medical Centre and 4km to Rawtenstall Primary Care Trust
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.6km to Edenfield local centre and Helmshore local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	900m to playground on Clod Lane
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The whole of the site is within flood zone 2. The part of the site affected by flood zone 3 has been excluded from the area available for development. More than 50% of the site is also affected by surface water flooding (1 in a 1000 years event)
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent (other side of the railway) to the Blackburn Road Pasture BHS
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Former playing pitch not currently in use, but the Playing Pitch Strategy requires a replacement provision.
Heritage assets	site contains or adjoins a Listed Building
Comments	Ashenbottom Farm House on the other side of the road and Ewood Hall within 110m
Landscape value	low landscape impact
Comments	Site within Settled Valley Character Type. The landscape assessment study concluded that the site is suitable for development with mitigation.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Sewer treatment work to the south west generating bad smell. Employment site to the north.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments The whole of the site is affected by flood risk from the river (zone 2), plus more than 50% of the site affected by surface water flood risk. Significant mitigation measures are required. A replacement playing pitch will be required within the local area.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed the interest to develop the site immediately for residential use.

Suitability summary **Not suitable**

Justification Over 80% of the site is affected by flood risk from the river (flood zone 2) and half of the site is affected by surface water flooding (1 in a 1000 years event). Any application would need to be subject to the Exception Test. Tha Playing Pitch Strategy recommends that the site should not be released for development unless it can be demonstrated that the current deficit of football pitches is addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a high value market area, however significant mitigation measures are required to reduce the flood risk associated with the site. The development would also require a replacement playing pitch to be provided within the local area.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not developable due to the high risk of flooding from the river and from surface water and considering the findings of the Playing Pitch Strategy.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16278** Most Recent Source **Call for Sites 2016 (CFDS65)** Site Gross Area (ha) **1.52**

Site Name **Ogden River & Ogden Bridge (Mill), Irwell Vale**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Soap factory, car park and grassland at the rear**

Characteristics of the site reducing the development area **Flood zone 3 and high risk of surface water flooding**

Area available for development **0.17** Net Development Area (ha) **0.17** Density **50 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for residential use during the Call for Sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access via Irwell Vale Road is fair although road is quite narrow. Acces via Milne Street is poor as it is via a single lane bridge.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **1.9km to the junction A56 / Manchester Road**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Roughly 780m to bus stop with two services - 842 and X41 - the latter being half hourly.**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1190m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1800m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4360m to nearest GP
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.3km to Tesco at Syke Side
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1055m to nearest play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The mill is in flood zone 3 and almost the entirety of the site is in flood zone 2.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjoins a woodland Stepping Stone Habitat
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Site partly within Irwell Vale Conservation Area and adjoins Listed Buildings on Aitken Street
Landscape value	low landscape impact
Comments	Settled valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area to the south and open space to the west, north and east. Although the sewage water treatment is situated to the east.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of waste water infrastructure on site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Flood risk mitigation. Demolition of mill. Good design to reflect the presence of the Conservation Area.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available for a residential development. Outline application for demolition of the mill and erection of 41 dwellings withdrawn (X/2006/411)

Suitability summary **Not suitable**

Justification The site is not suitable for a housing development due to the high risk of flooding from the river Ogden and from surface water. The site is also isolated from local services. Any application for the site would be subject to the Exception Test.

Viability and achievability summary **Not achievable**

Justification Marginal viability due to the cost of flood risk mitigation.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not developable due to the high risk of flooding from the river and from surface water.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16279** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **0.67**
Site Name **To the rear of Irwell Vale Mill**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **None**
Area available for development **0.67** Net Development Area (ha) **0.6** Density **30 dwellings per hectare**
Yield calculated **18** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownerships (1 Land Title)**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments **The landowner is interested in selling the land.**
Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**
Comments **There is a covenant on the land title restricting the erection of buildings on land.**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Potential access from Irwell vale Road (narrow road)**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **1.6km to A56 / Manchester Road junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **Within 730m to bus stop with an half-hourly service (X41) as well as 842**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1140m to Edenfield Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1700m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4640m to nearest GP
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2km to shops on Broadway Avenue
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	940m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	About a third of the site is within flood zone 2
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way goes through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins the curtilage of Lower Cockham Farm and Barn (Listing building grade II)
Landscape value	high landscape impact
Comments	Settled Valleys, however the landscape study concluded that the site is not suitable for development on landscape grounds
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Sewage treatment work to the east, employment site to the south (being considered for housing use) agricultural land to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements, flood risk mitigation, heritage and landscape impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner said that there is a covenant restricting the erection of buildings on the land. The site is not considered available for a housing development.

Suitability summary **Not suitable**

Justification The site is isolated from local services and does not have a good access to a bus service. The site is therefore not situated in a sustainable location. It is also affected by risk of flooding from the River Irwell. A potential development is likely to affect the setting of the Lower Cockham Farm and Barn and has strong landscape value. The site is not considered suitable for a residential scheme.

Viability and achievability summary **Not achievable**

Justification Extra costs have been identified to develop the site, but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest and there is a legal issue with covenants therefore the site is not considered achievable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The land is not available and not suitable for a housing development (e.g. flood risk, site isolated from local services, affect the settings of listed buildings, high landscape value). Also, the development is not considered achievable mainly due to a restrictive covenant on the land.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18423** Most Recent Source **Draft Local Plan Reg 18** Comment Site Gross Area (ha) **2.88**

Site Name **Land south of Lumb Village, Ramsbottom**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Garage colony/sheds, wooded area, timber building to work and store wood**

Characteristics of the site reducing the development area **Stubbins Nature Reserve and Woodland Biological Heritage Site**

Area available for development **0.05** Net Development Area (ha) **0.05** Density **30 dwellings per hectare**

Yield calculated **1** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site during the draft Local Plan consultation in summer 2017.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Gentle slope towards the river Irwell**

Vehicular access **access requires improvements**

Comments **Access via Meadow Park (narrow lane) which cross the river Irwell via a narrow bridge before accessing Lumb village**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.8km to junction between Manchester Road and A56**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **1.7km to bus stop on Blackburn Road with a school bus (842) and an unfrequent bus services (484)**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	2.9km to Edenfield Primary School and 3.3km to 3.4km to Broadway Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.5km to Haslingden High School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4.3km to Haslingden GP surgery and 6.4km to Ramsbottom GP surgery
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	3.5km to Edenfield shopping area and 3.1km to Helmshore shopping area on Broadway
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	2.4km to play area off Clod Lane
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Parts of the site within flood zone 3 along the river Irwell and 75% of the site within flood zone 2. Also, parts of the site are at high risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The whole site except from a small part within the northern section is within Stubbins Nature Reserve and Woodland Biological Heritage Site
Recreational value	no recreational value
Recreational value comment	Private land with no public rights of way
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Several designated heritage assets (grade II) are in proximity to the site including Lumb Old Hall, the Railway Viaduct and Lumb Bridge.
Landscape value	low landscape impact
Comments	The site is situated within the Settled Valley Landscape Character Type and within the valley of the River Irwell.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There are some potential land contamination due to the historic use of the land.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments The site is within the countryside and situated to the south of residential properties.

Constraints due to utilities **no known utilities infrastructure on site**

Comments No known utilities infrastructure on the site. There might be some issues regarding connection to existing infrastrcuture due to the remoteness of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements, flood risk mitigation, contamination survey and potential land decontamination works

Market are **high value market area (£190 to £210/sqm)**

Comments Attractive area of the Borough

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the land for residential use during the draft Local Plan consultation in summer 2017.

Suitability summary **Not suitable**

Justification The site is wooded and is situated within Stubbins Nature Reserve and Woodland Biological Heritage Site. Three quarters of the site are within the flood risk zone 2. Also, the site is located far away from local services and there is no access to public transport within 1.7km. The site is not considered to be in a sustainable location. Due to all the reasons listed above, the site is not considered suitable for a residential development.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a high value market area, however extra costs are likely to be incurred in relation to the constraints associated with the site. However, the development is still considered viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now and is considered viable due its location within a high value market area of the Borough. However, the site is not considered suitable for residential use due to its location within Stubbins Nature Reserve and Woodland Biological Heritage Site, its remoteness and its location within a flood risk zone 2. The site is not considered developable within the plan period.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Helmshore

GENERAL INFORMATION

Site Ref **SHLAA16285** Most Recent Source **Call for Sites 2016 (CFDS24)** Site Gross Area (ha) **0.58**

Site Name **Rossendale Golf Club, Haslingden**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Wooded area**

Characteristics of the site reducing the development area **Wooded area**

Area available for development **0.58** Net Development Area (ha) **0.52** Density **30 dwellings per hectare**

Yield calculated **15** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for housing in the short term (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Greens Lane**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Within 1km to A56 / Broadway junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to bus stop outside Haslingden High School using 464 and within 200m to bus stop on Broadway with access to several bus services (including X41)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to St Veronica's RC Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Adjacent to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2480m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 400m to local centre in Helmshore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	820m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland area but not identified in the Lancashire Ecological Network
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Forms part of screening for golf course
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Independent landscape study indicates the site could be suitable for development with appropriate mitigation
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments Presence of waste water infrastructure on site but not affecting the development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological Impact Assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the site via a call for sites in 2016.

Suitability summary **Suitable in medium to long term**

Justification The site is covered by young trees and can become suitable for a housing development subject to an ecological survey. Trees should be retained as far as possible and the loss of trees should be compensated.

Viability and achievability summary **Achievable now**

Justification The development is considered viable and can be delivered in the short-term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available and can become suitable for a housing development subject to an ecological impact assessment. The development is considered viable and could be developed quickly. Overall, the site is considered developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16287** Most Recent Source **Councillor suggestion** Site Gross Area (ha) **0.35**

Site Name **Garden at St Veronica Church, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Church's garden**

Characteristics of the site reducing the development area **TPO area covering the site**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Helmshore Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.1km to A56/ Manchester Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **190m to bus stop located on Broadway with access to a number of services, including half-hourly services like X41. Also, 70m to bus stop with an hourly bus service - 11**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to St Veronica's RC Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	715m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1800m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	90m to neighbourhood centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1090m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site protected by TPO
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	St Thomas is a listed building grade II situated approximately 75m to the south west of the site
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Church, Presbytery, primary school, residential properties and fields of Helmshore Primary School

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Tree survey

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown. The land is not considered available now but can become available in the future.

Suitability summary **Not suitable**

Justification The site is not considered suitable for a housing development as the whole site is covered by a Tree Preservation Order.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable and can be delievred in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not suitable for a housing development as the trees on the site are protected by a TPO area covering the entirety of the site.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16288** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.21**
Site Name **Land Off Curven Edge, Helmshore**
Greenfield versus Brownfield **Greenfield** Designations **Greenlands**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Openspace (grassland and woodland)**
Characteristics of the site reducing the development area **Partly wooded (0.03ha)**
Area available for development **0.18** Net Development Area (ha) **0.18** Density **30 dwellings per hectare**
Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site for development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Potential access off Curven Edge**
Distance to strategic road network **within 1.5km (approximately 1 mile)**
Comments **1.4km to A56/ Manchester Road junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **75m to bus stop on Helmshore Road with access to a hourly bus service - 11. 420m away from a bus stop on Broadway providing access to a number of services including X41**
Access to primary school **access within 500m (0.31 miles)**

Comments	365m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	845m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1980m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	335m to Helmshore neighbourhood centre (corner of Helmshore Road and Broadway)
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1260m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high risk of surface water flooding and more than 10% of the site is at medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Potential informal use by local residents
Heritage assets	site contains or adjoins a Listed Building
Comments	St Thomas Church (listed building, grade II) is situated on the other side of Helmshore Road, however the development site is behind a row of terraced houses
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification

Suitability summary **Suitable now**

Justification

Viability and achievability summary **Achievable now**

Justification

Conclusion **Deliverable in the next 5 years**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16289** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.2**

Site Name **Land At Alden Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and wooded area in the curtilage of the Hollies**

Characteristics of the site reducing the development area **Wooded protected by TPO (0.08ha)**

Area available for development **0.12** Net Development Area (ha) **0.12** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **An agent expressed an interest to develop the site for housing on behalf of a client during the Call for sites 2008.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Alden Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3km to A56/B6232 (Grane Road)**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **200m to bus stop to an hourly bus service (11)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1170m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1615m to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2780m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Helmshore Local Centre
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	2120m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins a woodland corridor. Treed area protected by a Tree Preservation Order.
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Industrial Age
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification

Suitability summary **Not suitable**

Justification

Viability and achievability summary **Achievable now**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16290** Most Recent Source **Officer suggestion** Site Gross Area (ha) **11.41**

Site Name **Land south of Alden Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland (fields)**

Characteristics of the site reducing the development area **HSE Inner and Middle consultations zones for high pressure gas pipeline (9.86ha)**

Area available for development **1.55** Net Development Area (ha) **1.39** Density **30 dwellings per hectare**

Yield calculated **42** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (Land registry search)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions of landowner unknown.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Covenants on the development of the site.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access off Alden Road or Helmshore Road**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.2km to A56 junction (Tesco roundabout)**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **160m to bus stop with an hourly bus service for the northern part of the site but much further for the southern part**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.2km to Helmshore Primary School and 1.3km to St Veronica's primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.8km to Haslingden Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to local centre off Broadway
Access to a park or play area	access within 300m (0.18 miles)
Comments	Small play area on Alden Close within 200m, memorial gardens off Free Lane 800m away
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small parts of the site affected by medium and low risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Ogden Valley (Raven Shore and Lower Cockham) Biological Heritage Site located to the north east of the site. Site adjoins Woodland Stepping Stone Habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Site within Moorland Hills Character Type and Moorland Fringes / Upland Pastures Character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination on parts of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	High pressure gas pipeline intersects the site. There are two gas compounds adjoining the site.

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments The net development area has been reduced to avoid the area of the site intersecting the high pressure gas pipeline. The land registry title states that there are some electricity cables under a grass verge.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments There are potential landscape impacts and appropriate mitigation is needed. Flood risk mitigation. Land contamination survey.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown. The site can become available in the long term.

Suitability summary **Not suitable**

Justification The site is located at the edge of the Helmshore settlement and the accessibility to services is fair for the northern part of the site(amber colour to most services) but the accessibility to services reduces as the site extends to the south. The site is located in sensitive landscape character types (Moorland Hills and Moorland Fringes / Upland Pastures). A landscape assessment is required to understand if the site is suitable for development. The site is situated almost entirely within the HSE middle consultation zone and since the development is for 30 dwellings or more, it is likely that an objection will be raised. Therefore, the HSE Inner and Middle consultation zones have been excluded from the area available for development, reducing the potential houses to 42. The site is not considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is situated in a high value market area, therefore the development is considered viable. A developer has expressed an interest for the site, however the deliverability is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available but can become available in the long term. The site is not considered suitable for development as almost the entirety of the site is situated within the HSE inner and middle consultation zones regarding a high pressure gas pipeline. The site has also a significant landscape value and the southern part of the site is situated far away from local services.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16291** Most Recent Source **Call for Sites 2016 (CFDS68)** Site Gross Area (ha) **1.82**

Site Name **Land to the east of Helmshore Road (Expansion), Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **HSE Inner and Middle Consultations Zones (1.65ha)**

Area available for development **0.17** Net Development Area (ha) **0.17** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant **55** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners have expressed an interest to develop the site for housing within the next 5 years (call for sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access off Helmshore Road (B6214)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.4km to A56/Manchester Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **370m to bus stop on Helmshore Road with access to an hourly bus service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1320 to Helmsore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1660m to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2900m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to Helmsore local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	990m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	2 listed properties are situated within a 400m buffer (Snig Hole Cottages and Ravensore viaduct) but not adjoining the site
Landscape value	high landscape impact
Comments	Moorland Fringe
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	A high pressure gas pipeline intersects the western part of the site, along the access road to the site.

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments A high pressure gas pipeline intersects the western part of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Landscape impact assessment and mitigation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The agent representing the landowner stated in the letter dated 24th March 2016 that the site is available for development.

Suitability summary **Not suitable**

Justification Local services are not within walking distances from the site, except the nearest play area, thus future residents are likely to rely on the use of their private car to access services and also to commute to work. The site is within the Moorland Fringe landscape character type area which has a significant value. A landscape impact assessment is recommended prior to development. The site also intersects a high pressure gas pipeline, with the majority of the site within the HSE Inner and Middle consultation zones. The area covered by the HSE Inner and Middle consultation zones have been excluded from the area available for development. This leaves a small area of 0.17ha to the east of the site with poor vehicular access. The site is not considered suitable for a housing scheme.

Viability and achievability summary **Achievable in medium to long term**

Justification Some extra costs have been identified (e.g. landscape impact assessment and mitigation) but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest in developing the site, therefore delivery is expected in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now. As it has been put forward via a call for Sites in 2016, however it is not considered suitable at present due to the intersection of the site with a high pressure gas pipeline and the landscape value of the site. Overall, the site is not currently considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16292** Most Recent Source **Call for Sites 2016 (CFDS67)** Site Gross Area (ha) **0.33**

Site Name **Land to the east of Helmshore Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Field**

Characteristics of the site reducing the development area **HSE Inner and Middle consultation zones covering the site**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant **10** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners have expressed an interest to develop the site for housing within the next 5 years (call for sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access off Helmshore Road or from lane leading to Kenyon Clough House but the latter will require improvement (narrow lane)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 2.5km to A56/ Manchester Road junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **470m to bus stop on Helmshore Road with access to an hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1582m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2045m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3080m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.3km to local centre in Helmshore
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	665m to Helmshore park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	2 listed properties are situated within a 600m buffer (Snig Hole Cottages and Ravenshore viaduct) but not adjoining the site
Landscape value	high landscape impact
Comments	Moorland Fringe
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	Site intersects a high pressure gas pipeline along its eastern boundary and the site is within the HSE Inner and Middle consultation zones.

Bad neighbour **site in residential or retail area**

Comments A few houses but largely agricultural.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments High pressure gas pipeline goes through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Landscape impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification All the landowners have expressed an interest to develop the site for housing within the next 5 years (call for sites 2016).

Suitability summary **Not suitable**

Justification Local services are not within walking distances from the site, except the nearest play area, thus future residents are likely to rely on the use of their private car to access services and also to commute to work. The site is within the Moorland Fringe landscape character type area which has a significant value. A landscape impact assessment is recommended prior to development. The site also intersects a high pressure gas pipeline, therefore HSE needs to be consulted to understand if a residential development can be allowed on the site. The site is not in a sustainable location and is not considered suitable for a housing scheme.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs involved (e.g. landscape assessment and mitigation) but because the site is in a high value market area, the development is considered viable. No developer has expressed an interest, therefore the houses are likely to be delivered in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now, but is not considered suitable due to the presence of a high pressure gas pipeline adjoining the eastern boundary of the site and the potential impact on a valuable landscape.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16293** Most Recent Source **Call for Sites 2016 (CFDS66)** Site Gross Area (ha) **1.33**

Site Name **Land off Helmshore Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **1.33** Net Development Area (ha) **1.19** Density **30 dwellings per hectare**

Yield calculated **36** Yield proposed by applicant **36** Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **All the landowners have expressed an interest to develop the site for housing within the next 5 years (call for sites 2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access is via narrow lane off Helmshore Road. The suitability will depend on LCC Highways approval. It is proposed this will form an element of an enhanced national cycle route 6.**

Distance to strategic road network **Between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.6km to A56/ Manchester Road junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **655m to bus stop on Helmshore Road with access to a hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1725m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2165m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3250m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.5km to Helmshore local centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	880m to Helmshore Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	The site is within 20m from a flood zone 3 and 2.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins Ogden Valley and East Lancashire Railway Biological Heritage Site
Recreational value	no recreational value
Recreational value comment	There is a public right of way along the lane but not within the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins Ravenshore viaduct which is a national heritage asset (grade II)
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Ecological and heritage impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The agent representing the landowners put the site forward for residential development during the call for sites 2016. The site is available for development.

Suitability summary **Not suitable**

Justification The vehicular access is poor as it is via a narrow lane. The site is also situated far away from local services and the closest bus stop is 655m away. Therefore future residents are likely to rely on their private cars to access services and to commute to work. The site is not located in a sustainable location. The site is adjacent to two Biological Heritage Sites (Ogden Valley and East Lancashire Railway) and to a national heritage asset (the Ravenshore viaduct), therefore an ecological and heritage impact assessments will be required. Overall, the site is not considered suitable for a housing development as it is not within a sustainable location.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, but since the site is in a high value market area, the development is still considered viable. No developer has expressed an interest in developing the site, therefore the delivery of 36 houses is likely to be after 5 years (medium term).

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now, as the agent representing the landowners put the site forward during a call for site (March 2016). The site is however not considered suitable for a housing development as it is located far from local services and public transport. The site is therefore not in a sustainable location. The development is likely to be viable and achievable in the medium term. Overall, the site is not developable as it is not located in a sustainable location.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16294** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.47**
Site Name **Land north of Musbury Road, Helmshore**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland (grazing land)**
Characteristics of the site reducing the development area **None**
Area available for development **1.47** Net Development Area (ha) **1.32** Density **30 dwellings per hectare**
Yield calculated **40** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Access via Musbury Road which is a narrow lane**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2.2km to A56 / Grane Road junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **150m to bus stop on Holcombe Road with access to a hourly bus service**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1454m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1855m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2945m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	780m to Helmshore local centre via footpath
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	685m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public right of way along the land bordering the site but not within the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	One Scheduled Monument (Museum of Textiles) is situated 300 to the north east and 3 listed buildings are situated within a 300m buffer (Tor End Farm, Kiln Field Farmhouse and its barn)
Landscape value	medium landscape impact
Comments	Large part of the site within the Reservoir Valleys and small part within the Industrial Age
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within outer HSE consultation zones

Comments The site intersects the HSE middle consultation zone at its western tip, but the majority of the site is outside the consultations zones.

Bad neighbour site in mixed-use area (employment and residential area)

Comments Offices and a garage in active use situated to the east but screened by a residential re-development at Wavell House

Constraints due to utilities no known utilities infrastructure on site

Comments

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Vehicular access improvement. Landscape impact assessment.

Market are high value market area (£190 to £210/sqm)

Comments

CONCLUSION

Availability summary Available in medium to long term

Justification The land ownership is unknown, therefore the intentions of the landowners are unknown. The site is not available now but can become available in the long term.

Suitability summary Not suitable

Justification The site is relatively steep. The vehicular access is poor and the site is situated far away from local services with access to only one hourly bus service. The site is largely situated within the Reservoir Valley which is a high value landscape thus a landscape impact assessment is recommended to understand if development is suitable on the site. A high pressure gas pipeline is situated within 50m to the west of the site, therefore HSE should be consulted at the planning application stage although the major part of the site is outside the HSE consultation zones. The site is not suitable for a housing development due to the fact that it is not in a sustainable location (e.g. situated far away from local services, and access to only an hourly bus service) and due to its important landscape value.

Viability and achievability summary Achievable in medium to long term

Justification Extra costs have been identified (e.g. vehicular access improvement), but since the site is in a high value market area, the site is considered viable. No developer has expressed an interest to develop the site, therefore the deliverability of 40 houses is likely to be within the medium term.

Conclusion Not developable or not to be included in the SHLAA

Justification The site is not currently available but can become available in the long term. The site is not considered suitable for a housing development because it is not situated in a sustainable location (e.g. accessibility to local services is poor), and it has important landscape value.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 0

GENERAL INFORMATION

Site Ref **SHLAA16295** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.94**

Site Name **Land west of Park Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and buildings**

Characteristics of the site reducing the development area **Musbury Brook and area at high risk of surface water flooding, Trees**

Area available for development **0.72** Net Development Area (ha) **0.64** Density **30 dwellings per hectare**

Yield calculated **19** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments **No entry in the Land Registry**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access via Park Road which narrows down after the car park**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.2km to A56 / Grane Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **250m to bus stop on Holcombe Road with access to an hourly bus service**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1352m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1810m to Haslingden high School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2900m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 880m via footpath
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	780m to nearest play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The area within flood zone 3 and at high risk of surface water near Musbury Brook has been excluded from the area available for development. There is also an area at medium risk of surface water flooding within the east of the site.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public right of way along Park Road and along the land bordering the eastern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	The Museum of Textile (ancient schedule monument) is situated 160m to the north east and 2 listed buildings are situated 300m to the north west (Kiln Field and its associated barn).
Landscape value	high landscape impact
Comments	Two thirds of the site within Reservoir Valleys and one third in Industrial Age landscape character types
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **within outer HSE consultation zones**

Comments A small portion of the site intersects an HSE outer consultation zone.

Bad neighbour **site in residential or retail area**

Comments Grassland, residential properties and car park

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment. Vehicular access improvement. Landscape impact assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landownership is unknown, therefore the intentions of the landowners are unknown. The site is not available now but can become available in the future.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is poor as Park Road becomes a narrow lane after the car park. The access would need to be improved and then approved by LCC highways. The site is situated far away from local services and there is an access to an hourly bus service only. The future residents are likely to rely on the use of their private cars to access services and commute to work, unless the accessibility to local services or link to public transport is improved. More than 10% of the site is within flood zone 3 and at high risk of surface water flooding. This area has been excluded from the area available for development. A flood risk assessment is recommended. Two thirds of the site are situated within the Reservoir Valley landscape character type which has an important value. A landscape impact assessment is recommended to identify the impact of the development and any mitigation measures. The high pressure gas pipeline intersects the site within its western section, thus the area available for development is likely to be reduced further and the HSE should be consulted. Overall the site is not currently suitable for a housing development but can become suitable in the future provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. vehicular access improvement), but since the site is in a high value market area, the site is considered viable. No developer has expressed an interest to develop the site, therefore the deliverability of 19 houses is likely to be within the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not currently available nor suitable but can become available and suitable in the long term. The development can be viable as the site is within a high

value market area and achievable in the medium term. Overall, the site is developable in the long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

19

GENERAL INFORMATION

Site Ref **SHLAA16299** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.4**

Site Name **End Of Haslingden Sports Centre Playing Fields, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space**

Characteristics of the site reducing the development area **None**

Area available for development **0.4** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Small area of private ownership (electric substation) with majority in public ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The site is in public ownership is available for release in the short term.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Covenant restricting the use of the site**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Britannia Way**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **800m to A56 / B6232 (Grane Road)**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **750m to bus stop on Helmshore Road with frequent services such as X41**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	740m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1420m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1490m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	890m to Helmshore local centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Haslingden Sport Centre
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	The site is designated as a Recreation Area but is separated from Haslingden Sport Centre. It is likely to be informally used by residents for local purposes.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	3 Causeway Head Farm is a listed building (grade II) in the vicinity but not directly adjoining the site
Landscape value	low landscape impact
Comments	Suburban landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and a Sport Centre

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Electricity sub-station on site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification A covenant restrict the development of the site. The site is not available for development.

Suitability summary **Suitable now**

Justification The site has not a good access to a bus service and future residents will probably rely on private cars to commute to work and access local services (except the play area which adjoins the site). No significant constraints are associated with the site, therefore it is considered to be suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable and deliverable in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification A covenant restricts the development of the site, therefore the site is not available for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16300** Most Recent Source **Call for Sites 2016 (CFDS04)** Site Gross Area (ha) **2.71**

Site Name **Land at Former Cam Mill, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland, wooded area (TPO) and footpath**

Characteristics of the site reducing the development area **River and trees protected by TPO, flood zone 3, HSE Middle consultation zone**

Area available for development **1.52** Net Development Area (ha) **1.36** Density **30 dwellings per hectare**

Yield calculated **41** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership (Call for site information)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interested in developing the site for residential use via the call for sites 2016.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **The call for sites form states that there is a covenant but that it will not affect development on site.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Check with site visit**

Vehicular access **access requires improvements**

Comments **Possible access via Edinburgh Road but will require a private garage to be relocated.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **850m to A56 junction (Grane Road)**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **200m to hourly bus service on Holcombe Road - 11**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	820m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to Haslingden Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to local centre off Broadway
Access to a park or play area	access within 300m (0.18 miles)
Comments	220m to Flax Moss sports ground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site affected by flood zone 3, The net development area has been reduced to exclude the flood zone 3. The northern part of the site is also within the functional flood plain identified by flood risk consultants.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A third of the site is covered by TPOs. Stepping Stone Habitat for Woodland. Adjacent to Stepping Stone for Grassland.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public rights of way going through the site.
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins (other side of the river) a Scheduled Monument (Higher Mill, Helmshore)
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination to the east side of the brook
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones

Comments About a quarter of the site is within an HSE middle consultation zone.

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments High pressure gas pipeline situated to the north west of the site but not on the site itself.

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Access is an issue and would require improvement (a private garage is on the access route). Flood risk mitigation required. Ecological impact mitigation or compensation.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now. The agent stated that there is a covenant associated to the land title but that it does not affected the development of the site.

Suitability summary **Not suitable**

Justification Access improvement is required. The site is situated far away from bus services (760m) and future residents will probably rely on the car to commute and access services. There is flood risk both from the river and surface water on the site . The net development area excludes the river (flood zone 3) and mitigation should be put in place to reduce risks associated with the flood risk. The woodland has a high ecological value (Stepping Stone) and several trees are protected by TPO. A high gas pipeline adjoins the site to the north west, therefore consultation with the HSE is required prior to the development. The site is not considered suitable for a housing development due to its high ecological value, flood risk, vehicular access issue and proximity to a Scheduled Ancient Monument (Higher Mill, Helmshore).

Viability and achievability summary **Achievable in medium to long term**

Justification Significant extra costs are associated with access improvement, flood risk mitigation and ecological impact mitigation / compensation. The site is within a high value market area so the site is considered viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Although the site is available now, it is not considered suitable for a housing scheme.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16301** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **5.49**

Site Name **Land east of Holcombe Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Woodland, grassland and footpath**

Characteristics of the site reducing the development area **Flood zone 3, woodland, HSE inner and middle consultation zones**

Area available for development **0.06** Net Development Area (ha) **0.06** Density **30 dwellings per hectare**

Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership (Rossendale Borough Council, 3% and Lancashire County Council, 80%) and private ownership (17%)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The land in RBC ownership is available for development (3%). LCC does not wish to promote the site for development due to its high ecological and recreational values. The intentions of the private landowners are unknown.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Restrictive covenant to build on part of the site within the private ownership (7%)**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is no current vehicular access to the site. New access from Holcombe Road would require a bridge over Ogden Brook. Potential access from Grange Park Way**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.3km to A56/ Grane Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **75m to bus stop with access to an hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments 2020m to Helmshore Primary School

Access to secondary school **access within 5km (approximately 3 miles)**

Comments 2420m to Haslingden High School Specialist Arts College

Access to GP surgery **access within 3km (1.8 miles)**

Comments 2000m to nearest GP

Access to a local centre or convenience shop **no access within 1.5km (approximately 1 mile)**

Comments 1.9km to Haslingden Town Centre

Access to a park or play area **access within 300m (0.18 miles)**

Comments 135m to nearest play area

Flood risk **more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk**

Comments More than 10% of the site is in flood zone 3 and 2. This area has been excluded from the area available for development.

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments The majority of the site is within a Woodland and Grassland Stepping Stone Habitats

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comme Public Right of Way (FP 268) running through the site. Footpaths and cycling routes present on the site.

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments Higher Mill (Textile Museum) is an ancient scheduled monument situated 200m to the south and no. 250 to 264 Holcombe Road are listed buildings situated to the south

Landscape value **high landscape impact**

Comments Within Reservoir Valleys landscape character type

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Potential contamination due to previous Bleach Works carried out in Holden Vale

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments May require further site investigation

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures within inner or middle HSE consultation zones

Comments The site intersects the high pressure gas pipeline and the majority of the site is within the HSE Middle consultation zone.

Bad neighbour site in mixed-use area (employment and residential area)

Comments Active employment site situated to the north of the site.

Constraints due to utilities presence of utilities infrastructure on site that can affect development

Comments Presence of waste water infrastructure crisscrossing the site

ACHIEVABILITY

Extra costs of development if significant extra costs required

Comments Creation of new vehicular access. Flood risk assessment, Ecological and landscape impact assessments. Land contamination survey and remediation.

Market are high value market area (£190 to £210/sqm)

Comments

CONCLUSION

Availability summary Not available

Justification 80% of the site is not available for development.

Suitability summary Not suitable

Justification There is no vehicular access to the site and since the Ogden Brook runs through the site, more than 10% of the site is within flood zone 3. The site is also situated far away from local services but has access to an hourly bus service. Future residents are likely to rely on the use of their private cars to access services and to commute to work. The site has an important ecological value as it is identified as a woodland and grassland Stepping Stone Habitats within the Lancashire Ecological Network Maps. Therefore an ecological impact assessment would be required. The public right of way running through the site should be maintained as part of the development. The site is used for recreational purposes and hosts footpaths and cycling routes. It is within the Reservoir Valley landscape character type so a landscape impact assessment is recommended. There is potential land contamination on site due to previous bleach works on the site. A land contamination is required together with land remediation if needed. A high pressure gas pipeline intersects the site and most of the site is within the HSE middle consultation zone.

The site has significant constraints and is not considered suitable for a housing development.

Viability and achievability summary Not achievable

Justification Significant extra costs are associated with the development of the site. Even though the site is located in a high value market area, the viability might only be marginal. The site is not considered achievable.

Conclusion Not developable or not to be included in the SHLAA

Justification The site is not available now, but can become available in the future, It is not considered suitable for a housing development due to the various constraints identified

above. The site is also considered to be marginally viable and is not considered achievable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16302** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.66**

Site Name **Land To Rear Of Edinburgh Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and footpath**

Characteristics of the site reducing the development area **Restrictive covenant**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **There is a restrictive covenant on the use of the site. The site should only be used for public open space.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access from Edinburgh Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **860m to A56/ Grane Road junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **880m to a bus stop on Helmshore Road with access to half hourly service such as X41 and 481**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1030m to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1535m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1530m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 1km to Helmshore local centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	185m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% within flood zone 3 and less than 20% at medium risk of surface water flooding. Site adjoins draft functional flood plain identified in the SFRA 2016.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Approximately 10% of the site is within a woodland Stepping Stone Habitat. This area has been excluded from the area available for development as it is also within the HSE Middle consultation zone.
Recreational value	no recreational value
Recreational value comme	Public right of way along the southern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Ancient Scheduled Monument and listed buildings situated within 300m to the south west
Landscape value	medium landscape impact
Comments	Reservoir Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The site adjoins an area with potential land contamination.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures within inner or middle HSE consultation zones

Comments Half of the site is within the HSE middle consultation zone.

Bad neighbour site in residential or retail area

Comments

Constraints due to utilities presence of utilities infrastructure on site that can affect development

Comments Waste water infrastructure within the northern section of the site

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Access improvements. Flood risk assessment. Ecological and landscape impact assessment.

Market are high value market area (£190 to £210/sqm)

Comments

CONCLUSION

Availability summary Not available

Justification The site is in RBC ownership however there is a restrictive covenant on the use fo the site, therefore the site is not available for development.

Suitability summary Suitable in medium to long term

Justification There is potential access to the site via Edinburgh Road but it requires improvements. There is no bus service within 400m and the local services are not situated within walking distance apart from the nearest play area. Future residents are likely to rely on the use of their private cars to access services and commute to work. A flood risk assessment is required as part of the site is within flood zone 3 and at medium risk of surface water flooding. About 10% of the site has important ecological value therefore this area should be preserved (the area has been excluded form the area available for development). The site is within the Reservoir Valleys landscape character type although it adjoins a suburban landscape character type. A landscape impact assessment is recommended. The HSE should be consulted prior to development as half of the site is within a middle consultation zone. The area within the HSE middle consultation zone has been excluded from the area available for development. Overall, the site is not considered suitable now, but can become suitable in the long term provided that the constraints can be addressed and subject to HSE approval.

Viability and achievability summary Achievable in medium to long term

Justification Extra costs have been identified, however since the site is within a high value market area, the development can still be viable. No developer has expressed an interest in developing the site, but due to the level of constraints, the development is likely to be delivered in the medium to long term.

Conclusion Not developable or not to be included in the SHLAA

Justification The site is not available for development due to a restrictive covenant.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16304** Most Recent Source **Call for Sites 2016 (CFDS60)** Site Gross Area (ha) **6.17**

Site Name **Grane Village, Land south of Grane Road/ east of Holcombe Road, Helmshore**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Fields and caravan storage yard**

Characteristics of the site reducing the development area **Wooded area to the south east including Woodland and Grassland Stepping Stone area (0.32ha), Areas at high risk of surface water flooding (0.17ha), HSE Middle Consultation Zone (0.97ha)**

Area available for development **4.71** Net Development Area (ha) **3.53** Density **30 dwellings per hectare**

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Yield calculated **106** Yield proposed by applicant **160** Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Multiple private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are willing to release the site for housing development and a developer has shown an interest in developing the site.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access points from Holcombe Road or Grane Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **525m to A56/ Grane Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **150m to bus stop on Grane Road with access to half hourly service - 481**

Access to primary school	access within 1.5km (approximately 1 mile)
Comments	1.3km to Haslingden Primary School and 1.7km to Helmshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2km to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.1km to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.1km to Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	780m to Flax Moss sports ground
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high risk of surface water flooding and less than 50% of the site is at medium risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	A small strip of land is within the woodland and grassland Stepping Stone as identified on the Lancashire Ecological Network Maps (0.19 ha)
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath 394 running through the site and informal use by local residents
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	St Stephen on Grane Road is situated 85m to the north west and Higher Mill (Textile Museum) is an ancient scheduled monument situated 500m to the south and no. 250 to 264 Holcombe Road are listed buildings situated also approximately 500m to the south
Landscape value	high landscape impact
Comments	Mainly within Settled Valleys and partly within Reservoir Valleys and Suburban landscape character types
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The site has potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures within inner or middle HSE consultation zones

Comments About a fifth of the site is within the HSE middle consultation zone. A gas governor adjoins the site.

Bad neighbour site in mixed-use area (employment and residential area)

Comments The courtyard is a business park in active use adjoining the site to the north east. Offices and a gas valve compound are situated to the south.

Constraints due to utilities no known utilities infrastructure on site

Comments A gas governor adjoins the site and a high pressure gas pipeline is situated within 20 meters to the east.

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Coal mining risk assessment. Flood risk assessment. Landscape impact assessment. Land contamination survey and potential remediation.

Market are high value market area (£190 to £210/sqm)

Comments

CONCLUSION

Availability summary Available now

Justification The developer has an option on the site and it is considered available for development.

Suitability summary Suitable in medium to long term

Justification Small part of the site are affected by high and medium risk of surface water flooding. The area at high risk of surface water flooding has been excluded from the area available for development, but since the site is over 1ha, a flood risk assessment is recommended. A small strip of land within the south east part of the site has high ecological value as it is identified as a woodland and grassland Stepping Stone area on the Lancashire Ecological Network Maps. Those areas have been excluded from the area available for development. The public right of way running through the site should be maintained. The site is mainly within the Settled Valleys landscape character type, however part of the site is also within the Reservoir Valleys type, therefore a landscape impact assessment is recommended. The site has potential land contamination in relation to previous uses therefore a land contamination survey is required, and if land contamination is found it should be adequately remediated. Approximately a quarter of the site is within the Coal Authority high risk development area, so a coal mining risk assessment is required to understand the impact of the coal mining legacy on potential development. Furthermore a fifth of the site is within an HSE middle consultation zone, this area has been excluded from the area available for development and consultation with the HSE and Cadent is required. Active employment sites are situated to the north and to the south of the site, so appropriate landscape screening is important for the amenity of future residents. Overall, the site can become suitable in the future provided that the constraints area adequately addressed. It is to be noted that since a developer has expressed an interest in developing the site, the issues can potentially be addressed in the short term.

Viability and achievability summary Achievable now

Justification Extra costs have been identified in relation to the development of the site (e.g. coal mining risk assessment, land contamination survey), however since the site is within a high value market area, the development is considered viable. A developer has expressed an interest in developing the site, therefore the delivery of

the houses can start in the short term, but the completion of the entire site is likely to be within the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, and the site can become suitable in the short term if the constraints identified are adequately addressed. The development is considered viable and since a developer has expressed an interest in developing the site (call for sites 2016), the site is considered achievable in its entirety in the medium term. However, the first phase of the delivery is expected to be sooner (year 0 to 5).

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16306** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.14**

Site Name **The Orchard, Land off Helmshore Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Openspace, footpath**

Characteristics of the site reducing the development area **Individual trees and areas protected by TPO**

Area available for development **0.27** Net Development Area (ha) **0.27** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off York Avenue access from Helmshore Road would lead to the felling of protected trees**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.2km to A56/Broadway junction or A56/ Grane Road junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m from a bus stop on Helmshore Road with various bus services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	715m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1055m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1100m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	within 500m to Helmshore local centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Flax Moss sports ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Individual trees and wooded areas are protected by TPO
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	2 public right of way going through the site and informal use of the site by local residents
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	3 Causeway Head Farm situated in the vicinity but the property is hidden from view by Turfcote Nursing Home and the semi-detached and detached properties along Helmshore Road.
Landscape value	low landscape impact
Comments	Suburban
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area with potential land contamination but not situated within the area available for development
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Business Park adjoining the site to the south east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvement.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in RBC ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification The vehicular access is an issue as the potential access from helmshore Road would incur the felling of protected trees while the access of York Avenue is narrow. There are 2 public right of way going through the site that should be maintained. The site is informally used by local residents for recreational uses, however Flax Moss situated on the other side of Helmshore Road provides an alternative space for recreational uses. The trees and wooded area protected by TPO significantly reduce the area available for development. This area situated to the south of the site can become suitable for housing development providing the access is improved and also approved by LCC highway department.

Viability and achievability summary **Achievable now**

Justification The vehicular access needs improvement and this will add extra costs to the development. However, since the site is within a high value market area, the development is considered viable. No developer has expressed an interest in developing the site, but due to the small scale of development (8 houses), it is expected to be delivered in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and part of the site can become suitable for a small residential scheme provided that the vehicular access that can be created from York Avenue is approved by LCC highway. The development is considered viable and achievable in the short term. Overall, part of the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref	SHLAA16380	Most Recent Source	Officer Suggestion	Site Gross Area (ha)	13.66
Site Name	Land at Hollin Bank, Helmshore				
Greenfield versus Brownfield	Split greenfield and brownfield		Designations	Recreation Area	
Site Location - Urban Area, Countryside or Green Belt	Green Belt adjoining the urban area				
Current Land Use	Fields, allotments garden, dwellings, private garden and wooded area				
Characteristics of the site reducing the development area	BHS (4.74 ha), park, allotments, river, woodland, HSE Middle consultation zone and land available with a willing landowner (2.8ha)				
Area available for development	2.8	Net Development Area (ha)	2.14	Density	30 dwellings per hectare
Yield calculated	63	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	multiple ownership
Comments	Private ownerships (5 Land Titles)
Intentions of landowner	intentions unknown or not willing to release the site
Comments	One landowner owning about 2.8ha (20% of the site) is willing to release the site for development (email received 04.12.2016)
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	gradient present but can be mitigated
Comments	Steep slopes up from river valley
Vehicular access	access requires improvements
Comments	There is some road access into the site and around the edges but would require improvement
Distance to strategic road network	between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)
Comments	1.7km to A56 junction at Sykeside
Access by public transport	medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)
Comments	No.11 runs close to the site
Access to primary school	access within 1.5km (approximately 1 mile)

Comments	924m to Helmsshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1365m to Haslingden High School Specialist Arts College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2455m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	650 metres to shops at the corner of Broadway
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent - Helmsshore Park
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Within Flood Zone 2 and 3 along the river plus parts of the area subject to surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Large parts of the site are within a Biological Heritage Site (also a Core Area) -4.74ha
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Contains Helmsshore Park and an equipped Play Area
Heritage assets	site contains or adjoins a Listed Building
Comments	Snig Hole Cottages (Grade 2) are in the centre of the site
Landscape value	low landscape impact
Comments	Suburban and Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	7x SPCs
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	within inner or middle HSE consultation zones

Comments A small portion of the site is within HSE middle and outer consultation zones.

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Main combined sewer runs through the middle of the site, approximately along the line of the river

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments There would be some extra costs in mitigation measures, including access, biodiversity and flood risk

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification New bridleway bridge (2004/530)
Only a small proportion of the site is currently available with around 90% not considered to be available

Suitability summary **Not suitable**

Justification Large parts of the site are not considered to be suitable for development because of the presence of play facilities; well-used allotments; presence of a BHS and flood risk. The area owned by a willing landowner is also within the HSE middle consultation zone and adjoins the BHS. The area available for development is not considered suitable for development.

Viability and achievability summary **Achievable in medium to long term**

Justification The land is located in a high value area therefore mitigation measures should be affordable. Much would depend on the location of the proposed development within the SHLAA site given the number of constraints that exist

Conclusion **Not developable or not to be included in the SHLAA**

Justification There are a number of constraints to developing this site that would significantly impact on its deliverability. Given that only 10% is known to be available it would need to be carefully assessed as to whether a small proportion of the land may be considered appropriate for development

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16402** Most Recent Source **Call for Sites** Site Gross Area (ha) **0.53**

Site Name **Land off Holcombe Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land**

Characteristics of the site reducing the development area **None**

Area available for development **0.53** Net Development Area (ha) **0.47** Density **30 dwellings per hectare**

Yield calculated **14** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site for residential use and stated that the site is immediately available (Call for site reference CFDS98) .**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access off Kingsway or Holcombe Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **1.1km to A56/Grane Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **200m to bus stop with an hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.9km to Haslingden Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.7km to Haslingden High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.8km to GP surgery in Haslingden
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.8km to Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.4km to Flax Moss playing fields
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Haslingden Grane, Valley and Reservoir is a Biological Heritage Site situated approximately 200m to the south west
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along the northern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	St Stephen is a listed building on Grane Road situated 200m to the north west but does not adjoin the site
Landscape value	high landscape impact
Comments	Within Reservoir Valley landscape character type, however the site adjoins an employment site
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There is potential land contamination due to the previous bleach works
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Offices in active use adjoining the site to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Landscape impact assessment. Land contamination survey and potential remediation. Coal mining risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments Attractive area for housing

CONCLUSION

Availability summary **Available now**

Justification The site is in private ownership. The landowners are willing to develop the site for residential use in the short term.

Suitability summary **Suitable in medium to long term**

Justification The site is relatively flat, has good vehicular access and is situated in proximity to a junction of the A56. Local services are not accessible within walking distances, however there is a good access to an hourly bus service. The site is within the Reservoir Valley landscape character type which is sensitive to development, although the site adjoins an employment site. Therefore a landscape impact assessment would be advise prior to development. There is potential land contamination due to the previous use of the site as bleach works, so a land contamination survey is needed. Also, about half of the site is within the Coal Authority high risk development area, therefore a Coal Mining Risk Assessment will be required. The site can become suitable for a housing shceme in the short to medium term, provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Some extra costs have been identified but since the site is in an attractive and high value market area, the development is considered viable. The development is likely to be deliverable within the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable for a housing scheme in the medium term. The development is considered viable and deliverable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18305** Most Recent Source **Officer suggestion** Site Gross Area (ha) **8.94**

Site Name **Land south of Grane Road and west of Holcombe Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grazing land and access road**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.12ha)**

Area available for development **8.82** Net Development Area (ha) **6.61** Density **30 dwellings per hectare**

Yield calculated **198** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner owning has no plans at the current time for development but would welcome any interest (letter received 01.12.2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Holcombe Road or Grane Road.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **within 1km to A56/ Grane Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 100m to bus stop with two hourly services**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	More than 1.5km to Helmsore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 2.5km to Haslingden High School Specialist ArtsCollege
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 1.5km to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to Halsingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1km to Flax Moss Sports Ground
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is at high and medium risk of surface water flooding. The area has been excluded from the area available for development
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	The site adjoins Haslingden Grane, Valley and reservoirs Biological Heritage Site and a wetland and heath Core Area
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public right of way 252 running through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Site adjoins St Stephen listed building
Landscape value	medium landscape impact
Comments	Mainly within Reservoir Valleys and small area within Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Reservoir, residential properties, cemetery, public house, fields and offices

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Heritage impact assessment. Coal mining risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners are not interested in developing the site in the short term, however they remain open to suggestions for development in the long term. The site can therefore become available in the future.

Suitability summary **Suitable in medium to long term**

Justification The site is not within walking distances to local services but it has good access to two hourly bus services. Less than 10% of the site is at high risk of surface water flooding, but this area has been excluded from the area available for development. The site adjoins Haslingden Grane, Valley and reservoirs Biological Heritage Site, therefore the development should protect and enhance this area and landscape screening might be required to act as a buffer. The site adjoins the listed building of St Stephen situated on Grane Road. A heritage impact assessment is required stating how the development can maintain the character of the local area and the setting of the listed building. Most of the site is within the Reservoir Valley landscape character type, therefore a landscape impact assessment is recommended. Also, approximately a fifth of the site is within the Coal Authority high risk development area, so a coal mining risk assessment is important to understand the legacy from the coal mining and how it can affect the development of the site.
The site is considered suitable in the long term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in relation to the development of the site (e.g. heritage impact assessment, coal mining risk assessment and potential mitigation), but since the site is within a high value market area, the development is considered viable. No developer has expressed an interest to develop the site, therefore the site is likely to be delivered in the long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is not available now for development but can become available in the future. The site is not currently suitable but can become suitable if the constraints identified can be adequately addressed. The development is considered viable and achievable in the long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

60

GENERAL INFORMATION

Site Ref **SHLAA18384** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.36**

Site Name **Land at Snig Hole, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland with trees**

Characteristics of the site reducing the development area **Trees**

Area available for development **0.25** Net Development Area (ha) **0.25** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed the interest to release the land for housing development in the short term (call for sites 2016)**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Covenant restricting the height of development to four feet on part of the site.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Gentle slope**

Vehicular access **access requires improvements**

Comments **Relatively narrow-entrance road into Snig Hole. Narrow lane is also a cycleway and used by residents to access the play area.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Access to A56 at Sykeside 1.8km**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Very close to route of No.11 bus which is hourly during the week**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	690m to Helmshore Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1175m to Haslingden High School Specialist Arts College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	5280m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	650m to shops at junction with Broadway
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Right of Way along access road. Adjacent to a Park
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Vehicular access improvements.

Market are **high value market area (£190 to £210/sqm)**

Comments Attractive area of Helmshore

CONCLUSION

Availability summary **Available now**

Justification Owner has indicated interest in site coming forward

Suitability summary **Suitable in medium to long term**

Justification The vehicular access requires improvement. The site is considered suitable for residential use provided careful consideration is given regarding impact on neighbouring uses (e.g. Memorial Park and play area) and subject to the limitations set out in the covenant.

Viability and achievability summary **Achievable now**

Justification No significant constraints

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18421** Most Recent Source **Draft Local Plan Reg 18 Comment** Site Gross Area (ha) **3.33**

Site Name **Grane Road Mills**

Greenfield versus Brownfield **Brownfield** Designations **None**

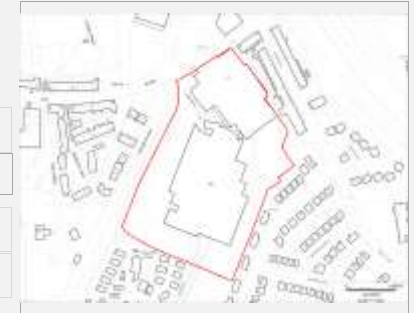
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Two mill buildings, Swinnel Brook**

Characteristics of the site reducing the development area **Flood Zone 3**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowners have expressed an interest to change the use of the land from employment to residential.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access of Grane Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **Within 200m to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Adjacent to bus stop on Grane Road with 2 medium frequency bus routes (11 and 481)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Within 1km to Haslingden Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.3km to Haslingden High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	within 900m to Haslingden Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 800m to Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to Haslingden Sports Centre
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 50% of the site is within flood zone 3. There is also an area of high risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Suburban landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	within inner or middle HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Business Park across Grane Road

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewer present underground and culvert

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Land contamination survey and potential decontamination costs. Coal risk assessment.

Market area **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification the Landowners have expressed an interest to change the use of the site to residential.

Suitability summary **Not suitable**

Justification The site is largely within flood zone 3, it is also located within the middle and outer consultation zones of a high-pressure gas pipeline. There is likely to be contamination on site. The site is not considered suitable for residential use

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are involved to change the use of the site. Development can however be marginally viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Although the site is available for development, the site is not considered suitable for residential use due to severe flood risk, its proximity to a high pressure gas pipeline and potential land contamination.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18431** Most Recent Source **Planning agent (June 2018)** Site Gross Area (ha) **0.62**

Site Name **Land west of Holcombe Road, Helmshore**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland, outbuildings and trees**

Characteristics of the site reducing the development area **None**

Area available for development **0.62** Net Development Area (ha) **0.56** Density **30 dwellings per hectare**

Yield calculated **17** Yield proposed by applicant **20** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Planning agent proposed site for a residential scheme in June 2018**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **No known issues.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Site slopes gently to the south**

Vehicular access **good access or adjacent to road**

Comments **Potential access off Holcombe Road**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **825m to A56/ Grane Road junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 100m to bus stop with two hourly services**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	More than 1.5km to Helmsshore Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Approximately 2.5km to Haslingden High School Specialist ArtsCollege
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 1.5km to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to Haslingden Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1km to Flax Moss Sports Ground
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Haslingden Grane Valley and Reservoirs Biological Heriatge Site situated to the south west but not adjoining the site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public Right of Way along the western boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listing building to the north-west of the site (St Stephen). The development should not negatively impact on its setting.
Landscape value	medium landscape impact
Comments	Site within Settled Valleys and Reservoir Valleys character types. The long view from Holcombe Road are likely to be affected by a housing scheme.
Land contamination	no known issues
Comments	No known issues
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Fields to the west, south and east. Public house, car park and residential property to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **high value market area (£190 to £210/sqm)**

Comments Attractive area

CONCLUSION

Availability summary **Available now**

Justification The land is available for development within the short term.

Suitability summary **Suitable now**

Justification The site has a fair acces to most local services except to a primary school. The closest primary school is situated more than 1.5km away. The site is currently greenfield and provides long open views toward the west from Holcombe Road. A landscape assessment should be undertaken to understand the impact of a potential development. A small part fo the site is within the Coal Authority high risk development area, therefore a cosultation is required with the statutory consultee. The site is considered suitable for residnetial development subject to a landscpae assessment and the consultation with the Coal Authority.

Viability and achievability summary **Achievable now**

Justification No extra costs are expected and the site is situated within a high value market area, therefore the development is considered viable.

Conclusion **Deliverable in the next 5 years**

Justification The site is available and suitable for resindetial use subject to a landscpae impact assessment and consultation with the Coal Authority. A traffic impact assessment is likely to be required, especially if the site to the east is also considered for a large residential scheme. The development is considered achievable within the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

Waterfoot, Lumb, Cowpe & Water

WARD

Hareholme

GENERAL INFORMATION

Site Ref **SHLAA16134** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.41**
Site Name **Land off Queensway, Staghills, Waterfoot**
Greenfield versus Brownfield **Greenfield** Designations **Greenlands**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Grassland with scattered shrubs and trees**
Characteristics of the site reducing the development area **None**
Area available for development **0.41** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**
Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**
Comments **No entry in the Land Registry**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Only accessible by footpath. New access will be needed.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.1km to A56/ A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **125m to 3 hourly bus services on Burnley Road East and 250m to bus stop with 2 services on Staghills Road**
Access to primary school **access within 500m (0.31 miles)**

Comments	400m to St Nicholas Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.1km to BRGS
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.4km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	780m to Waterfoot food and booze convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	650m to Staghills play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	The footpath leading to the site is at medium risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informal recreational value. Public footpath along the eastern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	150m to Sundial listed building and within 200m to St Nicholas Church listed building grade II*
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and south, woodland to the west and east

Constraints due to utilities **no known utilities infrastructure on site**

Comments Some utilities infrastructure present on site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New access infrastructure required, land engineering to flatten part of the site.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The ownership and the intentions of the landowners are unknown. The site is not considered available for development.

Suitability summary **Suitable in medium to long term**

Justification There is a gradient on site, therefore some land engineering could be required prior to development. Access is a significant constraint as there is no current vehicular access. The site is only accessible via a public footpath. The development of the site will require the construction of a new access. Most local services are accessible by walking except the GP surgery that can be accessed by public transport. The site can become suitable in the long term if a new vehicular access is provided.

Viability and achievability summary **Achievable in medium to long term**

Justification A significant extra cost associated to the development is the provision of a new vehicular access, potential land engineering will be needed to flatten the site. The site is in a medium value market. The development is considered to be marginally viable and achievable within the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available as the land ownership is unknown (no entry in the Land Registry). The site can become suitable in the long term once a vehicular access is provided. The development is considered marginally viable due to the significant costs of providing a new vehicular access infrastructure and can be achieved in the short term. Overall the site is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16135** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.96**

Site Name **Land Opposite Church Lane, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Open space / grassland with scattered trees**

Characteristics of the site reducing the development area **Woodland stepping stone habitat and mature trees to the south of the site**

Area available for development **0.48** Net Development Area (ha) **0.43** Density **30 dwellings per hectare**

Yield calculated **13** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **There is no vehicular access to the site. The current access is via a footpath.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **5.6km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **100m to bus stop on Church Street with an hourly bus service (no. 482)**

Access to primary school **access within 500m (0.31 miles)**

Comments	within 300m to St Nicholas Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	850m to BRGS
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	400m to convenience store on Top Barn Lane
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to play area at Staghills
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Some areas within the southern half of the site are affected by medium and low risk of surface water flooding
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Majority of the site within a Woodland Stepping Stone Habitat. Area available for development has been reduced by 50% to protect part of the habitat.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpaths going through the site and along the western boundary of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	The site adjoins the curtilage of St Nicholas Church (listed building grade II*)
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and grassland to the west, church's cemetery to the north, woodland to the east and south

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities infrastructure present on site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments New vehicular access, ecological assessment / mitigation, high quality design and materials to preserve the setting of the adjoining heritage asset

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for release.

Suitability summary **Suitable in medium to long term**

Justification Access is a major constraint as there is no current vehicular access but only a footpath leading to the site. The site is also situated further than 5.5 km /3.5 miles away from a strategic road, however there is a good access to an hourly bus service. Most local services are within walking distances. The area at medium risk of surface flooding is within the wooded area of the site which has been excluded from the developable area. A large part of the site excluding a grassland area at the centre, is designated as a Woodland Stepping Stone Habitat on the Lancashire Ecological network map and is therefore important for the preservation of species requiring this type of habitat. The wooded area as said before has been excluded from the developable area therefore this part of the habitat will be preserved. The public footpaths going through the site should be retained. The site adjoins the curtilage of St Nicholas Church which is a Listed Building (grade II*). Particular attention to the setting of the church will be required prior to development, as the development should not negatively affect the setting of the building and the local character of the area. The site is not considered suitable for a housing development due to the significant constraints (e.g new vehicular access needed, adjoins St Nicholas Church curtilage, high ecological value).

Viability and achievability summary **Achievable in medium to long term**

Justification There are significant extra costs associated with the development such as a new vehicular access, an ecological and heritage assessment. The site is situated within a medium value market area, therefore the development is likely to be marginally viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now for residential development. The site requires a new vehicular access is adjoining St Nicholas Church and has high ecologica value. Therefore the development is not considered suitable for development. The site is not developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16136** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.48**

Site Name **Garage Colony Off Turnpike, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Largely woodland, Trickett's Memorial Ground, footpaths and garage colony**

Characteristics of the site reducing the development area **Trickett's Memorial Ground. Woodland designated as Woodland Stepping Stone Habitat (1.42ha).**



Area available for development **0.11** Net Development Area (ha) **0.11** Density **30 dwellings per hectare**

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Yield calculated **3** Yield proposed by applicant Current planning permission

AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site for housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep gradient on part of the site**

Vehicular access **access requires improvements**

Comments **Potential access off Turnpike (steep road with poor visibility) via Thistlemount Mews**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 5.1km to A 56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **130m to bus stop with hourly services (401, 483 and 10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	570m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	500m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	Approximately 800m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	170m to convenience store on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to Bowling Green on Gaghills Road and 600m to Edgeside Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland designated as Woodland stepping stone habitat (1.42ha)
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Trickett's Memorial Ground. Also, a public right of way goes through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Adjoins graveyard of St Nicholas, Church Street which is a listed building grade II*. Sundial is also situated in the vicinity (grade II)
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site. Vehicular access requires improvements (access via Turnpike which is a steep road). Ecological Impact Assessment. Good design and high quality material.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for a housing development.

Suitability summary **Not suitable**

Justification The site is largely covered by woodland which is designated as a Stepping Stone Habitat on the Lancashire Ecological Network maps. The site is also very steep. Trickett's Memorial Ground is situated within the site. The garage colony to the east of the site can be developed, however the area available could lead to the construction of 3 dwellings. The site falls below the threshold for inclusion within the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification Due to the woodland area and the presence of Trickett's Memorial Ground only the area of the garage colony can be developable. This area of 0.11ha is too small to deliver 5 or more dwellings, therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16155** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.13**

Site Name **Land by St Peter's School, Newchurch**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

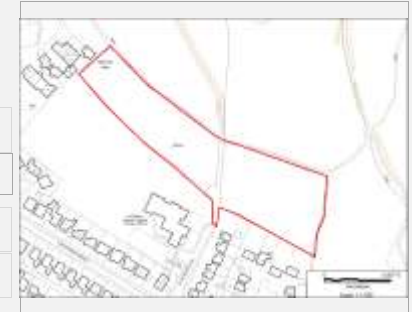
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and storage yard**

Characteristics of the site reducing the development area **Building on brownfield part**

Area available for development **0.32** Net Development Area (ha) **0.32** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for housing in the short to medium term, during the consultation in summer 2015.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access off St Peter's Road, but issues due to school traffic**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Approximately 4.2km /2.6 miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **390m to bus stop with 1 hourly service (10)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to land
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2000m to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1500m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	390m to local store on Top Barn Lane
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1100m to nearest park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	55m to a Local Geodiversity Site "Newchurch erratic"
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site as the continuation of St Peter's Road and along the northern boundary
Heritage assets	site contains or adjoins a Listed Building
Comments	Heightside, Newchurch Road is a listed building grade II situated 60m away from the western boundary
Landscape value	medium landscape impact
Comments	The site is within the Settled Valleys landscape character type however it is situated in a very prominent location.
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments School to the south, and surrounded by grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering work to flatten the site. Environmental and heritage assessment due to the presence of a Local Geodiversity Site and listed buildings in the vicinity.

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to develop the site for residential use as expressed in a comment received during the consultation in summer 2015. The site is available now.

Suitability summary **Suitable in medium to long term**

Justification There is a pronounced slope on parts of the site, therefore land engineering might be required prior to development. There is good access from St Peter's Road but potential traffic conflicts at peak times. The site is situated 2.6 miles away from a strategic road network. There are 2 bus services within walking distance from the site. A primary school adjoins the site and a local shop is within walking distance. Other local services such as the secondary school, GP surgery and local park / play area are not within walking distances but can be accessed by public transport. The site is in the vicinity of a Local Geodiversity Site so an environmental /geological study is recommended to assess potential would be important to understand if there is likely to be an impact on the setting or character of the property. The site is considered suitable in the medium term for housing provided that the development has no negative impacts on the adjoining Listed Building and Local Geodiversity Site. Also, land engineering works might be required prior to deliver houses on site.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development (e.g. Land engineering works to flatten the site, environmental /geological assessment, heritage assessment). However, the site is situated in a high value market area and the development is considered viable. No developer has expressed an interest to develop the site, therefore the dwellings are more likely to be delivered in the medium term rather than the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, as the landowner has expressed an interest to develop the site for residential use. The site is considered suitable in the medium term provided that the topography and the proximity to a Listed Building and Local Geodiversity Site can be adequately addressed. Particular attention should be given to the location of the primary school adjoining the site, especially regarding traffic issues. The development is considered viable and is expected to be

achieved in the medium term.

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16158** Most Recent Source **Call for Sites 2016 (CFDS51)** Site Gross Area (ha) **0.19**

Site Name **Land to rear of Boars Head pub, Newchurch**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Former bowling green and car park**

Characteristics of the site reducing the development area **None**

Area available for development **0.19** Net Development Area (ha) **0.19** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant **6** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner / developer is willing to develop the site for housing in the short term. A planning application was submitted and refused in 2013. The site was submitted for development in the call for sites 2016.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Good access off Church Lane however LCC Highways objected to the layout of the access proposed which will result in inadequate parking provision and access for goods/refuse vehicles**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.1km / 3.1miles to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **50m to bus stop with 1 hourly service (10)**

Access to primary school **access within 500m (0.31 miles)**

Comments 420m to St Peter's Roman Catholic Primary School

Access to secondary school **access within 1.5km (approximately 1 mile)**

Comments 835m to Bacup and Rawtenstall grammar school

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1200m to nearest GP

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments 400m to local store on Top Barn Lane

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 610m to playground off Staghills Road

Flood risk **flood zone 1 or low surface water flood risk**

Comments There is an area at low risk of surface water flooding to the south of the site but not within the site.

Ecological value **adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments The site adjoins a woodland stepping stone habitat situated on the other side of Church lane. There are 2 TPO on the site.

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment The site is a former bowling green. Sports England objected to the latest planning application on the basis that the assessment does not show that the bowling green is surplus to requirements.

Heritage assets **site contains or adjoins a Listed Building**

Comments The site is adjacent to St Nicholas Church which is a listed building grade II* situated on the other side of Church Lane. The site also adjoins no. 63 and 65 Newchurch Road which are listed.

Landscape value **low landscape impact**

Comments Mostly industrial age with north of the site being historic core

Land contamination **no known issues**

Comments

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	
Bad neighbour	site in residential or retail area
Comments	Surrounding by residential use, a Church and public houses
Constraints due to utilities	no known utilities infrastructure on site
Comments	

ACHIEVABILITY

Extra costs of development	if some extra costs required
Comments	Some extra costs aea requires such as : heritage impact assessment, vehicular access improvements and provision of an alternative bowling green or commuted sum.
Market are	medium value market area (£170/sqm)
Comments	

CONCLUSION

Availability summary	Available now
Justification	Planning permission for the erection of 6 dwellings was submitted and then refused in 2013 (2013/0513). The land is owned by a developer willing to develop the site for residential use (a call for sites was submitted in 2016)
Suitability summary	Suitable now
Justification	The site is relatively flat and has a good access from Church Lane. However the layout of the access needs to be improved in accordance with LCC Highways comments. An hourly bus service is accessible within walking distance. Most local services are accessible within walking distance apart from the GP surgery which can be accessed by public transport. The site is adjacent to a woodland stepping stone habitat identified on the Lancashire ecological network map, therefore the developer should avoid or mitigate any negative impacts on this important habitat. The site was previously used as a bowling green and Sports England objected to the latest planning application based on the fact that the assessment provided by the applicant did not show that the bowling green was surplus to requirements. Sports England suggested the applicant to replace the bowling green or provided a commuted sum. Several listed buildings are adjoining the site including St Nicholas Church which is a grade II* building. An appropriate heritage assessment is recommended together with a high quality design and materials for the scheme. The site is considered suitable in the short term provided that the ecological and historical importance of the sites in the vicinity are safeguarded, the vehicular access is improved and an alternative bowling green is provided (or commuted sum).
Viability and achievability summary	Achievable now
Justification	There are extra costs associated with the development (e.g. heritage assessment and high quality design and materials), however the site is situated in a

medium value market area and therefore the development is considered viable. The developer owns the site and applied for planning permission in 2013. The development is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is owned by a developer who has submitted an interest in developing the site (planning application submitted in 2013 and call for sites in 2016). Therefore the site is available for development. The site is suitable provided that the scheme will protect the ecological importance of the adjoining woodland and the historical value of the adjoining historical assets. Also, the access layout as submitted in the latest planning application should be modify according to LCC Highways comments.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16160** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.38**

Site Name **North Of Stag Hills Road, Newchurch**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Playground and grassland area**

Characteristics of the site reducing the development area **Playground area should be maintained.**

Area available for development **0.32** Net Development Area (ha) **0.32** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership (housing association and Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **North West of site: land slopes gradually upwards from SE to NW**

Vehicular access **access requires improvements**

Comments **Potential access from Brow Edge**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.5km / 2.7 miles to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **90m to bus stop with an hourly bus service (10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to St Peter's Roman Catholic primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1620m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2000m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to local store on Top Barn Lane
Access to a park or play area	access within 300m (0.18 miles)
Comments	Playground area to be maintained on site
Flood risk	flood zone 1 or low surface water flood risk
Comments	About 10% of the site at low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	A playground is situated to the south east of the site and should be maintained. The playground has been excluded from the development area.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Half industrial age half suburban
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and the landowners are willing to release the site for residential development in the short term.

Suitability summary **Suitable now**

Justification There is potential access off Brow Edge. There is a pronounced slope on the site, especially in the North West section, however, it does not prohibit development. The site is situated less than 3 miles from a strategic road and in proximity to a bus stop providing access to an hourly bus service. Most local services are within walking distances except the secondary school and GP surgery, which can be accessed by public transport. A playground is located in the south eastern section of the site and should be retained as part of the development. No other physical constraints were identified. The site is considered suitable provide that the access is improved and the playground area is maintained.

Viability and achievability summary **Achievable in medium to long term**

Justification The access requires improvement, however the site is situated in a medium value market area and therefore the development is considered viable. Part of the site is owned by a housing association that has not expressed the interest to build in the short term, therefore the site is considered to be achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and suitable for housing development provided that the access is improved and that the playground area is maintained. The development is viable , however the housing association has not expressed an interest to develop houses in the short term, therefore the delivery is expected to be in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16161** Most Recent Source **Housing Association** Site Gross Area (ha) **5.07**
Site Name **Hareholme, Newchurch**
Greenfield versus Brownfield **Greenfield** Designations **Greenland and Recreation Area**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Mainly woodland, small grassland area and footpath**
Characteristics of the site reducing the development area **Woodland**
Area available for development **0.31** Net Development Area (ha) **0.31** Density **30 dwellings per hectare**
Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site for housing development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **There is pronounced slope on the site.**
Vehicular access **good access or adjacent to road**
Comments **Access off Woodlands Close**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **4.4 km / 2.7 miles to A56/ A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **65m to bus stop with an hourly service (10)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	680m to Newchurch St Nicholas Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1600m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1700m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	335m to local shop on Top Barn Lane
Access to a park or play area	access within 300m (0.18 miles)
Comments	250m to play area at Staghills Road
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is within flood zone 3 and flood zone 2 in the vicinity of the River Irwell. This area is excluded from the developable area. The northern part of the site is at low risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland and woodland stepping stone habitat within the northern part of the site
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Northern and eastern part of the site adjacent to Woodlands Close is a grassland area used for kick around.
Heritage assets	site contains or adjoins a Listed Building
Comments	Staghills Lodge is a Listed Building grade II adjoining the southern boundary of the site
Landscape value	low landscape impact
Comments	Half Suburban, half industrial age
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The grassland area adjacent to Woodlands Close has contaminated land issues. An assessment of the extent of the contamination and mitigation measures is required.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological assessment of the grassland and woodland habitat for the area available for development situated in the north east corner of the site off Woodlands Close. Providing another playing field for the local community. Land contamination report.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is currently available for development.

Suitability summary **Suitable in medium to long term**

Justification The majority of the site is covered by mature woodland, therefore only the grassland area to the north west of the site is considered available for development. This area is relatively flat and has good vehicular access via Woodlands Close. The site is within 3 miles from a strategic road and has good access to an hourly bus service. Most local services are accessible within walking distance, except the secondary school and GP surgery which can be accessed by public transport. The grassland area is at low risk of surface water flooding. It is however identified as a Stepping Stone Habitat in relation to the adjacent woodland Core Area, so an ecological assessment is recommended. The area is now and again used as a kick around area. The provision of another playing field is likely to be required for the local community. Staghills Lodge, Bacup Road is a listed building grade II, but its setting is not likely to be affected by the development. There are land contamination issues, so a contaminated land report will be required. The site can become suitable for a residential scheme if the constraints are adequately addressed (e.g. land contamination, ecological and recreational value).

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. land contamination survey / decontamination, ecological assessment, provision of a replacement recreational area). The site is situated in a medium market value area, so the development can still be viable. A developer has expressed an interest in the grassland area off Woodland Close, therefore the site can be achieved in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development it considered viable and achievable in the short term as the landowner is willing to release the site and a developer has expressed an interest in developing the site. However the grassland area of the site (off Woodlands Close) is not currently suitable due to land contamination issues and its ecological and recreational values. The site can however be developable in the long term if those constraints can be adequately addressed and mitigated.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16163** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.9**
Site Name **Crabtree Hurst, Waterfoot**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Wooded area and grassland**
Characteristics of the site reducing the development area **Wooded area and flood zone 3**
Area available for development **0.78** Net Development Area (ha) **0.7** Density **30 dwellings per hectare**
Yield calculated **21** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (RBC)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **The access from Lench Road is subjected to a ransom strip as the land is not owned by RBC. Access via Holt Mill Road is via an employment site and a narrow bridge and part of the land is not in RBC ownership.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **About 4km / 2.4 miles to A56/ A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **340m to bus stop with high quality bus service (464)**
Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	2200m to Newchurch St Nicholas Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1500m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1100m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	300m to Texaco petrol station local shop
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	1800m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site is within flood zone 3 and 2
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Kenroy's pond is a Biological Heritage Site situated 40m to the south of the site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A public right of way runs along the southern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Staghills Lodge is a listed building grade II situated 130m (as the crow flies distance) from the site but does not adjoin the site
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Less than 10% of the site is in an area of potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Cycleway to the north and employment sites in active use to the north of the river, visitor centre to the east, residential property and grassland to the west, grassland to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access is via a track off lench Road and is subject to a ransom strip. There is a slope gradient that might require land engineering works. Land contamination assessment needed for the eastern part of the site. Flood risk assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (Rossendale Borough Council) and is available for development.

Suitability summary **Suitable in medium to long term**

Justification The site has a pronounced slope and land engineering works might be required prior to development. Access is a significant issue, there is potential access off Lench Road via a narrow track but it is subject to a ransom strip as not within different ownership. The site is situated within 3 miles from a strategic road and has good access to a quality bus route. A local shop is within walking distance, however all other local services are situated further away. Less than 10% of the site is affected by flood zone 3 and 2, however a flood risk assessment would be recommended. Kenroy's pond is a Biological Heritage Site situated 40m from the site, up the hill, and is unlikely to be affected by the development. The public right of way along the southern boundary will need to be maintained. Less than 10% of the site has potential contamination risk, but a land contamination survey is still recommended. The employment site in active use to the north should be appropriately screened from the development. Overall, the site is not currently suitable for housing. The site can become suitable in the future provided that access is secured and land contamination and flood risks issues are addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is in a medium market value area but significant costs are associated with the development. The site is considered marginally viable. No developer has expressed an interest regarding this site, therefore the delivery is expected to be in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now, but is not currently suitable and achievable. The site is considered to be developable in the long term once the issues such as the vehicular access, flood risk and land contamination are addressed.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

21

GENERAL INFORMATION

Site Ref **SHLAA16164** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.57**

Site Name **Land behind Myrtle Grove Mill, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Residential and agricultural use**

Characteristics of the site reducing the development area **Dwellings and private garden. Farm in active use. Mature trees with TPOs**

Area available for development **1.51** Net Development Area (ha) **1.35** Density **30 dwellings per hectare**

Yield calculated **40** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (1 Land Title)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **There is a pronounced slope on the site**

Vehicular access **access requires improvements**

Comments **Access is poor via Highfield Road: single lane that would need to be widen. Another potential access is via Lench Road.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.8km / 2.3 miles to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **235m to bus stop with various services, including a 15min service (464)**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	2200m to Newchurch St Nicholas Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1500m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1100m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	280m to local shop at Texaco petrol station
Access to a park or play area	no access within 1.5km (approximately 1 mile)
Comments	1800m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small pockets at low risk of surface water flooding within the site
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site is adjacent to a Woodland Stepping Stone Habitat and within a Woodland Corridor as identified on the Lancashire Ecological Network Map
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Several public rights of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Higher Lench Farm is a listed building grade II further up Lench Road and Staghills Lodge is a listed building grade II on Bacup Road but both properties are not adjoining the site.
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Less than 10% of the site has potential land contamination issue
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment area adjoining the countryside

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works. Access improvements. Land contamination survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowner are unknown therefore the site is not currently available but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The site is steep and is likely to require land engineering works to allow development. Access via Highfield Road or Lench Road is poor as both are single lanes. The site is situated 2.3 miles from a strategic road and has good access to a quality bus route. Only the local store is within walking access. Other local services are situated further away and are accessible by public or private transport. The site is adjacent to a woodland stepping stone habitat therefore it is important that the development does not have a negative impact on the ecological value of the adjoining site. Several public rights of way are going through the site and should be maintained. There is a small pocket of land with potential contamination issues and thus a land contamination survey would be required. There is an active employment area to the north of the site which is currently screened by trees. Some waste water infrastructure are present on site that would need to be taken into consideration. The site is considered to be developable in the long term provided that access is improved, the ecological value of the adjacent woodland is preserved and a land contamination survey is undertaken for the area at risk.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are associated with the development of the site and the land is within a medium value market area. The development is considered marginally viable. No developer have expressed an interest to develop the site therefore it is not likely to be achieved in the short term and is rather a long term prospect.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Overall the site is potentially developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16166** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.37**

Site Name **Land Off Lea Bank, Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Access road and open space (grassland)**

Characteristics of the site reducing the development area **Access road (0.06 ha)**

Area available for development **0.31** Net Development Area (ha) **0.31** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner willing to release the site.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access of Lea Bank**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.2km /2.6 miles to A56/ A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **200m to bus stop with an hourly service (10)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1140m to St Peter's Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2000m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1015m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	375m to Higher Cloughfold shop on Newchurch Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	Playing field on the other side of Hareholme lane
Flood risk	flood zone 1 or low surface water flood risk
Comments	Flood zone 1
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adj to Woodland stepping stone habitat
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	Land contamination issues to the south of the site but not on site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and wooded area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure going through the site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs identified

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is currently available.

Suitability summary **Suitable now**

Justification The site is relatively flat and has a good vehicular access. It is situated 2.6 miles from a strategic road and has good access to an hourly bus service. A local shop and a playing field are situated within walking distance, however the secondary school, GP surgery and primary are not within walking distance and residents will be reliant on bus service or private transport to reach those services. There is no flood risk but the site adjoins a woodland stepping stone habitat. It is important that future development preserve this habitat. The waste water infrastructure running through the site would need to be considered prior to construction.
The site is considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification There are no extra costs associated with a residential development on that site, therefore it is considered viable. The development is likely to be deliverable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available, suitable and achievable for housing development in the next five years.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16167** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.58**
Site Name **Land Off Hill End Lane, Rawtenstall**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Footpath and open space (grassland with trees along the river Irwell)**
Characteristics of the site reducing the development area **Flood zone 3, Woodland Stepping Stone Habitat (0.33ha)**
Area available for development **0.25** Net Development Area (ha) **0.25** Density **30 dwellings per hectare**
Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (Rossendale Borough Council)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Bacup Road but busy road**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **3.3km to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **100m to bus stop with access to a high quality bus**
Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.7km to Waterfoot primary school and 2.1km to Balladen primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1790m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1440m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	150m to Singh convenience store on Bacup Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	270m to nearest play area
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	50% of the site is affected by flood zone 3 and the whole site is within flood zone 2
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Habitat
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Local residents use the footpath for dog walking. Route through the site forms part of Valley of Stone greenway.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Within 80m to Cloughfold Conservation Area but not directly adjoining the Conservation Area
Landscape value	low landscape impact
Comments	Half within Industrial Core, half within Suburban landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment area to the east and west, residential properties to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Ecological impact assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Not suitable**

Justification The site is not suitable for housing development due to its high risk of flooding: 50% of the site is within flood zone 3 and the whole site is within flood zone 2. SFRA recommends that the site should not be developed on this basis. Development would also impact on an important recreationa resource and on the ecologicla value of the site.

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not developable as it is not suitable for housing development based on flood risk advice in SFRA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16168** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **0.57**

Site Name **Land off Peel Street, Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **School playing field and wooded area**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat. Area available for development reduced by 50% to protect part of the habitat.**

Area available for development **0.28** Net Development Area (ha) **0.28** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (LCC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the land for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access can be created from Peel Street**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.2km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **125m to bus stop on Bacup Road with access to a quality bus route**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	950m to St Peter's Primary School. The site adjoins Belmont School which is a special school.
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.9km to Alder Grange School via footpaths
Access to GP surgery	access within 1km (0.6 miles)
Comments	780m to Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approximately 1km to Lidl store and Rawtenstall Town Centre
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjoins Cloughfold recreation area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 10% of the site at medium risk of surface water flooding along Peel Street.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	90% of the site is within a woodland Stepping Stone habitat
Recreational value	no recreational value
Recreational value comment	The site is used for recreational purposes by the school and not the public. The landowner is willing to release the site for development.
Heritage assets	site within or adjoins a Conservation Area
Comments	A third of the site is situated within Cloughfold Conservation Area
Landscape value	low landscape impact
Comments	Suburban and historic core landscape character types
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small pockets of land with potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Heritage impact assessment, ecological impact assessment. Land contamination survey.**

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The land is currently used by Belmont School as a play area, however the landowner has expressed an interest to develop the site for housing.**

Suitability summary **Suitable in medium to long term**

Justification **The site can become suitable for a residential development if it is demonstrated that the flood risk from surface water can be mitigated, the ecological value of the site can be preserved in parts of the site (e.g. corridor for species), and that there is no land contamination or if there is, that it will be remediated.**

Viability and achievability summary **Achievable now**

Justification **Extra costs have been identified and the site is within a medium value market area. The development is considered viable and can be achieved in the short term.**

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification **The site is available for development and can become suitable in the medium term. The development is considered viable.**

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16176** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **1.23**
Site Name **Greenbridge Mill (Hall Carr Mill) Lambert Haworth, Rawtenstall**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Employment and retail use**
Characteristics of the site reducing the development area **Trees at the south east corner of the site**
Area available for development **1.08** Net Development Area (ha) **0.97** Density **40 dwellings per hectare**
Yield calculated **39** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership.**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner has expressed an interest for a mixed use including residential use.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **2.5km to A56 junction (with A682)**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **300m to bus stop on bacup Road with 3 bus services (including 464 service every 15 mins)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.2km to Balladen Primary School; 1.3km to St James The Less Primary School and 1.4km to St Mary's Rawtenstall Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.8km to All Saints High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	within 250m from Rawtenstall Primary Care Trust
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to LIDL and 600m to Tesco extra
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 400m from Hall Carr Play Area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Parts of the site at low risk of surface water flooding . The site adjoins the River Irwell (flood zone 3). Part of the site flooded during the flood events in December 2015.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Greenbridge Works is a LB Grade II
Landscape value	low landscape impact
Comments	Partly in the Settled Valley and Partly in Moorland Pastures / Upland Fringes
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Known Issues but Capable of Remediation
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed use area within employment to the east, residential properties to the west, grassland to the south and river Irwell to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Careful design and use of specific materials to maintain or enhance the character of the Listed Building. Flood risk assessment.

Market are **high value market area (£190 to £210/sqm)**

Comments At the edge between the high value market area and the medium value market area

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for mixed-use.

Suitability summary **Suitable now**

Justification The site is considered suitable subject to the scheme maintaining or enhancing the character of the Listed Building and provided that flood risk can be adequately mitigated (flood event occurred on the site during December 2015).

Viability and achievability summary **Achievable now**

Justification The development is considered viable as it is situated in a high value market area, and it can be achieved in the next five years.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered to be deliverable within the next 5 years.

Delivery (next 5 years) 39 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 0

GENERAL INFORMATION

Site Ref **SHLAA16235** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.56**

Site Name **Land Off Bocholt Way, Rawtenstall**

Greenfield versus Brownfield **Greenfield** Designations **Greenland**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Woodland and footpath**

Characteristics of the site reducing the development area **Woodland covering the site**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep slopes**

Vehicular access **access requires improvements**

Comments **Potential access off Fallbarn Road or Yaraville Street**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **2.6km to A56/ A682 roads**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 400m to bus stop on Hall Carr Road with access to an hourly bus service**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1640m to St Mary's Rawtenstall Church of England School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2370m to Alder Grange Technology and Community School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1300m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	550m to Tesco store via footpaths and steep hill
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1160m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Site adjacent to flood zone 3
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way goes through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Greenbridge Works within 70m to the east, Ilex Mill within 50m to the north and chimney within 100m to the east
Landscape value	low landscape impact
Comments	Settled Valleys and Industrial Age
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small area within the north east with potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential use to the south, mixed-use to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments land engineering to flatten the sites, vehicular access improvements, heritage impact assessment

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Not suitable**

Justification The site is covered by woodland on steep slopes, therefore it is not considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified to develop the site (e.g. vehicular access improvements, land engineering works) but since the site is within a high value market area, the development is considered viable. There has been no developer interest in the site therefore the delivery is likely to be within the medium term if a planning permission is submitted and granted.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available for development but is not considered suitable as it is covered by woodland and situated on a significant slope.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18381** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.7**

Site Name **Land to the west of Dobbin Lane, Lower Cloughfold**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and wooded area**

Characteristics of the site reducing the development area **Slope and access are constraints**

Area available for development **0.7** Net Development Area (ha) **0.7** Density **30 dwellings per hectare**

Yield calculated **21** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to release the site for development (phone call).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Would need a lot of work doing to develop the site given the gradient**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Poor road access into site and runs into a tight bend on Dobbin Lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **3.2km to A56 at Rawtenstall**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **464 along main road and 482 along Newchurch Road though hills in each direction**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1315m to St Peters Roman Catholic Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2410m to Alder Grange Community and Technology College
Access to GP surgery	access within 1km (0.6 miles)
Comments	855m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Shop on corner of Dobbin Lane/Newchurch Road 300m
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to Cloughfold Doorstop Green/Play Area
Flood risk	flood zone 1 or low surface water flood risk
Comments	No Flood risk present on site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Footpath 352 runs along southern boundary of site
Heritage assets	site within or adjoins a Conservation Area
Comments	Eastern half of site in Higher Cloughfold Conservation Area
Landscape value	low landscape impact
Comments	Industrial Age and Suburban
Land contamination	no known issues
Comments	Is some in gardens
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments None within site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Costs of access and constructing on a slope plus the need to reflect context of a Conservation Area.

Market are **medium value market area (£170/sqm)**

Comments Site has good views and is in good area

CONCLUSION

Availability summary **Available now**

Justification The owner of the site has expressed interest in developing the site.

Suitability summary **Suitable in medium to long term**

Justification The site may be deliverable in the shorter term however resolving the access and design constraints may take a considerable period

Viability and achievability summary **Achievable in medium to long term**

Justification The additional costs of building on a steep site and creating a suitable access to the satisfaction of the Highway Authority will impact on viability and bringing the site forward.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is appropriate for development but there are a number of constraints that are likely to mean that it may not be possible to deliver within the 0-5 year timeframe.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18429** Most Recent Source **Reg 18 Consultation 2017** Site Gross Area (ha) **0.44**

Site Name **Waterfoot Police Station**

Greenfield versus Brownfield **Brownfield** Designations **None**

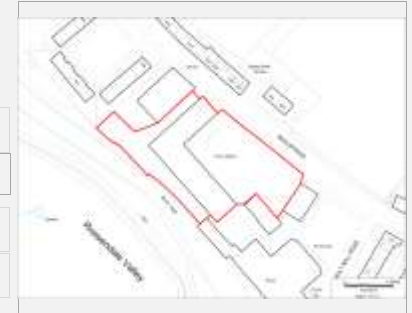
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Police Station and associated car park**

Characteristics of the site reducing the development area **Flood zone 3 along River Irwell situated outside of the site boundary**

Area available for development **0.44** Net Development Area (ha) **0.4** Density **30 dwellings per hectare**

Yield calculated **12** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **An estate agent proposed the use of the site for residential or retail during the summer 2017 consultation. The intentions of the landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **No known issues.**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Bacup Road (2 existing vehicular access)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.5km to junction between A56 and A682**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 100m to bus stop with high quality bus route (464)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	650m to Newchurch St Nicholas CoE primary school via footpath going uphill
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	800m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to Co-operative shop and Waterfoot Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 650m to play area off Wood Lea Road (near car park)
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	95% of the site is within flood zone 2
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland Stepping Stone Hbitat situated on the other side of Bacup Road
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Staghills Lodge and St James the Great are within the area, however since the site is previously developed it is unlikely to affect the settings of those listed buildings.
Landscape value	low landscape impact
Comments	Within the Industrial Age landscape character type. Previously developed site so no landscpae impact.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination from previous uses
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment units to the north-west and south-east, residential properties to the north. River along the south boundary with fields further south.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition costs. Main river flooding mitigation.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site has been proposed by an agent during the draft Local Plan consultation in summer 2017. The intentions of the landowner are currently unknown, however the site could become available in the medium to long term.

Suitability summary **Not suitable**

Justification The site is considered to be in a sustainable location with good access to local services and public transport. The site is almost entirely within flood zone 2. Unless it can be demonstrated that appropriate flood risk mitigation measures can reduce the risk of flooding on site and without increasing the risk of flooding further downstream, the site is unlikely to be suitable for development. The site is adjoining employment units and the amenity of future residents should be protected using landscaping. Due to the constraints affecting the site, the land is considered more suitable for employment use.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs will be associated with a redevelopment for residential including demolition costs, flood risk defences and landscaping. However, the development is considered viable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is considered to be available in the medium to long term for residential use, but the land is more suited to employment use based on the constraints affecting the site and the presence of employment units to the south-east and north-west of the site.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD
Whitewell

GENERAL INFORMATION

Site Ref **SHLAA16114** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.84**
Site Name **Hugh Mill, Cowpe**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Allotment gardens, garage colony and grassland**
Characteristics of the site reducing the development area **Allotment gardens and wooded area to the north**
Area available for development **2.71** Net Development Area (ha) **2.03** Density **30 dwellings per hectare**
Yield calculated **61** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private ownerships (1 Land Title)**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments **The landowners are interested in developing the land (letter received 08.12.2016). The development should be of use for the local community (e.g. affordable housing or other facility)**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **Access via Cowpe Road (narrow lane leading to the garage colonies) or via Carr Lane (access lane to another garage colony and storage yard)**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **4.8km to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **within 350m to Waterfoot bus stop with access to several bus routes**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 900m to Waterfoot Primary School by car and 710m by foot

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 500 m to BRGS

Access to GP surgery access within 1km (0.6 miles)

Comments Within 200m to Waterfoot Health Centre

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments within 510m to the co-operative shop

Access to a park or play area access within 300m (0.18 miles)

Comments Adjoins Hugh Mill playing field

Flood risk less than 50% in flood zone 2 or affected by medium surface water flood risk

Comments Some areas affected by medium and low surface water flood risk

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value presence of Public Rights Of Way or informal use

Recreational value comment Public footpaths going through the site. The allotments garden have been excluded from the area available for development.

Heritage assets site contains or adjoins a Listed Building

Comments Entrance to the railway tunnel which a listed structure within 65m

Landscape value low landscape impact

Comments Within Industrial Age and Settled Valleys Area

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential land contamination to the west of the site.

Mineral sterilisation if entirely within or partly within a Mineral Safeguarding Area or surface coal area

Comments May require further site investigation

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Employment to the north, residential to the west and south, grassland to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements, land contamination assessment, surface water flood risk mitigation, high quality design and materials to preserve the character of the local area and the setting of a listed structure.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners are willing to release the site for development. They would like to provide affordable housing for the local community. The site is considered available in the medium term.

Suitability summary **Suitable in medium to long term**

Justification The access requires some improvements. The site has good access to local services. Parts of the site are at risk of medium surface water flood risk therefore appropriate flood risk mitigation will be required. There is potential land contamination to the west of the site, therefore a land contamination survey is needed. The public footpaths need to be retained. The allotments garden need to be retained together with the wooded area to the north, and they have therefore been excluded from the area available for development. There is an active employment site to the north, however the business activities are not considered to have a negative impact on the amenity of future residents. The site is considered suitable in the medium term for housing development provided that the constraints are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development, but the site is within a medium value market area. The development is considered viable. Dues to the scale of the development and the constraints identified, it is considered that the site is achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The landowners have expressed an interest to develop the land, therefore the site is available in the medium term. The site can also become suitable for housing development provided that the constraints identified are adequately addressed. The development is likely to be delivered in the medium to long term. Overall, the site is developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

61

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref	SHLAA16115	Most Recent Source	SHLAA 2015	Site Gross Area (ha)	1.24
Site Name	Hugh Business Park, Stacksteads				
Greenfield versus Brownfield	Brownfield	Designations	None		
Site Location - Urban Area, Countryside or Green Belt	Urban Boundary				
Current Land Use	Employment use				
Characteristics of the site reducing the development area	Active employment use to the east with no landowner interest to change the use to residential				
Area available for development	0.41	Net Development Area (ha)	0.36	Density	30 dwellings per hectare
Yield calculated	11	Yield proposed by applicant		Current planning permission	<input type="checkbox"/>



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AVAILABILITY

Land ownership	multiple ownership
Comments	Multiple private ownership
Intentions of landowner	intentions unknown or not willing to release the site
Comments	The site is in active employment use. The landowners have not expressed an interest to develop the site for housing. The western part of the site had planning permission for demolition, however it had not taken place.
Legal constraints / ownership issues	no legal or ownership constraints known
Comments	

SUITABILITY

Topography	flat site or very gentle slope
Comments	
Vehicular access	good access or adjacent to road
Comments	Access off Cowpe road
Distance to strategic road network	between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)
Comments	4.6 km to A56/A682 junction
Access by public transport	high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)
Comments	250m to Waterfoot bus stop with several bus route

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 820m Waterfoot primary school by car and 625m by foot

Access to secondary school **access within 1.5km (approximately 1 mile)**

Comments 420m to BRGS

Access to GP surgery **access within 1km (0.6 miles)**

Comments 40m to Waterfoot Health Centre

Access to a local centre or convenience shop **access within 500m (0.31 miles)**

Comments 325m to the Co-operative shop

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments 500m to playing field near Hugh Mill

Flood risk **less than 50% in flood zone 2 or affected by medium surface water flood risk**

Comments Parts of the site are affected by medium surface water flood risk

Ecological value **adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Site adjoins Stacksteads Gorge Local Geodiversity Site

Recreational value **no recreational value**

Recreational value comme

Heritage assets **site contains or adjoins a Listed Building**

Comments Railway tunnel entrance to the other side of the road, however the eastern part of the site (considered here for housing development) is not directly adjoining the heritage asset

Landscape value **low landscape impact**

Comments Within Industrial Age landscape character type

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments Potential land contamination issue therefore a contamination survey will be required prior to development

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Health centre and coal yard to the north, woodland and residential properties to the east and south, Cowpe Road to the west and woodland and grassland beyond

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation, land contamination survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is in active employment use and the landowners have not expressed an interest to change the use of the site, therefore the site is not considered available for development.

Suitability summary **Suitable now**

Justification There is a small area at medium risk of surface water flooding within the eastern part of the site, so flood risk mitigation will be required. The eastern part of the site is not directly adjoining the Railway Tunnel Entrance heritage asset. There is potential land contamination therefore a land contamination survey will be required prior to development. The western part of the site is in active employment use, if the eastern part of the site is developed for housing the future residents will adjoin the business units. However, the business activities are not considered to have a negative impact on the amenity of future residents. The eastern part of the site is considered suitable for housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification There are some extra costs associated with the development of the site (e.g. flood risk mitigation, land contamination survey), however the site is within a medium market value area, therefore the development is considered viable. There are no developer interest in developing housing in the site, therefore the development is achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered available for a housing development as it is in active employment use and the landowners have not proposed to change the use of the land. The site is suitable for housing development and can be achieved in the medium to long term if a developer comes forward. Overall, the site is not

developable as it is not currently available for development.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16116** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **0.13**
Site Name **Bolton Mill, Cowpe**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Vacant building and storage yard**
Characteristics of the site reducing the development area **None**
Area available for development **0.13** Net Development Area (ha) **0.13** Density **50 dwellings per hectare**
Yield calculated **6** Yield proposed by applicant **10** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private family ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Carr Lane**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **4.6km to A56/A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **270m to Waterfoot bus terminal/bus stop with several bus routes (10, 10A, 464,465,482 and 483)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	840m to Waterfoot Primary School by car and 650m by foot
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	440m to BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	60m to the Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to playing field near Hugh Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	The lane from Cowpe to access the garage colony is at low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	No heritage assets close by
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination on the whole site, thus a land contamination report will be required prior to development.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in an industrial or employment area**

Comments Commercial properties to the north and west, including a demolition company that can affect the amenity of future resident

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in private ownership and the landowners have expressed an interest to develop the mill for residential use during the regulation 18 consultation in summer 2015.

Suitability summary **Suitable now**

Justification There is a slope gradient on the site, however it does not impede residential development. The site has access to a high quality bus route (service 464) and is situated in proximity to local services. There is potential land contamination on the site, therefore a land contamination survey will be required prior to a residential development. The site to the north is in active employment, used by a demolition firm and accountant. The amenity of the future residents can be affected therefore adequate mitigation potentially on the form of landscaping is required. The site is suitable for housing development in the short term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Some extra costs are associated with the development (e.g. land contamination survey) and the site is within a medium value market area, therefore the development is considered viable. The development is achievable in the short term for a mill conversion.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now as the landowners have expressed an interest to develop the site for residential use. The site is suitable for housing development and the mill conversion is considered viable and achievable in the short term

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16117** Most Recent Source **Proposed New Sites (summer 2015)** Site Gross Area (ha) **0.07**

Site Name **Carr Mill, Cowpe Road and 1 Carr Lane, Cowpe**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment use (garage and storage yard)**

Characteristics of the site reducing the development area **None**

Area available for development **0.07** Net Development Area (ha) **0.07** Density **70 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant **7** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Site put forward for housing by the landowner during the summer 2015 consultation.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Carr Lane**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.6km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **270m to Waterfoot bus terminal/bus stop with several bus routes (10, 10A, 464,465,482 and 483)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	840m to Waterfoot Primary School by car and 650m by foot
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	440m to BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	60m to the Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	350m to Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	500m to playing field near Hugh Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	No heritage assets close by
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Inactive employment site to the east proposed for residential use, offices and storage yard to the north east in active use.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Waste water infrastructure present on site under an access lane

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Conversion of the building to residential use. Land contamination survey and potential remediation.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner put the site forward during the summer 2015 consultation for potential residential development. The site is available in the short term.

Suitability summary **Suitable now**

Justification There are potential land contamination issues and therefore a land contamination survey is required and if contamination is found, the land should be adequately remediated. The site adjoins an employment area, however the nearest building with former employment use is now put forward for a housing development and the site still in active employment situated to the north east consist in offices and storage yard which can be compatible with an housing site. The site is considered suitable now for a housing development provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs have been identified for the conversion of the building into residential units (e.g. land contamination report). The site is within a medium value market area and therefore the development is considered viable. No developer has expressed an interest, however due to the small scale of the development (5 to 7 dwellings), the development is likely to be achieved in the short term.

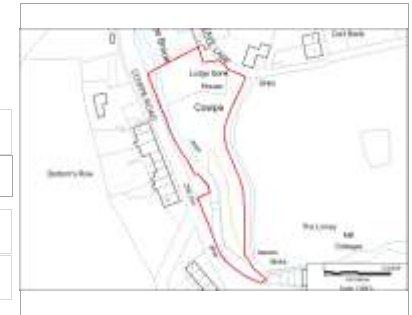
Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is considered suitable provided that the constraints identified (e.g. potential land contamination) are adequately addressed. The development is considered viable and can be achieved in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16122** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.36**
Site Name **Site 5B Kearns Mill, Cowpe**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Grassland, wooded area and Cowpe Brook**
Characteristics of the site reducing the development area **Flood zone 3 and wooded area**
Area available for development **0.06** Net Development Area (ha) **0.06** Density **30 dwellings per hectare**
Yield calculated **2** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**

Comments

Intentions of landowner **intentions unknown or not willing to release the site**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access from Boarsgreave Lane which is a narrow lane.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **no bus services within 400m (0.24 miles)**

Comments

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.7km to Waterfoot Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to shops on Newchurch Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	110m to play area on the other side of Cowpe Road
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Small part of the site are affected by flood zone 3 and are at high and medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Largely covered by woodland.
Recreational value	no recreational value
Recreational value comment	Footpath along the northern boundary but does not go through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	No. 6, 7 and 9 Carr Bank, Cowpe situated on the other side of Boarsgreave Lane
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and west. New residential development to the south. Grassland to the east.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Flood risk mitigation. Ecological Impact Assessment. High quality design and construction materials.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in unknown ownership and the intentions of the landowner are unknown. The site can become available in the long term.

Suitability summary **Not suitable**

Justification The site is relatively isolated from services and the vehicular access would require improvements as Boargreaves Lane is a very narrow lane. Cowpe Brook goes through the site and part of the site is also very steep. The site is largely covered by trees and the area should be protected as far as possible. Excluding the flood zone 3 and the woodland area, the net area available for development is reduced to 0.06ha and can enable the development of 2 dwellings (at a density of 30 dwellings per hectare). The yield is below the threshold of 5 dwellings and therefore the site should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is marginally viable and can be deliverable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is partly within a flood zone 3 and is partly wooded. The net development area is too small to deliver 5 or more dwellings, therefore the site should be excluded from the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16123** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.71**
Site Name **Site 5A Kearns Mill, Cowpe**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Grassland / field**
Characteristics of the site reducing the development area **Small area at high risk of surface water flooding**
Area available for development **2.69** Net Development Area (ha) **2.01** Density **30 dwellings per hectare**
Yield calculated **60** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private single ownership**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **The landowner has not expressed an intentions to develop the land.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Cowpe Road**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **Greater than 5.5km /3.5 miles from A56/A682 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **1.6km to bus stop with high quality bus route**
Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	2km to Waterfoot Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.9km to BRGS
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.4km to Waterfoot Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.7km to the Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	400m to Cowpe play area off Cowpe Road
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small parts of the site affected by high, medium and low risk of surface water flooding
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, wetland and heath corridor. Woodland Stepping Stone Habitat on the other side of the lane. Site adjoins Higher Boarsgreave Lodge BHS.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public rights of way along the southern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	no. 6, 7 and 9 Carr Bank, Cowpe are listed buildings grade II situated within 200m
Landscape value	medium landscape impact
Comments	One third within Settled Valleys and two thirds within Moorland Fringe.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Small part of the site adjoining the former mill might have potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	Cowpe Reservoir to the south of the site

Bad neighbour **site in residential or retail area**

Comments New residential development under construction to the north-east, reservoir and water treatment works to the west, cowpe reservoir to the south, residential properties and fields to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering to flatten the site. Flood risk assessment and mitigation. Land contamination assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in private single ownership. The landowner has not expressed an interest in developing the site. The site can become available in the long term.

Suitability summary **Not suitable**

Justification There is a significant gradient on site therefore land engineering is likely to be required to flatten the site for housing development. The site is situated further than 5.5km / 3.5 miles away from a strategic road and 1.6km to a high quality bus route. It is likely that future residents will be dependent on private car use to commute and reach local services. The site is not within a sustainable location. Small parts of the site are at risk of high, medium and low risk of surface water flooding therefore a flood risk assessment would be required. The public footpath along the southern boundary needs to be maintained. The development should not have any negative impacts on the Woodland Stepping Stone Habitat. Two thirds of the site are within the Moorland Fringe, therefore there is a potential impact on the landscape. The site is not considered suitable for housing development as it is not in a sustainable location.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. land engineering due to the strong slope gradient, flood risk and land contamination assessment) and the site is situated in a medium value market area. It is considered that the site is viable and it can be achieved in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The development is not currently available but can become available in the long term. The development is considered viable and achievable in the short term, however the site is not in a sustainable location and therefore is not suitable for housing development. The site is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16127** Most Recent Source **Call for Sites 2016 (CFDS20)** Site Gross Area (ha) **0.06**

Site Name **Knott Mill Works, Pilling Street and Orchard Works, Miller Barn Lane, Waterfoot**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage and workshops**

Characteristics of the site reducing the development area **none**

Area available for development **0.06** Net Development Area (ha) **0.06** Density **80 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Single private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site during the call for sites.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Millar Barn Lane.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.7km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **120m to bus stop with 3 bus routes**

Access to primary school **access within 500m (0.31 miles)**

Comments	400m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	200m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	Within 200m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 300m to the Co-operative supermarket on Bacup Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	100m to Playground off Wood Lea Road
Flood risk	flood zone 1 or low surface water flood risk
Comments	Millar Barn lane to the south of the site is at medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comment	No recreational value on the site. However, the Pennine Bridleway runs via Millar Barn lane.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Not in a conservation area and no listed buildings in the vicinity
Landscape value	low landscape impact
Comments	Site within Industrial age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed-area of residential properties and workshops

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in single private ownership and the landowner has expressed an interest to develop the site for housing development in the short term during the call for sites (2016).

Suitability summary **Suitable now**

Justification The site is flat and has good access to public transport and local services. There is no flood risk on site but Millar Barn Lane is at medium risk of surface water flood risk. A higher density has been applied for the conversion of the old mill into apartments. There is potential land contamination therefore a land contamination assessment will be required prior to a residential redevelopment. The building to the east is not in active employment use. The site is suitable for housing use provided that the constraints identified (e.g. land contamination) are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development (e.g. land contamination report) and the site is within a medium value market area. The development is considered viable for housing development. There is not current developer interest, however due to the small scale of development, it is considered that house builders can re- develop the site in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now (promoted by landowners during the call for sites) , suitable for housing development in the short term provided that the land contamination constraint is adequately addressed. The development is also considered viable and achievable in the short term. The site is therefore deliverable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16129** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.84**

Site Name **Gaghills Lane, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Business use, storage yard, car park area and woodland**

Characteristics of the site reducing the development area **Flood zone 3, high risk of surface water flooding and mature trees**

Area available for development **0.13** Net Development Area (ha) **0.13** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant **25** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The private landowner is willing to develop the site for housing within the next 5 years as set out in the call for sites form submitted.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road East**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5km to A56/A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **280m to bus stop with 5 services**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	690m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	700m to BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	700m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	540m to Waterfoot Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	470m to Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	A third of the site is within flood zone 3a and two thirds of the site are at high risk of surface water flooding. The SFRA recommends withdrawal of the site due to the combination of river and surface water flood risk.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	Bowling green adjoining the site to be retained
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination on a large part of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Surrounded by residential properties, a bowling green and a bakery

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site, but situated below Gaghills Road so not constraining the development.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and flood risk mitigation, land contamination assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification A planning application for 6 dwellings was submitted at the land adj to 75 Burnley Road East and then withdrawn. The car park was approved for the storage of vans in 2001. The landowner has expressed an interest to develop the site for housing within the next five years as part of the call for sites. The site is therefore available for housing development.

Suitability summary **Not suitable**

Justification The site is not suitable on flood risk grounds. Indeed, part of the site is within flood zone 3a and two thirds of the site are at high risk of surface water flooding, therefore the combination of river and surface water flooding increases the risk of flooding.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. flood risk mitigation and land contamination assessment) and the site is in a medium market value area, it is considered that the development is viable and achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available and the development considered viable, however, the site is not suitable for a housing development on flood risk grounds.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16130** Most Recent Source **Call For Sites 2016** Site Gross Area (ha) **1.28**
Site Name **Mill End Mill, Waterfoot**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Partly vacant land, partly used as business unit and storage yard**
Characteristics of the site reducing the development area **Flood zone 3**
Area available for development **1** Net Development Area (ha) **0.9** Density **30 dwellings per hectare**
Yield calculated **27** Yield proposed by applicant **58** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Single private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner / developer is willing to develop the site for housing in the short term (Call for sites).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Booth Road or Todd Carr Road**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.1km to A 56 / A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **Adjacent to bus stop with hourly services (401 and 10), and within 50m to bus stop with another hourly service (483)**
Access to primary school **access within 500m (0.31 miles)**

Comments	420m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	2 secondary schools within 500m and 600m
Access to GP surgery	access within 1km (0.6 miles)
Comments	800m to Waterfoot Health centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	50m to convenience store on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	50m to Tricketts memorial ground
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Part of the site is within flood zone 3 and the area has been excluded from development. A small part of the site is also in flood zone 2. The site is also at high, medium and low risk of surface water flood risk. The draft SFRA recommends withdrawal.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The western part of the site is contaminated and the eastern part has potential contamination issues.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Surrounded by residential properties to the west, north and east. Storage yard and residential properties to the south.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in single private ownership and the landowner / developer is willing to develop the site in the short term.

Suitability summary **Not suitable**

Justification The site is within flood zone 2 and is also at high, medium and low risk of surface water flood risk. The SFRA recommends the withdrawal of the site based on fluvial and surface water flooding and limited access and egress options. The site is not suitable for housing development.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site (e.g. flood risk assessment) and the site is in a medium market value area, therefore the site is considered viable for housing development. The development is achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available now as the landowner / developer has expressed an interest to develop the site for housing. The development is also viable and can be achieved in the short term. However it is not suitable for residential use due to the high risk of surface water flooding and fluvial flooding. The site is not developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16131** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.99**

Site Name **Land Adjacent Swiss Clough, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

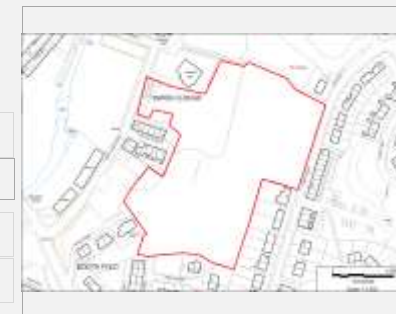
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Woodland and allotments garden**

Characteristics of the site reducing the development area **Woodland (1.58ha) and allotments garden (0.37ha)**

Area available for development **0.04** Net Development Area (ha) **0.04** Density **30 dwellings per hectare**

Yield calculated **1** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access via garage colony off Todd Carr Road but would need to go through the allotments to reach remaining part of the site. Potential access from Park Road (tree issue) or Pleasant View (private garden at the end of the street)**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.3km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **81m to bus stop with an hourly service (no. 10)**

Access to primary school **access within 500m (0.31 miles)**

Comments	270m to Waterfoot primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	280m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	670m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	adjoins convenience store on Park Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	adjoins Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Small part of the site at high and medium risk of surface water flooding along the line of the Clough
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site adjoins Stacksteads Gorge Local Geodiversity Site. Site largely covered by woodland and recommended for retention in the Ecological Corridor Study.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Allotment gardens present on site (0.37ha)
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Largely within Suburban landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if known issues and land engineering works required or adjoining a high risk development ar
Comments	Filled in lodges on site
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and edgeside park to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site that can affect the layout of potential development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site. Vehicular access improvements. Flood risk mitigation. Land contamination and stability survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is available for development.

Suitability summary **Not suitable**

Justification The site has steep slopes and is largely covered by trees. Also, about a quarter of the site consists of allotments. Excluding the wooded area and the allotments, the area available for development is reduced to 0.04ha (essentially the garage colony off Todd Carr Road). This area could deliver 1 dwelling. The larger part of the site is not considered suitable for a housing development and should be retained as greenlands corridor.

Viability and achievability summary **Achievable in medium to long term**

Justification A housing development could be marginally viable and achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site consists of a woodland area and allotments garden in active use, therefore the site is not considered suitable for housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16132** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.41**

Site Name **Park Road Garage Site, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Garage colony (inj use) and grassland area**

Characteristics of the site reducing the development area **Mature trees in the north western corner of the site. Culvert**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership (Rossendale Borough Council) and private ownership (Housing Association)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The private landowners has no objections to the development but raises concerns due to the culvert and steepness of the site. The site is not vacant as several garage sheds are in use.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access from Park Road which is constrained by double side parking on the street.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.5km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **130m to bus stop on Booth Road (hourly service no. 465)**

Access to primary school **access within 500m (0.31 miles)**

Comments	within 400m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	within 400m from BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	less than 1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to convenience shop on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	150m to Edgeside Park
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	The road within the site is at low risk of surface water flooding. However, the culvert under Park Road is prone to blockage leading in a higher risk of surface water flooding.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site within the Stacksteads Gorge Local Geodiversity Site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers on site that can constrain the layout of the development. Also, there are utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering work to flatten the site in some parts.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in mix ownership and is available for housing development in the medium term. There are garage sheds currently in use within the site.

Suitability summary **Suitable in medium to long term**

Justification There is a significant slope gradient on the nortehr part of the site. A culvert is present within the southern part of the site which will affect the layout of the development. Also, some concerns have been raised regarding drainage issues on Park Road. The vehicular access can be via Park Road, however there is double parking on the road increasing the congestion during rush hours. The site is situated near local services and approximately 5.5km / 3.5 miles away from a strategic road. It is also situated close to a bus stop with an hourly service. The site is situated within Stacksteads Gorge Local Geodiversity Site however this does not preclude development on the site. The site is considered suitable for housing development, subject to carefoul layout of the development to avoid the culvert, improve the drainage and access issues.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is within a medium value market area and there are some potential extra costs associated with the development such as land engineering to flatten the site. The development is considered viable and achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available in the medium to long term. The site is considered suitable for a housing development provided that the layout take into consideration the culvert, and mitigation meaasures are in place to solve the drainage and access issues. The development is considered viable and achievable in the medium to long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16133** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.75**

Site Name **Land At Hey Head, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and wooded area, Siss Clough running through the site**

Characteristics of the site reducing the development area **High surface water flood risk and wooded area**

Area available for development **0.42** Net Development Area (ha) **0.37** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership (Rossendale Borough Council and Housing Association)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners are willing to release the site for housing development.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments

Vehicular access **good access or adjacent to road**

Comments **Potential access via the garage colony to the west (SHLAA16132). Access from Lowe View would be too steep.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 60m to bus stop with hourly services 401, 10 and 463**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	700m to BRGS
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	within 1km to convenience shop on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	200m to Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Part of the site (along the stream) is at high, medium and low risk of surface water flooding. The high risk area has been excluded from the area available for development. The culvert under Park Road is prone to blockage.
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Site within Stacksteads Gorge Local Geodiversity Site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Informal recreational value
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties and a garage colony

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation for surface water flood risk, land engineering to flatten the site.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development in the short term.

Suitability summary **Not suitable**

Justification The site is steep in its northern parts and contains a wooded area to the south with a high risk of surface water flooding. The site is not considered suitable for a housing development.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (e.g. flood risk assessment and mitigation and land engineering) however the site is within a medium value market area, therefore the site is considered viable for a housing development. The site is achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available in the short term as it is in public ownership, and the development is considered viable and achievable in the short term. However, the site is not suitable for a housing development due to its significant gradient, particularly in the northern part of the site, and the remaining part of the site being covered by trees and at high risk of surface water flooding.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16137** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.6**
Site Name **Land off Wales Road, Waterfoot**
Greenfield versus Brownfield **Greenfield** Designations **Greenlands**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Woodland, small area used as storage**
Characteristics of the site reducing the development area **Woodland and steep slopes**
Area available for development **0.01** Net Development Area (ha) **0.01** Density **30 dwellings per hectare**
Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (RBC)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The site is available for development**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Potential access off Gresham Street however the street is used to access the garden of the terraced houses.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **Approximately 5.2km to A56/A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **About 280m to bus stop with access to an hourly bus service**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Approximately 620m to Waterfoot primary school and 1km to St Anne's, St Peter's and St Nicholas primary schools
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Approximately 500m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	190m to Waterfoot Food and Booze convenience store
Access to a park or play area	access within 300m (0.18 miles)
Comments	200m to Edgeside Park
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	A small area of the site is at medium risk of surface water flooding. The site adjoins a flood zone 3 (Whitewell Brook)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Mature trees on the whole site. The Ecological Network Study suggest to retain the site as woodland.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	2 Public Rights of Way go through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Business depot to the west of the site, residential properties to the west, south and east, open space to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Vehicular access is a significant constraint. Land engineering works to enable development on steep slopes. Flood risk mitigation. Land contamination survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership (RBC) and is available for development.

Suitability summary **Not suitable**

Justification The site is very steep, especially along Wales Road and vehicular access is a significant constraint. The site is largely covered by trees, although they are not protected by TPO, the trees should be retained on site. The available area for development (excluding the steep slopes and treed area) is too small to be developed. The site is not considered suitable for a housing development.

Viability and achievability summary **Not achievable**

Justification Significant constraints are associated with the development of the site. The development is not considered viable and achievable.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is partly covered by woodland and is recommended in the Ecological Network Study for retention. The net developable area is too small to be able to deliver 5 or more dwellings. The site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16140** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.2**

Site Name **Land Off Taylor Avenue, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **Greenlands**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Woodland and footpaths**

Characteristics of the site reducing the development area **Woodland on steep hillside**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Taylor Avenue**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **110m to bus stop on Crabtree Avenue with access to an hourly bus service**

Access to primary school **access within 500m (0.31 miles)**

Comments	465m to St Anne's Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	900m to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.9km to Waterfoot Health centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 200m to convenience shop on Crabtree Avenue
Access to a park or play area	access within 300m (0.18 miles)
Comments	Edge side Park situated at the end of Taylor Avenue
Flood risk	flood zone 1 or low surface water flood risk
Comments	Small parts of the site at risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wooded area well established but not protected by TPO and not designated within the Lancashire Ecological Network Maps
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Rights of Way crisscrossing the site. Community woodland
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	Due to the steepness of the site some land stability survey would be recommended prior to development
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the east and south, employment use to the west, grassland to the north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of waste water infrastructure that can affect the layout of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land instability survey and land engineering works as the site is steep. Vehicular access improvements. Ecological Impact Assessment (felling of trees and compensation measures)

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in public ownership and is available for development.

Suitability summary **Not suitable**

Justification The site is covered by a well established woodland and is very steep. The site is not considered suitable for a housing development and should be retained as green space.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in association with the development of the site (e.g improvement of the access, removal of trees). The developemnt is considered marginally viable and could be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is steep and covered by a well established woodland area reducing the area available for development to nil. The site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16141** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.84**

Site Name **Land Adjacent To St. Anne's School, Piercy, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and area used as car park**

Characteristics of the site reducing the development area **Trees along the western boundary and steep slopes**

Area available for development **0.62** Net Development Area (ha) **0.55** Density **30 dwellings per hectare**

Yield calculated **16** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Partly owned by St Anne's Church and partly owned by the Diocese**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Landowners intentions are to build a youth centre (community use).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Parts of the site are quite steep**

Vehicular access **good access or adjacent to road**

Comments **Potential access off Ashworth Road. Potential issues with school traffic.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **180m to bus stop on Burnley Road East with an hourly bus service**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to St Anne's Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.6km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	615m to convenience shop on Crabtree Avenue
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	820m to Edgeside Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	Very small part at low risk of surface water flooding to the south west corner of the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Trees within the western section but not protected by TPO
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Site is informally used by the local community
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	site within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments School, church and residential properties to the north, residential properties to the west and east and woodland to the south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowners intend to develop the site for community use (youth centre) and not for a housing development.

Suitability summary **Suitable now**

Justification The site is steep in parts and has trees within its western section. Vehicular access can be created off Ashworth Road, but there might be some issues with school traffic at rish hour. The site is considered suitable for development provided that the trees within the western section are retained andthat the vehicular access is approved by LCC Highways.

Viability and achievability summary **Achievable in medium to long term**

Justification Development is considered viable and can be delivered in the medium term term (access to be created from Ashworth Road).

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for housing development as the landowners expressed an interest to develop the site for a youth centre. The site is not considered developable for housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16142** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **2.06**

Site Name **Mount Zion Baptist & 240 Edgeside Lane, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Field (grazing land)**

Characteristics of the site reducing the development area **None**

Area available for development **2.06** Net Development Area (ha) **1.54** Density **30 dwellings per hectare**

Yield calculated **46** Yield proposed by applicant **20** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners expressed an interest in releasing the site for housing development during the call for sites in 2011.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep slopes along Edgeside Lane**

Vehicular access **access requires improvements**

Comments **Access off Edgeside Lane. The current entrance of the field is via a metal gate by Edgeside Baptist Church. The access to the Church is via a single lane.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.8km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **adjacent to a bus stop with 2 hourly services (401 and 10)**

Access to primary school **access within 500m (0.31 miles)**

Comments	within 500m to St Anne's Edgeside primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	within 800m to Fearn's College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	215m to convenience store on Crabtree Avenue (Edgeside Stores)
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to Edgeside Park
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within settled Valleys Landscape Character Type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west, farm and fields to the north, east and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering work to flatten the site, improvement of the access

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is in private ownership and the landowners have expressed an interest to develop the site for residential use in the short term.

Suitability summary **Suitable in medium to long term**

Justification There is a strong slope along Edgeside Lane, but the slope is more gentle in the remaining part of the site. The access to the field is currently via a metal gate along the access road to Edgeside Church (which is a single lane access). The access needs improvements and should not affect the access to the Church. The site is situated further than 5.5 km /3.5 miles from a strategic road but has good access to 2 hourly bus services. Most local services are within walking distances except the GP surgery. No other constraints were identified. The site is considered suitable for a housing development in the medium term provided that the vehicular access can be improved and that the land can be flattened for development.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site (i.e. access improvements and land engineering works to flatten the site), but the site is in a medium market area therefore the development is considered viable and achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development is viable in the short term. The site can become suitable in the medium term provided that the access can be improved. The site is achievable in the medium to long term as there is no current developer interest. Overall, the site is developable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16143** Most Recent Source **Proposed New Sites** Site Gross Area (ha) **0.37**

Site Name **Field at Scout Road, Whitewell Bottom**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Dwelling, car park area, outbuildings and grassland**

Characteristics of the site reducing the development area **Steep slopes, trees and one dwelling house**

Area available for development **0.17** Net Development Area (ha) **0.17** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant **3** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners expressed the intention to build 3 dwellings on the land during the draft Site Allocations and Policies consultation in summer 2015**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Access is via a narrow and steep track. The land is owned by the onwer and access can be widen.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less then hourly) bus service within 400m (0.24 miles)**

Comments **55m to bus stop with 2 services**

Access to primary school **access within 500m (0.31 miles)**

Comments	350m to St Anne's Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	930m to Waterfoot and Booze convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	475m to playing pitch near Whitewell Bottom community centre
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	A small part of the site, to the south of the dwelling house, is within flood zone 2.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpath going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	within Settled Valleys character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination within the southern part of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments **Mainly surrounded by residential properties with some active employment use on the other side of Burnley Road East.**

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments **Utilities constraints in the vicinity of the site.**

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Potential land engineering works to flatten the site. Land contamination assessment for development in the southern part of the site. Vehicular access improvements.**

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **The site is in private ownership and the landowners have expressed an interest in developing the site for residential use (3 dwellings) during the draft Site Allocations and Policies consultation in summer 2015.**

Suitability summary **Suitable now**

Justification **There is a strong slope gradient on the site, therefore land engineering might be required to flatten the site for development. Vehicular access requires improvements. The site is situated further than 5.5km /3.5 miles from a strategic road, but it has good access to two hourly bus services. Some local services are accessible by walk such as the primary school, convenience store and playing field while others can be accessed by public transport, such as the secondary school and the GP surgery. A very small part of the site is within flood zone 2 and since it is within the curtilage of the dwelling house it has been excluded from the developable area. The public footpath should be retained on site. There is potential land contamination to the south of the site therefore development in this area will require a land contamination report. The employment site in the vicinity of the site is unlikely to affect the amenity of future residents. The site is considered suitable in the short term for a housing development.**

Viability and achievability summary **Achievable now**

Justification **Some extra costs are associated with the development of the site (e.g. land engineering work and land contamination report for a development within the southern part of the site). The site is in a medium value market area therefore the development is considered viable for a housing development. Due to the small scale of development, the dwellings can be built by local house builders in the short term. The site is therefore considered achievable in the short term.**

Conclusion **Deliverable in the next 5 years**

Justification **The site is available now and suitable now for housing development. The development is viable and achievable in the short term. The site is therefore deliverable in the short term.**

Delivery (next 5 years)

5

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16144** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.72**
Site Name **Land/Garden at Delph House, Scout Bottom, Waterfoot**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Grassland with some tree cover. Former quarry in the east of the site.**
Characteristics of the site reducing the development area **Coal Authority high risk development area. Steep Slopes**
Area available for development **0.72** Net Development Area (ha) **0.64** Density **30 dwellings per hectare**
Yield calculated **19** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments **The landowner has no objection for the site to considered for development the SHLAA (email received 05.12.2016).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Potential access via site to the east (SHLAA16143) but would require new infrastructure and can be difficult due to steep slopes**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **6.1km to A56 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **100m to bus stop with 2 services**
Access to primary school **access within 500m (0.31 miles)**

Comments	Approximately 400m to St Anne's Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Approximately 1.5km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Within 1km to Waterfoot and Booze convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Approximately 500m to playing pitch near Whitewell Bottom community centre
Flood risk	flood zone 1 or low surface water flood risk
Comments	High surface water runoff is likely to occur
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A Public Right of Way goes through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The site is within the Settled Valleys character type, however it is in a prominent location
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The south east corner of the site has potential land contamination issues (former quarry)
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the east, open fields to the north, west and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments New vehicular access. Land engineering works. Land contamination survey and Coal Mining Risk Assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowner has no objection regarding the development of the site. However, it is likely to be available in the medium to long term.

Suitability summary **Not suitable**

Justification The site is very steep and is not considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is marginally viable and can be delivered in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The landowners have expressed an interest to develop another parcel of land within their ownership adjacent to the site. This forms a possible extension. The site is however very steep and difficult to access being half way up a hillside. It is likely to suffer from high surface water runoff.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16145** Most Recent Source **Planning Officer** Site Gross Area (ha) **1.67**

Site Name **Shawclough Works, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Shawclough Works and Springvale Works with several employment units (used and vacant), storage yard to the south with grassland and wooded area**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.67ha)**

Area available for development **1** Net Development Area (ha) **0.9** Density **30 dwellings per hectare**

Yield calculated **27** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerhsips and unknown ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowners owning parts of the site (0.55 ha) are willing to develop the land for housing in the future (letters dated 24.03.2017 and 27.03.2017). The intentions of the landowners owning the remaining part of the site are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Slope present within the eastern section of the site**

Vehicular access **good access or adjacent to road**

Comments **Access via Shaw Clough Road**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.6km to A56/A682 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **465m to bus stop with an hourly bus service**

Access to primary school	access within 1.5km (approximately 1 mile)
Comments	515m to St Anne's primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.2km to Fearn's Community College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.3km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	730m to convenience store on Crabtree Avenue
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	785m to playing pitch off Burnley Road East
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Approximately a third of the site is at high risk of surface water flooding (including Shawclough Works and Springvale Works)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Treed area within the south east corner of the site although not protected by TPO
Recreational value	no recreational value
Recreational value comment	Public rights of way along the site's boundaries but not within the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Nos 16 and 18 Shaw Clough Road and no.1 Yate Cottages are listed building in close proximity. Higher Hollin and no. 85 Ashworth are other listed properties situated further away.
Landscape value	medium landscape impact
Comments	The site is within the Enclosed Uplands landscape character type. However, since the site is largely brownfield, the impact on the landscape is minimal.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Whole site has potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the south east, reservoir to the north east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and mitigation, high quality design and materials, land contamination survey

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landowners owning 0.55 ha of the site (including the access from Shawclough Road) are willing to develop the land for housing in the future. The intentions of the remaining landowners are unknown. Part of the site is available in the medium term (0.55 ha), while the remaining part can be available in the long term. A certificate of proposed lawful use / development granted for a garage with MOT testing station within Unit 1 of Shawclough Works.

Suitability summary **Not suitable**

Justification A third of the site is at high risk of surface water flooding therefore this area is not considered suitable for a housing development and has been excluded from the area available for development. The remaining part of the site is quite steep and is partly covered by trees. The site is not considered suitable for a housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified, especially regarding the flood risk, land contamination survey and the high quality design and materials due to the proximity of listed buildings. The site is in a medium value market area, so the development is considered marginally viable. It can be achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification Part of the site is available in the medium term (0.55 ha) while the remaining part of the site can become available in the long term. The site is not considered suitable for a housing development due to the high risk of surface water flooding and the steepness of the slopes. The site is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16146** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.18**
Site Name **Hollin Farm, Waterfoot**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **None**
Area available for development **0.18** Net Development Area (ha) **0.18** Density **30 dwellings per hectare**
Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner expressed an interest to develop social housing on this land during a call for sites (2008).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **6.4km to A56/A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **Adjacent to a bus stop with an hourly service (483)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	650m to St Anne's Edgeside primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.7km to BRGS
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to convenience shop on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	170m to playing pitch of Burnley Road East
Flood risk	flood zone 1 or low surface water flood risk
Comments	Burnley Road East is at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Footpath along the lane leading to Hollin Farm, but no footpaths going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Yate Cottages and Higher Hollin are Listed Buildings within the vicinity but there are not adjoining the site. Heritage assessment needed.
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments land engineering works to flatten the site for development.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner expressed an interest to develop the site for social housing in 2008 (call for sites).

Suitability summary **Suitable now**

Justification The topography of the site is mixed with some steep parts and areas with a gentle slope. Some land engineering works might be required on parts of the site. Access can be created off Burnley Road East or off the lane leading to Hollin Farm. The site is situated more than 5.5km / 3.5 miles from a strategic road. Future residents will be situated in proximity of a bus stop with an hourly bus service. The local services are within the medium range in terms of accessibility. No other significant constraints have been identified. The site is considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification There are some extra costs associated with the development of this site (i.e. land engineering works) but the site is situated in a medium market area, therefore it is considered viable. The development can be achieved in the short to medium term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now as the landowners expressed an interest to develop the site during the call for sites 2008. The site is suitable provided that the site can be flattened to accommodate 5 dwellings. The development is considered viable and achievable in the short to medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16147** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.44**

Site Name **Foxhill Drive, Whitewell Bottom**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland / open space**

Characteristics of the site reducing the development area **Wooded area to the north east corner of the site and steep slopes to the west**

Area available for development **0.22** Net Development Area (ha) **0.22** Density **30 dwellings per hectare**

Yield calculated **7** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (Rossendale Borough Council)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowners and developers willing to develop the site for affordable housing.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments **Rights associated to the deed but not constraining the development**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Very steep in parts , flat on others.**

Vehicular access **good access or adjacent to road**

Comments **Access off Foxhill Drive**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **190m to bus stop to service no 483 (half hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	840m to St Anne's Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1930m to Fearn's Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2230m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	450m to convenience shop on Burnley Road
Access to a park or play area	access within 300m (0.18 miles)
Comments	24m adjacent
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small part of the site (less than 10%) affected by flood zone 2. The strategic flood risk assessment recommends a flood risk assessment.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Most of the site covered with SPC
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The steep slopes have been excluded form the net development area, therefore land engineering works is nor required to deliver 7 houses on site. Land contamination survey required. Flood risk assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The land is in public ownership and is available for housing development.

Suitability summary **Suitable now**

Justification The site is steep in some areas, however these areas have been excluded form the net developable area. There is good vehicular access from Foxhill Drive but the site is situated further than 5.5 km /3.5 miles away from a strategic road. Nonetheless, future residents have good access to public transport and most services are within walking distances except the secondary school and the GP surgery. These local services can be accessed via public transport. A small part of the site is within flood zone 2, however this area is at the bottom of the slope and excluded from the area available for development which is located on the plateau. There is a public right of wat that will need to be maintained on site. Also, there is potential land contamination, therefore a land contamination survey will be required.
The site is considered suitable for housing development provided that the potential land contamination constraint is adequately addressed. The site is considered suitable in the short term.

Viability and achievability summary **Achievable now**

Justification The development is viable as although some extra costs are associated with the development (e.g. flood risk assessment and land contamination survey), the site is within a medium value market area and can be achieved in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now as it is in public ownership. The site is suitable for housing development provided that the potential land contamination is addressed and the public footpath maintained. The development is viable and achievable within the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16148** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.4**

Site Name **Land Off Rock Bridge Fold, Whitewell Bottom**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland with shrub and trees**

Characteristics of the site reducing the development area **Whitewell Brook and area at high risk of surface water flooding. Private ownership excluded**

Area available for development **0.16** Net Development Area (ha) **0.16** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Public ownership to the east of the brook, private ownership to the west of the brook**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The land in public ownership is available for development. The intentions of the private landowner are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Flat site except for the brook's embankments**

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road east**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.2km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **90m to bus stop with 1 service (hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 1500m to St Anne's Edgeside Church of England Primary School

Access to secondary school access within 5km (approximately 3 miles)

Comments 2570m to Fearn's Community Sports College

Access to GP surgery access within 3km (1.8 miles)

Comments 2860m to nearest GP

Access to a local centre or convenience shop access within 500m (0.31 miles)

Comments 290m to the corner shop on Burnley road east

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 650m to nearest play area

Flood risk more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk

Comments Part of the site is within a flood zone 3, however this area has been excluded from the area available for development. Parts of the site are within high, medium and low risk of surface water flooding (Whitwell Brook and to the west of the brook).

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value presence of Public Rights Of Way or informal use

Recreational value comment Potential informal recreation use such as dog walking

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential land contamination on the whole area

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of waste water infrastructure to the south east of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment and potential mitigation. Land contamination survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The area within public ownership (Rossendale Borough Council) is available now for development.

Suitability summary **Suitable now**

Justification The site is flat and has a good vehicular access from Burnley Road East. The site is situated far away from a strategic road (more than 5.5 km or 3.5 miles) but there is good access to an hourly bus service. Most local services are within walking distance except the primary school, secondary school and GP surgery. Those services can be accessed by public transport. The site lies within a flood zone 3 mainly covering Whitwell Brook and its embankments. The area available for development excludes the flood zone 3. The north eastern part of the site is at high and medium risk of surface water flooding, thus development should also be avoided in that area. A flood risk assessment is required, primarily along the river corridor. The site is likely to be used informally for recreational purposes. If the development is contained within the area to the south of the brook, then the area to the north of the brook can be retained for recreational purposes (e.g. dog walking). There is potential land contamination on the whole of the land therefore a land contamination survey is required. The site is considered suitable for a residential scheme subject to the flood risk assessment and land contamination survey. The site is considered suitable for housing in the medium term provided that the constraints such as the flood risk and potential land contamination are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development, such as the need for a flood risk assessment and land contamination survey. The site is within a medium market value area, therefore the development is considered viable. The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The area to the south of the brook is available now for development. The site is suitable provided that the land contamination and flood risk constraints are

adequately addressed. The development is considered viable and achievable in the short term.

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16149** Most Recent Source **Call for Sites 2011** Site Gross Area (ha) **0.46**

Site Name **Land East of 6 Hargreaves Fold Lane, Chapel Bridge, Lumb**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Well, electricity sub station**

Area available for development **0.41** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to release the site for development (letter dated 23rd June 2011)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access via Hargreaves Fold Lane which is a narrow single lane leading to a single track**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.1km to A56 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **135m to bus stop (service 483 hourly or half hourly depending on time)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	630m to Water Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.6km to Fearn's College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.8km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	730m to convenience store on corner of Burnley Road East and Dean Lane
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	490m to Lumb, Whitewell play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Hargreaves Fold Lane leading to the site is at medium risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Footpath along Hargreaves Fold Lane.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hargreaves Fold Cottages and Farmhouse LB within 150m
Landscape value	low landscape impact
Comments	Settled valley landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and fields

Constraints due to utilities **no known utilities infrastructure on site**

Comments Electricity substation present on site, but it is excluded from the net development area

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access requires improvement.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is considered available in the short term as the landowner is willing to release the site for development (call for sites in 2011).

Suitability summary **Suitable in medium to long term**

Justification The vehicular access to the site requires improvements. The site is situated more than 5.5km away from a strategic road network, however there is fair access to an hourly bus service. The local services are not within the minimum distances, therefore the site is relatively isolated from services. The site is not considered suitable now for a residential development due to its isolation from services.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site for residential use (e.g. improvement of the access), however since the site is situated in medium value market area, the site is considered viable.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development is considered viable. However, due to its isolated location in respect to local services, the site is not considered suitable for a residential development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16150** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **0.47**

Site Name **Land opposite Baptist Church, Water**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Treed area adjoining Burnley Road East**

Area available for development **0.39** Net Development Area (ha) **0.39** Density **30 dwellings per hectare**

Yield calculated **12** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership (1 Land Title with several landowners)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner would like to make the site available in the future (5 or 10 years) (phone call received 05.12.2016).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Mixed slopes**

Vehicular access **access requires improvements**

Comments **Access via Hargreaves Fold Lane is poor as it is a narrow single lane. Hargreaves Fold Lane is owned by the site owner.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.3km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **115m to bus stop with an hourly service (483)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	600m to Waterfoot Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3740 to Fearn's Community Sports College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3950m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1420m to convenience shop on Burnley Road East
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	471m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	Hargreaves Fold Lane is at medium and low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comment	Public right of way on Hargreaves Fold Lane but not within the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Hargreaves Fold Farm and Hargreaves Fold Cottages are Listed Building Grade II situated at the end of Hargreaves Fold Lane. St Michael's church is situated on the other side of Burnley Road East further south
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments	
Bad neighbour	site in residential or retail area
Comments	Residential properties and fields
Constraints due to utilities	no known utilities infrastructure on site
Comments	

ACHIEVABILITY

Extra costs of development	if some extra costs required
Comments	The access requires improvements as it is currently a narrow single lane. Land engineering works required to flatten the site. Heritage assessment to understand impact on the settings of Listed Buildings.
Market are	medium value market area (£170/sqm)
Comments	

CONCLUSION

Availability summary	Available in medium to long term
Justification	The landowner expressed an interest to develop the site in the future. The site is not currently available but can be available in 5 to 10 years time.
Suitability summary	Suitable in medium to long term
Justification	The site is on a hill side and is undulating. Land engineering work is likely to be required prior to development. The site is situated more than 5.5km /3.5 miles away from a strategic road. It has good access to an hourly bus service. The primary school and play area are within walking distances, however other services such as the secondary school, the GP surgery and the convenience are situated further away and can be accessed by public transport. Future residents are likely to rely on the use of the private car to commute and access local services. The site does not adjoin any Listed Buildings, however there are Listed Buildings present in the vicinity at the end of Hargreaves Fold Lane and on the other side of Burnley Road East. The site is considered suitable for housing development in the medium term, once the constraints such as the topography and access are adequately addressed.
Viability and achievability summary	Achievable in medium to long term
Justification	There are extra costs associated with the development of the site (e.g. land engineering works, access improvements, heritage assessment), but since the site is within a medium value market area, it is considered viable. No developer has expressed an interest in developing the land, therefore the development is considered achievable in the medium to long term.
Conclusion	Developable in the medium to long term (within 6 to 10 years, or after 10 years)
Justification	The site is not available now, but can become available in the medium term. The site is considered suitable in the medium term once some of the constraints identified such as access and topography are adequately addressed. The development is viable and achievable in the short term, as it is situated within the medium market area. Overall, the site is developable in the medium to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

12

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16152** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.28**
Site Name **Land north of Springside, Water**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland and small holding**
Characteristics of the site reducing the development area **Area at high risk surface water flooding**
Area available for development **1.22** Net Development Area (ha) **1.09** Density **30 dwellings per hectare**
Yield calculated **33** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **unknown ownership**
Comments **No entry in the Land Registry**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Gentle slope**
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Vehicular access is an issue. There is a small holding along Burnley Road East making access difficult on the site, and there is no access from North Street.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **9km to A56/A682 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **185m to bus stop with access to one hourly service (no. 483)**
Access to primary school **access within 500m (0.31 miles)**

Comments	300m to Waterfoot Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4600m to Fearn Community Sports College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4830m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	200m to Water village local store
Access to a park or play area	access within 300m (0.18 miles)
Comments	150m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Part of the site is at high, medium and low risk of surface water flooding, however the high risk area has been excluded from the net development area.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informal footpath but no public rights of way within the site.
Heritage assets	site contains or adjoins a Listed Building
Comments	No 1135 to 1141 Burnley Road East are listed buildings grade II
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access. Heritage impact assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landownership was not identified as there is no entry within the Land Registry. It is therefore not possible to assess the availability of the site for development. As default, the site is considered unavailable.

Suitability summary **Suitable in medium to long term**

Justification The site has a gentle slope. It adjoins Burnley Road East, however a small holding on the site makes the access difficult from Burnley Road East. No vehicular access possible from Dean Fold or Shepherds Green. The site is situated 9km / 5.5miles away from a strategic road. Residents will have access to an hourly bus service within 400m. Most local services are within walking distances except the secondary school and GP surgery that can be accessed by public transport. However, future residents are likely to rely on private transport due to low frequency of the bus service. A small part of the site (less than 10%) is at high risk of surface water flooding, but the area has been excluded from the net developable area. The site is informally used for walking however the footpath which is not a public right of way can be diverted to the north of the site. The site adjoins Listed Buildings and therefore an heritage impact assessment is needed so that the development does not affect the setting of those properties.
The site is considered to be suitable for housing development provided that some of the constraints identified are adequately addressed (e.g. vehicular access and heritage assessment). The site can become suitable in the long term.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development of the site but the site is situated in a medium market value area, therefore the development is considered viable. There is no developer interest in the land therefore, the site is not achievable now but can be achieved in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not registered with the Land Registry, therefore the landownership is unknown. The site is considered unavailable for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16153** Most Recent Source **Call for Sites 2016 (CFDS25)** Site Gross Area (ha) **0.14**

Site Name **Land at East Bank, off Burnley Road East, Waterfoot**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **none**

Area available for development **0.14** Net Development Area (ha) **0.14** Density **30 dwellings per hectare**

Yield calculated **4** Yield proposed by applicant **10** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner (via an agent) expressed an interest to develop the site for housing and stated that the site is available now (CFDS25)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **There is a gentle slope on site**

Vehicular access **good access or adjacent to road**

Comments **Good access off Burnley Road East**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.1km to junction A56/A682**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **215m to bus stop on Burnley Road east with an hourly bus service (483)**

Access to primary school **access within 500m (0.31 miles)**

Comments	420m to Waterfoot Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4750m to Fearn Community Sports College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4880m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	300m to local convenience shop on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	267m to nearest play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	The site is not at risk of river or surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Listed buildings no 1135 to 1141 are situated on Burnley road East but 125m further south. They do not adjoin the site.
Landscape value	low landscape impact
Comments	
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and grassland

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No extra costs foreseen for the development of the site

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner (via an agent) has expressed an interest to develop the site for housing and stated that the site is immediately available.

Suitability summary **Suitable now**

Justification The site is relatively flat and has good access from Burnley Road East. It is located further than 5.5km / 3.5 miles from strategic road. Future residents will have access to an hourly bus service and therefore are likely to use private transport to commute to work. Most local services are available within walking distances apart from the primary school and the GP surgery. Those services are accessible by public transport. Some listed buildings are located in the vicinity of the site (125m further down Burnley Road East), however the development of the site is unlikely to affect the setting of the listed buildings as there are separated by a row of terraced houses on East bank. No further constraints have been identified on the site, therefore the site is considered suitable for housing development.

Viability and achievability summary **Achievable now**

Justification No extra costs are foreseen for the development of the site and the site is situated in a medium market value area. The development is considered viable. The agent stated in the call for sites form that the land is owned by the developer. The site likely to be achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The landowner / developer stated that the site is immediately available for development. No significant physical constraints have been identified therefore the site is considered suitable for housing development. The development is viable as no extra costs are foreseen and the site is situated in medium market value area. The site is owned by the developer (as stated on the call for sites form) therefore the site is likely to be achievable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16154** Most Recent Source **Planning application refused** Site Gross Area (ha) **0.2**

Site Name **Vacant Haulage Yard, Burnley Road East, Water**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Vacant haulage yard**

Characteristics of the site reducing the development area **Whitewell Brook and area at high risk of surface water flooding**

Area available for development **0.19** Net Development Area (ha) **0.19** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant **8** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site for housing in the short term. A planning application was refused in 2015 for the erection of 8 dwellings. A second application has been submitted in 2016 and refused in January 2017.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **On a made up patform at 2 levels above surrounding ground**

Vehicular access **access requires improvements**

Comments **Access off Burnley Road East with poor visibility**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.3km / 5.7 miles to the A56 / A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less then hourly) bus service within 400m (0.24 miles)**

Comments **100m to bus stop with one hourly service (483)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 620m to Waterfoot Primary School

Access to secondary school access within 5km (approximately 3 miles)

Comments 4920m to Fearn Community Sports College

Access to GP surgery no access within 3km (1.8 miles)

Comments 5080m to nearest GP

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments 630m to local shop on Burnley Road East

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 467m to nearest play area

Flood risk more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk

Comments Whitewell Brook cross the sites in its western part. About 5% of the site is within a high, medium and low risk area of surface water flooding.

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comme

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments Listed buildings no. 1135 to 1141 on Burnley Road East situated 250m away from the site and thus not adjoining the site.

Landscape value low landscape impact

Comments

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential contamination issues on most of the site

Mineral sterilisation if entirely within or partly within a Mineral Safeguarding Area or surface coal area

Comments May require further site investigation

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments **Storage building to the south, residential properties to the east and grassland to the north and south**

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments **Flood risk assessment and land contamination report recommended.**

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification **Planning application refused for 8 dwellings (2016/0314) in January 2017. Previous planning application for 8 semi-detached dwellings refused in 2015 (2015/0363). The landowner and applicant is willing to develop the site for housing as shown by the planning history.**

Suitability summary **Suitable in medium to long term**

Justification **The site is relatively flat and has a good vehicular access from Burnley Road East. It is situated far away from a strategic road network (5.7 miles) and has limited access to a bus service (hourly service). The primary school, local store and local play area are available within walking distances, however other services such as the secondary school and GP surgery are situated further away and can only be accessed by bus or private transport. The GP surgery in particular is situated more than 3 miles away. The site has relatively poor access to local services. About 5% of the site is affected by high risk of surface water flooding, however this part of the site has been excluded from the net developable area. A flood risk assessment is recommended prior to development. Some Listed buildings are situated within the vicinity of the site (250m down Burnley Road East) and it is unlikely that development on the site will affect their settings. There is potential land contamination on a large part of the site, therefore a land contamination report is required prior to development with mitigation if contamination is found. There is a storage building to the south of the site, it is considered that the amenity of future residents is unlikely to be affected by this use. The site is considered suitable in the long term provided that access to local services is improved, the flood risk assessment and land contamination report are carried out and any potential issues are adequately mitigated. The preliminary risk assessment regarding land contamination submitted by the applicant suggest that land contamination is present and further investigations should be carried out.**

Viability and achievability summary **Achievable now**

Justification **There are extra costs associated with the development and the site is situated in a medium market value area. The development is considered viable. The landowner is keen on developing the site, due to the size of the site it is likely that the delivery will be carried out by small housebuilders in the short term.**

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the landowner is actively seeking planning permission for 8 dwellings. There are land contamination and flood risk issues on the site and these need to be addressed prior to development. The site is also quite isolated from services. The site is thus not considered suitable now. The development is considered viable as it is within a medium market value area and is expected to be achieved in the short term. However, overall, the site is considered developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16352** Most Recent Source **Call for Sites 2016 (CFDS74)** Site Gross Area (ha) **0.46**

Site Name **Low Side Farm, Cowpe**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Farm, access road and private garden with outbuildings**

Characteristics of the site reducing the development area **Extremely steep slope**

Area available for development **0.2** Net Development Area (ha) **0.2** Density **30 dwellings per hectare**

Yield calculated **6** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for residential use. The site is available now. (call for sites 2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **Farm is built into the hillside and could possibly be rebuilt but there is a 30m drop on the site (about 1:3 overall gradient)**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Narrow and steep access track would not be suitable, especially in winter**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **Nearest location is junction with A56 via A682-5.25km**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **Nearest bus service is in Waterfoot just under 1km away**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1.7km to Waterfoot Primary
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.3km to BRGS (selective) and 2.3km to Fearn's (non-selective)
Access to GP surgery	access within 1km (0.6 miles)
Comments	800m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Independent shops in Waterfoot less than 1km
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Play area within Waterfoot
Flood risk	flood zone 1 or low surface water flood risk
Comments	Very small area of surface water risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public footpaths pass through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Moorland Fringe in an isolated rural area
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Site in middle of open countryside

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments Not within specifically but very close to

CONCLUSION

Availability summary **Available now**

Justification New dwelling refused (2011/0518) but rear extension approved in 2012 (2012/0228)
Landowner indicates immediate availability within submission to Call for Sites

Suitability summary **Not suitable**

Justification The site is located in the open countryside on a steep hillside above Waterfoot accessed by a narrow track. Access to services is limited.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is likely to have good viability because of the views and location. The costs of developing the site are however likely to be relatively high because of the remoteness and the nature of the site

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered suitable for inclusion in the SHLAA because of it's remoteness; poor access by non car modes and it's location in sensitive landscape

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16377** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **2.11**
Site Name **Land south of Isle of Man Mill, Water**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Grassland**
Characteristics of the site reducing the development area **none**
Area available for development **2.11** Net Development Area (ha) **1.58** Density **30 dwellings per hectare**
Yield calculated **47** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Relatively steep but developable**
Vehicular access **access requires improvements**
Comments **Current access is paved but is single track and not designed for this volume of traffic**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **8.2km to A56 junction at Rawtenstall**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **Approx. 250m to nearest bus route-hourly service to Burnley**
Access to primary school **access within 500m (0.31 miles)**

Comments	416m to Water Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3545m to Fearn's
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3325m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	750m approx. walking; 950m by Car to Water Village Shop
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent
Flood risk	flood zone 1 or low surface water flood risk
Comments	Surface Water Flood Risk down the lane but none within the site
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	None affect the site
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Peers Clough Road is also a Public Right of Way that borders the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	SPC Border North East
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification

Suitability summary **Suitable in medium to long term**

Justification

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16385** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **1.35**

Site Name **Waterfoot Business Centre, Burnley Road East, Waterfoot**

Greenfield versus Brownfield **Brownfield** Designations **None**

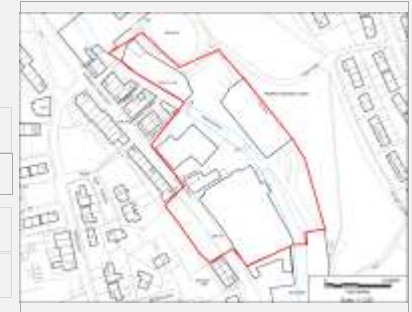
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment use**

Characteristics of the site reducing the development area **River, culvert and flood zone 3**

Area available for development **0.43** Net Development Area (ha) **0.38** Density **30 dwellings per hectare**

Yield calculated **11** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is wishing to re-develop the land for a mixed-use (residential and employment) in the short term.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Land starts to rise steeply to the rear**

Vehicular access **good access or adjacent to road**

Comments **Access of Burnley Road East**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **About 5km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop on Burnley Road East - service 483 - half hourly or more frequent**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	900m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	650m to BRGS
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	200m to convenience store on Burnley Road East
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	320m to Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 50% of the site is within flood zone 3 and flood zone 2. Most of the site is at risk of surface water flooding (1 in a 1000 years event). Only the mill to the north of the site (along Tom lane) is not within flood zone 3 and 2.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	No formal designation but established woodland planting
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Old mill contributing to the character of the surrounding area. Conservation Officer suggested conservation of the buildings.
Landscape value	low landscape impact
Comments	Settled Valley
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential to the north and west, active employment use to the north and underused Globe Mill to the south, woodland to the east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Culvert on site and presence of sewers

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Potential land contamination

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now for housing and employment re-development. The employment element would need to be taken into account within any potential allocation, reducing the area available.

Suitability summary **Not suitable**

Justification The area of site proposed for residential use is partly within flood zone 3 and entirely within flood zone 2 and at risk of surface water flooding. The area is not considered suitable for a residential development due to the high risk of flooding.

Viability and achievability summary **Achievable in medium to long term**

Justification The site is considered to be viable and achievable in the medium to the long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not considered developable for residential use due to the high risk of flooding.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16386** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.31**

Site Name **Globe Mill, Burnley Road East, Waterfoot**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment use, part of the mill has been demolished**

Characteristics of the site reducing the development area **Culvert**

Area available for development Net Development Area (ha) Density

Yield calculated Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner expressed an interest to retain the site for employment during the call for sites 2016 (CFDS46)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road East**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **About 5km to A56 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop on Burnley Road East - service 483 - half hourly or more frequent**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Approximately 850m to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	Approximately 600m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	200m to convenience store on Burnley Road East
Access to a park or play area	access within 300m (0.18 miles)
Comments	300m to Edgeside Park
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Approximately a third of the site is located in flood zone 3 and the entirety of the site is within flood zone 2. The mill is built over a culvert.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Industrial Age landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to west, employment use to the north and south, woodland to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Flood risk mitigation

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The site is not available for residential use as the landowner has expressed an interest to retain the site for employment use during the call for sites 2016.

Suitability summary **Not suitable**

Justification About a third of the site is within flood zone 3 and the entirety of the site is in flood zone 2, therefore the site is not suitable for a housing development due to the high risk of flooding.

Viability and achievability summary **Not achievable**

Justification A residential development would be marginally viable as the risk of flooding is high and would require expensive flood risk mitigation. The landowner wishes to keep the site within employment use, therefore the site will not deliver new houses.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for residential use as the landowner has expressed an interest to retain the site for employment use during the call for sites 2016.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16387** Most Recent Source **Call for Sites 2016** Site Gross Area (ha) **0.66**

Site Name **Albion Mill, Burnley Road East, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment use**

Characteristics of the site reducing the development area **0.5**

Area available for development **0.5** Net Development Area (ha) **0.45** Density **40 dwellings per hectare**

Yield calculated **18** Yield proposed by applicant **23** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an interest to develop the site for residential use during the call for sites 2016 (CFDS 46).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments **Site adjoining Burnley Road East and river is flat but there is a gradient up to Wales Road**

Vehicular access **access requires improvements**

Comments **Good access off Burnley Road frontage but more difficult to access east of the site; applicant proposes new bridge across the river**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.4km to junction with A56**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Adjacent to a bus stop on Burnley Road East - service 483 - half hourly or more frequent**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	St Anne's 660m; Waterfoot Primary 830m; St Peter's 1.1 km
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	BRGS 750m (selective); Fearn's 1km
Access to GP surgery	access within 1km (0.6 miles)
Comments	Waterfoot Health Centre 1km
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	All main shops within 800m at Waterfoot; off-licence within 500m
Access to a park or play area	access within 300m (0.18 miles)
Comments	Edgeside Park 250m
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	All of lower area of the site is within Flood Zone 2 or 3; only the more elevated part of the site along Wales Road is not in the Flood Zone
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	PROW 217 traverses a small part of the south of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Industrial Age landscape
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Mill buildings on site-formerly textiles and cardboard box production
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mixed-use area-residential and storage uses

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments UU Wastewater assets into Albion Mill

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Costs of dealing with flood risk mitigation for residential use and the provision of a new bridge across the river will be substantial

Market are **medium value market area (£170/sqm)**

Comments Very much a mixed use area

CONCLUSION

Availability summary **Available now**

Justification The site is available for residential use as the landowner has expressed an interest to develop the site for this purpose together with a draft plan.

Suitability summary **Suitable in medium to long term**

Justification The site would require substantial work on flood risk mitigation and access improvements.

Viability and achievability summary **Achievable in medium to long term**

Justification There would be significant extra costs involved in addressing flood risk and access improvements that make this scheme right on the margins of viability.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Considerable discussion and negotiation with both Environment Agency and Lancashire CC (drainage and Highways) will be required to determine if this site is economically viable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16397** Most Recent Source **Call for Sites 2016 (CFS42)** Site Gross Area (ha) **1.06**

Site Name **Isle of Man Mill and Garage, Water**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **Previously housing**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment in mill and agricultural behind**

Characteristics of the site reducing the development area **Existing employment uses excluded from calculation**

Area available for development **0.83** Net Development Area (ha) **0.74** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner wants to retain mill for employment use and provide housing scheme on the land at the back (regulation 18 consultation).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Hill behind the Mill but would not prevent development**

Vehicular access **good access or adjacent to road**

Comments **Adjacent to Burnley Road East. No access via Isle of Man Mill-would need to be via Lower House Green**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.2km to A56 at Rawtenstall**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **483 hourly service Mon-Sat from Burnley to Bury**

Access to primary school **access within 500m (0.31 miles)**

Comments	230m to Water Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4000m to Fearn Community Sports College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4280m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	450m to Water Village Store
Access to a park or play area	access within 300m (0.18 miles)
Comments	220m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small area of Flood Zone 2/3 flooding immediately behind Isle of Man Mill
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjacent to Mill Lodge but no specific value
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	None close to site
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	2x SPC
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Isle of Man Mill is currently in Employment use and there is also a garage on site

Constraints due to utilities **no known utilities infrastructure on site**

Comments None specifically identified on site

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments No abnormal costs expected

Market are **medium value market area (£170/sqm)**

Comments Popular area but distant from main settlements

CONCLUSION

Availability summary **Available now**

Justification Landowner wants to retain mill for employment use and provide housing scheme on the land at the back. An application of Prior Notification for demolition (2017/006) of the multi-storey section of the Mill has been received.

Suitability summary **Suitable in medium to long term**

Justification There are no physical constraints on development of the greenfield element of the site though the slope would need to be taken into account. The site is relatively sustainable in respect of access to school, shop and bus service. The Mill area could be retained in employment use and the rest of the land developed.

Viability and achievability summary **Achievable now**

Justification The land is in a medium viability area and would be relatively attractive to developers. It should not be physically problematic to develop the site though the capacity of the access will require consideration.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification If the greenfield element of the site could be separated from the Mill building it would be possible to bring forward development of the land within the short to medium term. The housing number has been reduced to take the mill building out from the calculation.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16401** Most Recent Source **Proposed by landowner** Site Gross Area (ha) **2.39**

Site Name **Warth Mill, Warth Lane, Waterfoot**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Buckhurst Plant Depot**

Characteristics of the site reducing the development area **Wooded area(0.47ha), Pond (0.06ha), Flood zone 3 (0.04ha), Steep slopes within the southern section**

Area available for development **1.82** Net Development Area (ha) **1.63** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **49** Yield proposed by applicant **46** Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest for the site to be considered for housing development (email received 16.01.2017). Planning permission refused in 2011 for the erection of 46 dwellings.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Steep slopes present within the southern section of the site**

Vehicular access **access requires improvements**

Comments **Potential access via Warth Lane, however the outline planning application proposed access via Warth Old Road which is a shared access with the TNT site and the concrete batching site**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.3km to A56/ A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments	Within 150m to bus stop on Bacup Road with access to a high quality bus route
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	675m to Newchurch St Nicholas school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	900m to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	675m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	235m to Waterfoot Local Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1km to Playing field near Hugh Mill
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	About 1% of the site is in flood zone 3 and 6% in in flood zone 2.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Kenroy's Pond is situated 90m to the west of the site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Lower Lench Farm is situated 100m to the south but not adjoining the site
Landscape value	low landscape impact
Comments	Settled valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in an industrial or employment area**

Comments Concrete batching plant to the east of the site

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk assessment. Heritage impact assessment recommended. Land contamination survey. Building demolition.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner put the site forward to be considered within the SHLAA for a residential development. The site is considered available for development in the short term.

Suitability summary **Not suitable**

Justification There are steep slopes within the southern section of the site however since the area is also wooded, it has been excluded from the developable area. The vehicular access via Warth Old Road is shared with the TNT site and the concrete batching plant while the access via Warth Lane is susceptible to flooding. A small portion of the site is within flood zone 3 and 2, therefore a flood risk assessment is required. There are also potential land contamination issues within the site, so a land contamination survey is recommended. The site is situated 100m from a listed building, so a heritage impact assessment is recommended. The site is part of a wider employment area and adjoins a concrete batching plant that generates noise. In combination, these factors mean this is not a suitable location for a residential scheme.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. land contamination survey and potential remediation), however the site is within a medium market value area, therefore a residential development is considered viable. No developer has expressed an interest in developing the site, therefore the achievability is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is available in the short term as the landowner put the site forward to be assessed as part of the SHLAA. An outline planning application for a change of use from commercial purposes to the erection of 46 dwellings was submitted and subsequently refused in 2011. The site is located within an employment /

industrial area and it adjoins a concrete batching plant. The site is not considered suitable for a residential scheme.

Delivery (next 5 years)

Delivery (6 to 10 years)

Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16407** Most Recent Source **Planning Officer** Site Gross Area (ha) **2.86**

Site Name **Land south of Shawclough Road, Scout Bottom, Whitewell Bottom**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**

Current Land Use **Grassland and wooded area.**

Characteristics of the site reducing the development area **Shaw Clough Brook, small area in flood zone 3 and wooded area with mature trees (0.92ha), Intentions unknown (0.74ha)**

Area available for development **1.2** Net Development Area (ha) **1.08** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **32** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **multiple ownership**

Comments **Two thirds in private ownership and one third in public ownership (RBC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners owning 1.13ha of the site are willing to develop the land. The area in public ownership is also available for development. The intentions of the landowner owning the remaining parts of the site are unknown (0.74ha)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Strong slopes on part of the site**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Potential access off Shaw Clough Road (via a bridge over Shaw Clough Brook or via car park used by VBS) or via Percy Road (narrow lane)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.3km to A56 /A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **120m to bus stop on Burnley Road East with an hourly bus service**

Access to primary school	access within 500m (0.31 miles)
Comments	80m to St Anne's primary school
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.5km to Fearn Community Sport College
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.9km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	570m to convenience store on Crabtre Ave
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	430m to playing pitch off Burnley Road East
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Less than 5% of the site is within flood zone 3 and less than 10% within flood zone 2. Shaw Clough Brook situated within the site, along its northern boundary.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Wooded area situated in the eastern section of the site that has been excluded from the area available for development
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	A Public Right of Way goes through the site
Heritage assets	site contains or adjoins a Listed Building
Comments	2 listed properties adjoin the site (85 Ashworth Lane and nos 16 and 18 Shaw Clough Road) and other are situated in the vicinity
Landscape value	low landscape impact
Comments	The site is at the junction of the Industrial Age, Suburban and Settled Valley landscape character types
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination on part of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the south, businesses in active use to the west and north

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Improvement of vehicular access or creation of new access, land engineering works to flatten the site, flood risk assessment and mitigation, high quality design and materials, land contamination survey

Market area **medium value market area (£170/sqm)**

Comments Attractive area

CONCLUSION

Availability summary **Available now**

Justification The landowners owning 1.13ha of land within the western section are willing to develop the site. The site within public ownership (RBC) is also available for development, although it is largely covered by trees (0.99ha). The intentions of the landowner owning the central parcel of land are unknown. Part of the site is available now (2.12), the remaining part of the site can become available in the long term (0.74ha).

Suitability summary **Suitable in medium to long term**

Justification Vehicular access is a significant issue as Shaw Clough Street and Piercy Road are narrow lanes. There is a potential to access the site via Shaw Clough Road near the junction with Shaw Clough Street. The site is situated in proximity to a primary school and high school, however other local services such as a convenience store, GP surgery are situated further away. A small part of the site is within flood zone 3 and 2, and Shaw Clough Brook is also situated in the site. A flood risk assessment and appropriate mitigation will be required prior to development. A public right of way goes through the site and should be maintained. Some listed properties adjoin the curtilage of the site, therefore high quality design and materials are expected to enhance the local settings of the listed buildings. There is potential land contamination on site, therefore a land contamination survey is needed. There are active businesses to the north of the site and to the west, so appropriate screening will be required (e.g. tree planting). The site can become suitable for development in the medium term, if the constraints can be adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Significant extra costs have been identified and the site is situated in a medium value market. The development is considered marginally viable. It can be achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Part of the site is currently available (2.12 ha) and the other part can become available in the long term (0.74 ha). Since 1.2ha of the site can become suitable in the medium term, if the constraints area adequately addressed, and can be achievable in the medium term, it is considered that part of the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16408** Most Recent Source **Planning Officer** Site Gross Area (ha) **1.04**

Site Name **Land to the east of Whitewell Brook, Whitewell Bottom**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Flood zone 3 and area at high risk of surface water flooding (0.21ha)**

Area available for development **0.83** Net Development Area (ha) **0.74** Density **30 dwellings per hectare**

Yield calculated **22** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **One of the landowner is wishing to plant trees on part of the site, therefore this area is not available for development (0.15ha).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **Flat area near the brook but steep slopes along Pinch Clough Road**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Access from Burnley Road East would require a bridge over Whitewell Brook. Possible access via Pinch Clough Road which is a narrow single lane.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **Approximately 8.2km to A56/A682 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **350m to bus stop on Burnley Road east (via Pinch Clough Road)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Waterfoot primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.3km to Fearn Community College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3.6km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.4km to Water village store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	335m to play area off Burnley Road
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 10% of the site is in flood zone 3 and at high risk of surface water flooding. This area has been excluded from the area available for development.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Presence of trees in the southern part of the site but not designated on the Lancashire Ecological Network maps. There is a TPO area to the north of the site.
Recreational value	no recreational value
Recreational value comment	Pennine Bridleway along the eastern boundary of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	The site is within the Settled Valley landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	Steep slopes present on sites.
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties on the other side of Whitewell Brook, fields to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Vehicular access improvements via Pinch Clough Road or new access required via Burnley Road East, flood risk assessment, land engineering works due to the steepness of the site

Market area **medium value market area (£170/sqm)**

Comments Attractive countryside area

CONCLUSION

Availability summary **Available in medium to long term**

Justification The intentions of the landowners are unknown. The site is not currently available but can become available in the long term.

Suitability summary **Not suitable**

Justification The flat area along Whitewell Brook is within flood zone 3 and at high and medium risk of surface water flooding, while the remaining part of the site is very steep and would not be suitable for a housing development. Access is also a significant constraint as an access via Burnley Road East would require a new bridge while access via Pinch Clough Road is very narrow and would not be adequate for a large development.

Viability and achievability summary **Achievable in medium to long term**

Justification Significant extra costs have been identified in relation to the vehicular access to the site, flood risk and steepness. Since the site is within a medium value market area, the development can be viable and achievable in the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not currently available but can become available in the long term. The site is not considered suitable for a housing scheme due to the high flood risk in the flat area near the brook and due to the very steep slopes along Pinch Clough Road. The land is not considered developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18120** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.09**
Site Name **Waterhouse, Cowpe**
Greenfield versus Brownfield **Brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside NOT adjoining the urban area**
Current Land Use **Car park**
Characteristics of the site reducing the development area **Provision of car parking spaces for development reference 2012/0395**
Area available for development **0.09** Net Development Area (ha) **0.09** Density **50 dwellings per hectare**
Yield calculated **5** Yield proposed by applicant **5** Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **There is an interest to develop the site for housing (terraced houses).**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Cowpe Road.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.4km to A56/A682 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **690m to bus stop with 4 services**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	1.3km to Waterfoot Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Bacup and Rawtenstall Grammar School
Access to GP surgery	access within 1km (0.6 miles)
Comments	550m to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	830m to the Co-operative shop on bacup Road
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	965m to playing field near Hugh Mill
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The site is within flood zone 2 and at medium and low risk from surface water flooding. A mitigation for flood risk is to build garages on the ground floor and living spaces in the upper floors.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Small part within Grassland, Wetland and Heath Ecological Network Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public footpath along the eastern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type, but would be divorced from existing settlement pattern.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west and south, private gardens and grazing land to the north, fields to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation costs (design and layout).

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification There is an interest to develop the site for residential use.

Suitability summary **Suitable in medium to long term**

Justification The site is situated within flood zone 2 and part of the site consists in parking spaces for the two dwellings located where the former Buck Inn was (2012/0395). There is no bus service in the vicinity of the site, therefore future residents will rely on the use of private cars to commute and access local services. The site is considered suitable for residential use subject to flood risk mitigation approved by the Environment Agency and Lancashire County Council Flood Risk Team.

Viability and achievability summary **Achievable in medium to long term**

Justification Flood risk mitigation will be required and the site is within a medium value market area. The site is considered viable for housing development.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is currently available for development but flood risk mitigation are required for the site be suitable for residential use. A way to mitigate flood risk would be to locate the houses along the road away from the brook and to design the dwellings so that the living spaces are on the upper floors. Considering a medium density of 50-60 dwellings per hectare, for terraced houses, the site could deliver 5 dwellings. The site is considered developable within the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA18424** Most Recent Source **Draft Local Plan Reg 18 Comment** Site Gross Area (ha) **0.61**

Site Name **Forest Mill, Water**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Employment and retail use**

Characteristics of the site reducing the development area

Area available for development **0.61** Net Development Area (ha) **0.55** Density **30 dwellings per hectare**

Yield calculated **16** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowners expressed an interest to change the use of the site from employment to residential.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Burnley Road East**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 100m to bus stops with service 483 to Burnley and Rawtenstall**

Access to primary school **access within 500m (0.31 miles)**

Comments	Rawtenstall Water Primary School across Burnely Road East
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4km to Bacup Rawtenstall Grammar School and Fearn's College
Access to GP surgery	no access within 3km (1.8 miles)
Comments	4.5km to Waterfoot Health Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	Within 200m to local shop within Water
Access to a park or play area	access within 300m (0.18 miles)
Comments	Within 300m to playground off Dean lane
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	10% of the site at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Spring adjoining the site
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type. Previously developed land.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination from previous use
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Surrounded by residential properties except scrap yard across the road.

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Demolition or conversion costs. Surface water flooding mitigation.

Market area **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to change the use of the site from employment and retail to residential. The site is considered available in the short term.

Suitability summary **Suitable in medium to long term**

Justification The site is a brownfield site currently in employment and retail use within the urban area. It has good access from Burnley Road East but is situated far away from a strategic road network. The site is situated in proximity to a primary school and a local shop. However, the closest medical centre is situated 4.5km away. There is a high risk of surface water flooding on site and potential land contamination from previous use. Provided that flood risk can be mitigated and land contamination assessed and adequately mitigated if required, the site is considered suitable for residential use.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs are likely due to demolition and flood risk mitigation. The site is within a medium value market area and is likely to be viable. Development is considered achievable in the medium to long term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available for development and is considered suitable subject to surface water flood risk mitigation and a land contamination report. The development can be delivered within the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

Whitworth, Facit & Shawforth

WARD

Facit & Shawforth

GENERAL INFORMATION

Site Ref **SHLAA16017** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **2.84**

Site Name **Land to the east of Long Acres Drive, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **None**

Area available for development **2.84** Net Development Area (ha) **2.13** Density **30 dwellings per hectare**

Yield calculated **64** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships (ref 44 and 45)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The intentions of the landowners are unknown**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Charges are attached to the land title, including rights of way.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Lane off Longacres Drive leading to Long Acres Farm and then track starting from Long Acres Farm going along the eastern boundary of the site and leading to fields**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.1km to A58 /A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **370m to bus route with 2 services 464 (every 15 mins) and 446 (hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 620m to Our Lady and St Anselm's Roman Catholic Primary School

Access to secondary school access within 5km (approximately 3 miles)

Comments 2km to Whitworth Community High School

Access to GP surgery access within 1km (0.6 miles)

Comments Within 850m to Whitworth medical Centre

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments Within 830m to the Co-operative shop on Market Street

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 640m to football ground off John Street

Flood risk flood zone 1 or low surface water flood risk

Comments A small part of the site is affected by low surface water flood risk.

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value presence of Public Rights Of Way or informal use

Recreational value comment Footpath along the eastern boundary of the site

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments Whitworth Cemetery Historic Park and Garden situated within 150m

Landscape value medium landscape impact

Comments The western part of the site situated within the settled valleys is considered suitable for development (landscape study, 2015), while the eastern part of the site situated in the moorland Fringe is not considered suitable for development

Land contamination no known issues

Comments

Mineral sterilisation if entirely within or partly within a Mineral Safeguarding Area or surface coal area

Comments May require further site investigation

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and west, grassland to the south and east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Access is a significant access a new access is required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in multiple ownership and the intentions of the landowners are unknown. The site is not considered available now but it can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification Access is a major constraint. The site is also situated more than 5.5km to a strategic road, however the site offers good access to a high quality bus service, providing good access to local services. The footpaths along the boundary of the site will need to be maintained. The western part of the site situated in the Settled Valleys landscape character type is considered suitable for development, while the eastern part of the site situated within the Moorland Fringe is not considered suitable for development (landscape study, 2015). The site can become suitable in the long term provided that a new access is created and that the landscape impact are mitigated or that the development area is reduced.

Viability and achievability summary **Achievable now**

Justification Significant extra costs are associated with the provision of a new access. However, the site is situated in a medium market area, therefore it is considered viable. The site is considered to be achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available in the long term and is considered suitable subject to vehicular access creation and findings from a landscape study. Therefore the site is considered developable in the long term (11 to 15 years).

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16019** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.45**

Site Name **Land North Of King Street, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Gardens, wooded area and grassland. The site also includes a dwelling.**

Characteristics of the site reducing the development area **Trees, private garden and private dwelling**

Area available for development **0.17** Net Development Area (ha) **0.17** Density **30 dwellings per hectare**

Yield calculated **5** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Eastern part of the site owned by Lancashire County Council, the western part of the site is in unknown ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Lancashire County Council is willing to develop the land within its ownership. The intentions of the other landowner are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A58/ A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **30m to bus stop with 2 services (464 and 446)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	730m to Our Lady and St Ansalme's Roman Catholic School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.3km to Whitworth Community High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Whithworth Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to the Co-Operative supermarket
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	635m to playing field off Oak Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part of the site is affected by high, medium and low risk of surface water flooding, however this area is not located within the area available for development.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, wetland and heath ecological network corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Church of St John's the Evangelist on the other side of Market Street
Landscape value	low landscape impact
Comments	Within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	There is potential land contamination to the north of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Grassland to the north and west, business and residential properties to the south, church to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments Sewer present on site but within the wooded area and not within the developable area.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey, Heritage Asset assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The eastern part of the site, within Lancashire County Council ownership is available for development.

Suitability summary **Suitable now**

Justification The site is flat and has a good vehicular access. The site is situated further than 5.5km / 3.5 miles from strategic road but it has good access to a high quality bus route. Most local services are within walking distances except the secondary school which can be accessed by public transport. St John's the Evangelist Church, a Listed Building Grade II, is situated on a prominent location on the other side of Market Street, therefore a assessment of the potential impacts of development on the Listed Building will be required. There is potential land contamination to the north of the site, so a land contamination survey will be needed. There is a business in active use to the south west of the site, however the trees offer a screening and the amenity of future residents is unlikely to be affected. The site is suitable in the short term, provided that an heritage assessment and land contamination are carried out and appropriate mitigation proposed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site, such as a heritage asset assessment and land contamination survey. The site is located in a medium value market area and therefore the development is considered viable. The development can be achieved in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The parcel in public ownership is available now and achievable now. The site is suitable for housing development provided that a land contamination survey is carried out and if contamination is found that the land be appropriately decontaminated. The development should also preserve the setting of St John's the Evangelist Church which situated on the other side of Market Street. The site is considered suitable in the short term, and overall the site is developable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16020** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **1.29**

Site Name **Barlow Bottoms, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land (previously developed land now regenerated)**

Characteristics of the site reducing the development area **none**

Area available for development **1.29** Net Development Area (ha) **1.16** Density **30 dwellings per hectare**

Yield calculated **35** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **3 landowners registered on one land title.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowners have expressed their support for the allocation of the land for housing (draft Local Plan consultation summer 2015)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Market Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A58/A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 50m from bus stop with 2 services 464 (every 15 mins) and 446 (hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	720m to our Lady & St Anselm's Roman Catholic Primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.3km to Whitworth Community High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Whitworth Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to the Co-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	650m to paying field on Oak Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, woodland, wetland and heath corridor. Adjacent to a woodland stepping stone habitat
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	90m to Church of St John evangelist
Landscape value	low landscape impact
Comments	Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties and business to the south, residential properties to the north east, land with planning permission for a care home to the north and river Spodden to the west.

Constraints due to utilities **no known utilities infrastructure on site**

Comments Sewer present along the boundary of the site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey required. Biodiversity conservation and enhancement especially as a Woodland Stepping Stone Habitat is adjacent to the site.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowners have expressed their support for the allocation of the site for housing development (draft Local Plan consultation summer 2015). The land is considered available now for housing development.

Suitability summary **Suitable now**

Justification The site is situated more than 5.5km from a strategic road network, however there is good access to public transport. The local services are within good access (within 15 mins walk on average or accessible by bus). There is potential land contamination so this will need to be addressed. There are active businesses some distance away to the south (manufacturing and offices) however it is considered that their activity will not affect the amenity of future residents.

Viability and achievability summary **Achievable now**

Justification Extra costs are associated with the development regarding the land contamination survey and conservation of the adjacent Woodland Stepping Stone Habitat. The site is situated in a medium market value area and therefore is considered viable. The site is considered achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is considered to be available, suitable and achievable now for residential use.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16022** Most Recent Source **Site Allocations 2015** Site Gross Area (ha) **1.62**

Site Name **Barlow Bottoms (west of the river), Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land (former stoneyard that has regenerated)**

Characteristics of the site reducing the development area **Woodland Stepping Stone Habitat (0.43ha)**

Area available for development **1.19** Net Development Area (ha) **1.07** Density **30 dwellings per hectare**

Yield calculated **32** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (LCC)**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner supports the development of the site for housing.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Market Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **6.5km to A58/A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m from bus stop with 2 services 464 (every 15 mins) and 446 (hourly)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	860m to our Lady & St Anselm's Roman Catholic Primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	2.3km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Whitworth Medical centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to supermarkets on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	880m to football ground off John Street
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland stepping stone habitat (0.43ha). This area has been excluded from the area available for development. Woodland, grassland, wetland and heath corridor at north end of the site.
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	East Lancashire Cycle Network goes through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	210m to Church of St John the Evangelist - Listed Building Grade II
Landscape value	low landscape impact
Comments	Site is within the Settled Valleys character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Residential properties to the north, business to the south, wooded area to the west and river Spodden and vacant land to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Mitigation of ecological impact. Further assessment of land contamination required. Landscape screening to reduce noise/view form the employment site situated to the south.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest to develop the site for housing. The site is considered available now.

Suitability summary **Suitable now**

Justification The site is relatively flat and there is good vehicular access to the site. It is situated more than 5.5km to a strategic road but it has good access to public transport and local services. The site has some ecological value as it contains a Stepping Stone Woodland Habitat, as a consequence this part of the site has been excluded from the area available for development. Future development would need to retain the trees situated along the site's boundaries. The East Lancashire Cycleway goes through the site and should be maintained. There are potential land contamination that need to be further assessed. The site is situated in a mixed-use area, with an employment site to the north, proper screening is required to reduce view/noise from the employment site. The site can be developable in the short term provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development (mitigation of ecological impact, land contamination survey and potential remediation costs, screening from the employment site situated to the south of the site).
However, the site is situated in a medium value market area and it is considered to be viable.
The development is achievable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and can become suitable for a residential development in the short term provided that the constraints identified (e.g. important ecological and recreational values due to the presence of a woodland and the East Lancashire Cycle Route) are adequately addressed. The development is considered viable and achievable in the short term. The number of dwellings has been reduced to allow protection of the woodland habitat.

Delivery (next 5 years)

32

Delivery (6 to 10 years)

0

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16023** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.48**
Site Name **Site off Valley View, Shawforth**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Countryside adjoining the urban area**
Current Land Use **Wooded area**
Characteristics of the site reducing the development area **Wooded area**
Area available for development **0.11** Net Development Area (ha) **0.11** Density **30 dwellings per hectare**
Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Partly in Public Ownership (LCC)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments **Quite steeply sloping**
Vehicular access **good access or adjacent to road**
Comments **Access off Valley View (steep road)**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **Approximately 7.3km to A56/A58 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	860m to St John's primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.1km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	Approximately 2km to Whitworth Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	Approximately 2km to supermarket on Market Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	115m to Leavengreaves Playing Field
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	A third of the site within the Settled Valleys and two thirds of the site within the Moorland Fringe character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and east, woodland to the west and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land engineering works to flatten the site. Vehicular access improvements

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification Land ownership unknown and intentions unknown. The site si not considered available now, but can become available in the long term.

Suitability summary **Not suitable**

Justification The site is largely covered by woodland, therefore the yield of the area available for development is below 5 dwellings. The site has also quite a steep gradient. It should not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is largely covered by woodland, therefore the yield of the area available for development is below 5 dwellings. The site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16025** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **0.82**

Site Name **Land to rear of Oak Street, Shawforth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Car park of nursing home, private gardens, wooded area and grassland**

Characteristics of the site reducing the development area **Culvert, private gardens, wooded area, car park of the nursing home, flood zone 3**



Area available for development **0.44** Net Development Area (ha) **0.39** Density **30 dwellings per hectare**

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Yield calculated **12** Yield proposed by applicant Current planning permission

AVAILABILITY

Land ownership **multiple ownership**

Comments **Public and private ownership. Two thirds of the site is in public ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **LCC and RBC willing to release the land. The private owner does not want to release their part of the land for housing development.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Title issues for the land in public ownership**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Market Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.2km to A58/A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **93m to bus stop with 2 services 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	Britannia Community primary School - 1.9km
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Whitworth Community High School - 2.2km
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.6km
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.7km to the Co-operative shop
Access to a park or play area	access within 300m (0.18 miles)
Comments	50m to Leavengreaves playing pitch on the other side of Oak Street
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	More than 50% of the site is within flood zone risk 2 and affected by high risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Informal use, especially for football
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination issues to the east of the site
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Surrounded by residential properties

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of sewers on site. There is also a culvert, but it has been excluded from the development area.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Flood risk mitigation. Land contamination assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The part of the site owned by public bodies can become available for development in the short to medium term. The part of the site in private ownership is not available.

Suitability summary **Not suitable**

Justification The site is situated far away from a strategic road network, however, it has good access to public transport. No local services are accessible by walking except the playground area, so future residents will depend on the bus or private car to access services. More than 50% of the site is in flood zone 2 and the whole site is affected by high risk of surface water flooding (1 in a 30 years event). The draft SFRA recommends the withdrawal of the site due to surface water flooding. There are potential contamination issues that would need to be further assessed. The site appears to be informally used for recreation, however Leavengreave playing pitch is situated close to the site on the other side of Oak Street. The site is not suitable for housing development or for use as a Gypsies and Travellers transit pitch due to the high level of surface water flooding.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site, however since the site is in a medium market area it is considered to be viable. The site is considered to be achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not developable due to the high risk of surface water flooding.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16026** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.16**
Site Name **Land south of Quarry Street, Shawforth**
Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Garage colony, grassland and wooded area**
Characteristics of the site reducing the development area **Wooded areas**
Area available for development **0.53** Net Development Area (ha) **0.53** Density **30 dwellings per hectare**
Yield calculated **16** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Partly in public ownership (LCC) (approximately 25%)**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **good access or adjacent to road**
Comments **Access off Old Lane. The lane is within a medium risk area of surface water flooding.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **7.7km to A58 /A671 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **360m to bus stop with 2 services 446 (hourly) and 464 (every 15 minutes)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments 530m to St John's with St Michael Church of England Primary School

Access to secondary school access within 5km (approximately 3 miles)

Comments 3.4km to Whitworth Community High School

Access to GP surgery access within 3km (1.8 miles)

Comments 2.3km to Whitworth Medical centre

Access to a local centre or convenience shop no access within 1.5km (approximately 1 mile)

Comments 2.3km to The Co-operative shop on Market Street

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 355m to Knowsley Crescent play area

Flood risk flood zone 1 or low surface water flood risk

Comments Surface water flood risk on the roads and lanes surrounding the site

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value presence of Public Rights Of Way or informal use

Recreational value comme Cycleway to run along the western boundary of the site

Heritage assets site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area

Comments

Landscape value low landscape impact

Comments Site within Settled valleys

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential land contamination

Mineral sterilisation if entirely within or partly within a Mineral Safeguarding Area or surface coal area

Comments May require further site investigation

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the east, north and south, wooded area to the west

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Land contamination survey required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The landownership is unknown and the intentions of the landowners are unknown. The site is not available now, but can become available in the long term.

Suitability summary **Suitable now**

Justification The site is situated far away from a strategic road network but has good access to public transport. Local services like primary school and play area are accessible by foot, however other services like secondary school, GP surgery and local centres are further away and can be accessed by public transport. There is potential land contamination and further assessment is required.
The site is considered to be suitable provided that land contamination is appropriately mitigated.

Viability and achievability summary **Achievable now**

Justification Extra costs for land contamination assessment and potential remediation. The site is in a medium market value area and is considered to be viable. The site is achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is achievable and suitable in the short term, but is not available now. The site can become available in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16027** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.42**

Site Name **Eagley Bank, Shawforth**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Grassland and garage colony**

Characteristics of the site reducing the development area **Trees, stream and flood zone 3 to the north of the site**

Area available for development **0.33** Net Development Area (ha) **0.33** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (LCC)**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The site is not available for a housing development and should be kept for educational use.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Specific rights associated to the land title**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access via Knott Hill Street which is a narrow lane off Market Street. The access is affected by flood zone 3.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.7km to A58/A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **60m to bus stop with 2 services: 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **access within 500m (0.31 miles)**

Comments	300m to St John's with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.5km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.4km to Whitworth medical centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.4km to the Co-operative shop on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	550m to play area off Knowsley Crescent
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Small part of the site in flood zone 3 but has been excluded from the net development area. A third of the site is in flood zone 2 and more than 10% of the site at high risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	settled valley landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north and west, school to the south and grassland to the east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Utilities constraints in the vicinity of the site.

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Flood mitigation. Site needs to pass the Exception Test. Access improvements. Land contamination survey required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner does not want to release the site for housing development.

Suitability summary **Suitable in medium to long term**

Justification Part of the site is within flood zone 3 (including the access) and part is within flood zone 2. The part within flood zone 3 has been excluded from the area available for development . The site is further than 5.5km / 3.5 miles from a strategic road but it has good access to public transport. Local services are within walking distance or can be access by public transport.
Land contamination survey needed. Adequate mitigation need to be in place for the site to become suitable for housing development. The site is considered suitable in the medium term.

Viability and achievability summary **Achievable now**

Justification There are significant extra costs associated with the development of the site, however the site is in a medium market value area and is considered to be viable. The development is considered to be achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for a housing development, as the landowner wants to retain the use of the site for educational purposes in relation with the school. The site is not developable.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16028** Most Recent Source **Officer suggestion** Site Gross Area (ha) **2.6**

Site Name **Land north of Knott Hill (west of Winterbutt Lee), Shawforth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland and grazing land**

Characteristics of the site reducing the development area **Flood zone 3 and trees to the west of the site**

Area available for development **2.27** Net Development Area (ha) **1.7** Density **30 dwellings per hectare**

Yield calculated **51** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **Intentions unknown**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Rights associated with the land title**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Potential access off Knott Hill Street which is a narrow lane and at risk of flooding (flood zone 3). Potential access off Freeholds Road, which is also a narrow lane leading to a track.**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.2km to A58 / A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **270m to bus stop with two services: 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	825m to St John's with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.9km to Whitworth Medical centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.9km to shops on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1km to Knowsley Crescent play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Parts of the site are within flood zone 3 and 2 have been excluded from the net development area. A small part of the site is affected by medium surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpath outside the site boundary to the north
Heritage assets	site within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination in a small area to the north of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the west and south, farm and farmland to the east, grassland to the north

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Improvement of the access. Surface water flood risk mitigation. Land contamination assessment.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in multiple ownership and the intentions of the landowners are unknown. The site is considered available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The site requires improvements for vehicle access. There is potential land contamination so further assessment is required. The site is more than 5.5km / 3.5 miles away from a strategic road network, but it has good access to public transport. Local services are accessible by public transport. A small pocket of land is at medium risk of surface water flooding, thus adequate mitigation will be needed. The site is considered suitable in the medium term.

Viability and achievability summary **Achievable now**

Justification The site is considered viable. There are some extra costs associated with the development of the site, however the site is within a medium market value area. The development can be achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be achievable in the short term, however the site is considered suitable in the medium term based on the constraints identified and available in the long term. Overall, the site is developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16029** Most Recent Source **Housing Association** Site Gross Area (ha) **0.31**
Site Name **Knowsley Crescent (WH2), Shawforth**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**
Current Land Use **Open space and play area**
Characteristics of the site reducing the development area **Play area**
Area available for development **0.27** Net Development Area (ha) **0.27** Density **30 dwellings per hectare**
Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Public ownership (RBC)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to release the site for development.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **good access or adjacent to road**
Comments **Good access off Knowsley Crescent**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **8.2km to A58/A671 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **540m to bus stop with two services: 446 (hourly) and 464 (every 15 minutes)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	750m to St John's with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.6km to Whitworth Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.6km to shops on Market Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	Adjacent to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	site within or contains park, play area or playing pitch currently in use
Recreational value comment	Site contains a play area that should be maintained. The surrounding area forms part of the play area according to the open space map.
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site.

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Further assessment needed regarding land contamination.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner has expressed an interest in developing the site for housing.

Suitability summary **Suitable in medium to long term**

Justification The site contains a children play area that should be maintained as part of the development. The surrounding area will be lost as a recreational space for existing residents. The site is situated more than 5.5km /3.5 miles away from a strategic network and has no access within 400m to public transport. The closest bus stop is situated within 540m. Local services are not all within walking distances but are accessible via public transport. There is potential land contamination that should be further assessed. The site is considered suitable in the long term.

Viability and achievability summary **Achievable now**

Justification Further assessment is required regarding land contamination. The site is considered to be viable. The development is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and the development is achievable now, however the site is not considered suitable now. If it can be shown that the recreational value of the site for the local community is surplus to requirement, then the site can become suitable. The site is considered developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16030** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.37**
Site Name **Playing field north of Knowsley Crescent, Shawforth**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Grazing land and playing field**
Characteristics of the site reducing the development area **None**
Area available for development **1.37** Net Development Area (ha) **1.23** Density **30 dwellings per hectare**
Yield calculated **37** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Former playing field and former railway line in public ownership. Field to the north in unknown ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The former playing field is available for development. The former railway line will form part of the Valley of Stone cycleway.**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Access off Old Lane is poor as it is a single narrow lane. Potential access can be created off Knowsley Crescent along the cycle lane.**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **8.2km to A58 / A671 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **520m to bus stop with two services: 446 (hourly) and 464 (every 15 minutes)**
Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	770m to St John's with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.7km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.7km to Whitworth Medical centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.7km to shops on Market Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	play area within 150m
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Taddy Lodge Biological Heritage Centre within 100m
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Playing field not designated but likely to be used informally
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties and farm to the south, woodland to the north, grassland to the west, dismantled railway and market street to the east

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments New access required off Knowsley Crescent or improvement of access via Old Lane.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Part of the site is in single public ownership and is available for development.

Suitability summary **Suitable in medium to long term**

Justification Access is a constraint and needs to be improved. The site is situated more than 5.5km / 3.5 miles from strategic road and there is no bus service within 400m / 0.2 miles. However, the closest bus stop situated within 520m can be access by walk. Local services can be accessed via public transport. The site contains a playing field that is not designated but informally used. There are potential land contamination issues so further assessment is required. The site is considered to be suitable for a residential scheme if the constraints such as the access and land contamination are addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs are associated with the development such as improvement of the access and land contamination assessment. The site is situated in a medium market value area, therefore the development is considered viable. The development is thought to be achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification Part of the site is available and achievable in the short term. However furtehr works is requirede in terms of access improvement and land contamination survey to make the site suitable for a residential development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16031** Most Recent Source **Consultation feedback 2015** Site Gross Area (ha) **0.26**

Site Name **Britannia Shore Service Station**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Grassland, petrol station/garage and storage yard**

Characteristics of the site reducing the development area **None**

Area available for development **0.26** Net Development Area (ha) **0.26** Density **30 dwellings per hectare**

Yield calculated **8** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Multiple private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **One of the landowner expressed an interest to develop the site for employment. The intentions of the other landowner are unknown.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Rights are associated with the land titles**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Good access off Market Street**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **8.5 km to A58 / A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **60m to bus stop with two services: 446 (hourly) and 464 (every 15 minutes)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	within 800m to Bacup Britannia Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	within 4.4 km (approx. 3 miles) to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.5km to Irwell Medical Practice
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.4km to Bacup town centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 800m to play area of Bacup Britannia Community Primary School
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Old House Farmhouse Listed Building Grade II within 100m
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination associated with garage use (petrol tank) and mine
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Grassland to the north and east, woodland to the south opposite the road, and residential properties to the west

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Further assessment required regarding land contamination, land instability (proximity to a disused mine). A coal risk assessment is needed.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification Part of the site is available, but the landowner has expressed an interest to develop the site for employment. The intentions of the other landowners are unknown. The site is not considered to be available for housing development.

Suitability summary **Suitable in medium to long term**

Justification The slope would require land engineering prior to development. The site is more than 5.5km / 3.5 miles away from a strategic road network, however there is good access to a quality bus service. A primary school and a open space are accessible by walk while the other services are accessible using public transport. There are potential issues regarding land contamination and land stability that will need to be further assessed. A coal risk assessment is also required. The construction of a new 225m2 industrial unit for MOT bay and workshop was refused (2008/0780) due to the location of the site within the Countryside and the Green Belt. The site is considered suitable for housing development in the medium term providing that the constraints identified have been adequately addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs are associated with the development of the site (e.g. land contamination and land stability surveys), however the site is situated in a medium market value area so the development is considered viable. The development is achievable in the short term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not available for housing development as one of the landowners expressed an interest to develop the site for employment. The site is not considered developable for housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16032** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.53**
Site Name **Land at Tough Gate, Britannia**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Small holding/ farmland, woodland and access road to several farms**
Characteristics of the site reducing the development area **Wooded area**
Area available for development **0.44** Net Development Area (ha) **0.39** Density **30 dwellings per hectare**
Yield calculated **12** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**
Comments **Private ownership**
Intentions of landowner **intentions unknown or not willing to release the site**
Comments **Intentions unknown**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **Rights associated to the land title**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access is a major constraint and significant new infrastructure is required**
Comments **Access via Tong Lane is poor as it is a single narrow cobbled lane**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **9.9km to A56 / A682 junction**
Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**
Comments **Within 20m to bus stop with two services: 446 (hourly) and 464 (every 15 minutes)**
Access to primary school **access within 500m (0.31 miles)**

Comments	within 500m to Bacup Britannia Community Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.4km to Fearn's High School and 4.7km to Whitworth High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.2km to Irwell Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.1km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 500m to play area at Bacup Britannia Community Primary School
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/a
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential properties to the south and west, grassland to the north and east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement (widening of Tong lane), further assessment regarding potential land contamination.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is not currently available as the intentions of the landowner are unknown. The site considered to be available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The access is not currently suitable for a housing development and would require improvements. The site is situated more than 5.5km / 3.5 miles from a strategic road but has good access to public transport. The primary school and play area are located within walking distance, and the other local services can be accessed via public transport. There is potential land contamination that need to be further assessed. The site is considered suitable in the medium term if the constraints can be appropriately addressed.

Viability and achievability summary **Achievable now**

Justification Extra costs are associated with the development of the site (e.g. access improvement, further assessment required regarding land contamination). The site is situated in a medium market value area, therefore the site is considered to be viable. The development is though to be achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available in the long term, and suitable in the medium term once the constraints identified have been adequately addressed. The development is considered to be viable and achievable in the short term. Overall, the site can become development in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16033** Most Recent Source **SHLAA 2010** Site Gross Area (ha) **0.15**

Site Name **Redundant Stable Yard to the rear of 580 Fair View, Britannia**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Redundant stable yard**

Characteristics of the site reducing the development area **Treed area (0.05 ha)**

Area available for development **0.1** Net Development Area (ha) **0.1** Density **30 dwellings per hectare**

Yield calculated **3** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner is willing to put the land forward for consideration for housing.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Rights and personal covenants associated to the land title**

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access from Edge Lane and then Fair View (narrow road)**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.8km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Approximately 150m to bus stop with two bus services 464 (every 15 minutes) and 446 (hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	within 380m to Bacup Britannia Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.3km to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.1km to Irwell Medical Practice
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	565m to Britannia Post Office / convenience store
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 380m to play area at Bacup Britannia Primary School
Flood risk	flood zone 1 or low surface water flood risk
Comments	Part of the site within low risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	None
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Residential area to the south, surrounded by grassland and wooded area

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner wishes the land to be put forward for consideration for a housing development. The site is considered available for housing.

Suitability summary **Not suitable**

Justification The access would need to receive approval from LCC highways. The site is situated far away from strategic road network (9.8 km / 6 miles). The site has however good access to a quality bus route (service 464). A primary school and play area are available within walking distances, while other services are situated further away (e.g. secondary school, GP surgery and local shop) but can be accessed by public transport. Considering a density of 30 dwellings per hectare, 3 dwellings can be built on the site which is below the 5 dwellings threshold for sites to be considered in the SHLAA. The site should therefore not be included in the SHLAA.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs involved regarding the improvement of vehicular access, however the site is within a medium value market area therefore the development is considered viable. No developer has expressed an interest in the site therefore the delivery is likely to be within the medium to long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is too small and would deliver less than 5 dwellings. Therefore the site should not be included in the SHLAA.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16034** Most Recent Source **Officer suggestion** Site Gross Area (ha) **1.16**

Site Name **Land to the back of Britannia School and to the north of Warren Drive**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area **Treed area to the north**

Area available for development **1.06** Net Development Area (ha) **0.95** Density **30 dwellings per hectare**

Yield calculated **28** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership and ownership unknown**

Intentions of landowner **intentions unknown or not willing to release the site**

Comments **The landowner owning the northern part of the site is potentially interested in releasing the site for housing (call received 29.11.2016). The intentions of the remaining landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **Access off Tong Lane is poor as it is a narrow lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.7km to A56 / A682 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **within 130m to bus stop with two bus services 464 (every 15 minutes) and 446 (hourly)**

Access to primary school **access within 500m (0.31 miles)**

Comments	Adjacent to Bacup Britannia Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4.3km to Fearn Community Sports College
Access to GP surgery	access within 3km (1.8 miles)
Comments	2km to Irwell Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.39km to Bacup Town Centre
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 400m to play area
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	N/A
Recreational value	no recreational value
Recreational value comment	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Site within Settled Valleys landscape character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Primary school to the west, residential properties to the south and north, grassland to the east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Presence of utilities structure on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvements.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in multiple ownerships and the intentions of the landowners are unknown. The site is not available now but can become available in the long term.

Suitability summary **Suitable in medium to long term**

Justification The access is a constraint and needs to be improved. The site is situated more than 3.5 miles (5.5km) away from a strategic road network, however it has good access to a public transport quality bus route. The primary school, play area and town centre are within walking distances while the secondary school and GP surgery can be accessed via public transport or school bus. The site can be suitable for housing development if the constraints such as the access can be adequately addressed.

Viability and achievability summary **Achievable now**

Justification Access is a constraint and requires improvements. The site is situated in a medium value market area, thus the site is considered viable. The development is achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site can become available in the long term and suitable in the medium if the access can be improved. The site is achievable in the short term. Overall, the site can be developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16378** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **4.58**

Site Name **Broad location to the north east of Shawforth**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Largely Fields and wooded area but some kennels**

Characteristics of the site reducing the development area **Ownership: 50% of the site is available**

Area available for development **2.7** Net Development Area (ha) **2.02** Density **30 dwellings per hectare**

Yield calculated **60** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownership and unknown ownerships**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner owning 47% of the site is willing to release the site for development (phone call received 12.12.2016). The landowner owning 3% of the site is willing to develop one house (phone call received 19.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments **There are some parts of the site which may be suitable but the majority is dominated by a steep slope**

Vehicular access **access requires improvements**

Comments **There is a reasonable road to the Kennel area but single lane farm track serves the majority of the site and would require significant improvement**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **10.7 km to Rawtenstall, 11km to Rochdale**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Much of the site is within 400m of the main 464 corridor**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	745m to St John with St Michael Church of England Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	4185m to Whitworth High School
Access to GP surgery	no access within 3km (1.8 miles)
Comments	3036m to nearest GP
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	Approx. 1.5km to Britannia Post Office
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	730m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Areas of surface water flood risk exist, especially around Rock View and the access to it
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Rights of Way around the boundaries of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	5x SPC - Former Chemical Store and lane for drains base -20 years
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Variety of mixed industrial and residential uses on periphery of the site but mostly farmland

Constraints due to utilities **no known utilities infrastructure on site**

Comments Other than UU waste water along the main roads

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Significant extra costs would be involved because of the need to improve the main farm access; the gradient on large parts of the site and the need to install services

Market are **medium value market area (£170/sqm)**

Comments medium value area

CONCLUSION

Availability summary **Available in medium to long term**

Justification There is a mix of availability on this site, with only about half the land available for development

Suitability summary **Suitable in medium to long term**

Justification There would need to be significant amounts of investment in infrastructure for this site to be brought forward

Viability and achievability summary **Achievable in medium to long term**

Justification Would be expensive to develop large parts of the site which could affect the overall viability

Conclusion **Not developable or not to be included in the SHLAA**

Justification While some small areas of the site could suitable for development (e.g. for an individual dwelling) overall it is considered that the infrastructure challenges would be too extensive for large scale development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16379** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **6.66**

Site Name **Land south of Britannia Mill, Britannia**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Fields with agricultural buildings**

Characteristics of the site reducing the development area **Intentions unknown for approximately 90% of the site**

Area available for development **0.74** Net Development Area (ha) **0.66** Density **30 dwellings per hectare**

Yield calculated **20** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Private ownerships and unknown ownership.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner owning approximately 10% of the site expressed an interest to develop the site for housing (letter received 05.12.2016). The intentions of the other landowners are unknown.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **steep slope gradient prohibiting development**

Comments

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Very poor access-single track road which goes through the middle of Lancashire Sock site**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **9.4km to A56**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Part of the site within 400m to main 464 route but steep gradients and the majority of the site is over 400m away.**

Access to primary school **no access within 1.5km (approximately 1 mile)**

Comments	1520m to Bacup St Saviours Community Primary School
Access to secondary school	no access within 5km (approximately 3 miles)
Comments	5100m to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1840m to nearest GP
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	400m to Britannia Post Office but significant gradients
Access to a park or play area	access within 300m (0.18 miles)
Comments	250m to nearest play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Only a very small amount of the site is subject to flood risk
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public Footpath 99 runs through the middle of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Is across the former railway line from Britannia Mill (Lancashire Sock) and would affect the setting
Landscape value	high landscape impact
Comments	Moorland Fringe and Settled Valleys
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	5x SPCs. Former coal pits and a mineral railway ran through the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments The site is rough grazing

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Significant costs due to poor access and addressing issues with former coal mining activity on the site

Market are **medium value market area (£170/sqm)**

Comments Site has good views

CONCLUSION

Availability summary **Available in medium to long term**

Justification Erection of 1 storey residential annex (2015/0211)
Owner of 10% of the site has indicated availability but there is no clarity on the other 90%

Suitability summary **Suitable in medium to long term**

Justification Any large scale development would be unsuitable because of the poor access; the coal mining legacy, landscape impacts and the impact on Britannia Mill.
Smaller scale development would need consideration.

Viability and achievability summary **Not achievable**

Justification There will be a number of issues with achieving development of the site both in terms of the additional costs related to access/coal mining and the importance of a very high quality design because of landscape/heritage issues.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The costs involved in bringing the site forward and bringing an access through a working factory are likely to make the development of the site untenable.

Delivery (next 5 years) 0 Delivery (6 to 10 years) 0 Delivery (11 to 15 years) 0

GENERAL INFORMATION

Site Ref **SHLAA16406** Most Recent Source **Summer 2015 Consultation** Site Gross Area (ha) **1.47**

Site Name **Land at former Landgate quarry, Shawforth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt NOT adjoining the urban area**

Current Land Use **Former quarry now regenerated**

Characteristics of the site reducing the development area **None**

Area available for development **1.47** Net Development Area (ha) **1.32** Density **1 Transit Pitch for Gypsies and Travellers**

Yield calculated **0** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership (LCC)**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **Landonwer willing to develop- the site, but highlighted the significant constraint to develop land identified as common land.**

Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**

Comments **Common land**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **access requires improvements**

Comments **Acces via Land Gate Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **Approximately 8km to A671/A58 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments **650m to bus stop with access to a high quality bus route**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	Within 850m to St John with St Michael primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	Within 4km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.7km to Whitworth Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.7km to a supermarket on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1.1km to Leavengreaves Playing Field
Flood risk	flood zone 1 or low surface water flood risk
Comments	Lane at high risk of surface water flooding
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Woodland and grassland corridor
Recreational value	no recreational value
Recreational value comment	Public right of way along Tong Lane bit does not go through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	high landscape impact
Comments	Site within Moorland Fringe landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	The site was used as a former quarry and there is potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments Site is relatively isolated and surrounded by fields and farms

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Landscape impact assessment. Coal Mining Risk Assessment

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification The site is in public ownership (LCC) but the intentions of the landowner are unknown.

Suitability summary **Not suitable**

Justification The site would require vehicular improvements. The site is quite isolated and situated half way up the hill. A landscape impact assessment would be required prior to development /use as a transit Gypsies and Travellers site. The site is also situated within the Coal Authority highrisk development area, therefore a Coal Mining Risk Assessment is needed prior to the use of the site for caravan pitches. The site is not suitable for a residential scheme but can become suitable for a use as a transit site for the Gypsies and Travellers community, if the constraints identified are adequately addressed (e.g vehicular access improvements, landscape assessment and coal mining risk assessment).

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified in relation to the development of the site (e.g. vehicular access improvements, landscape assessment and coal mining risk assessment). The development is considered marginally viable and can be achievable in the medium term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is not suitable for a residential development, however the site can be suitable as a transit site for Gypsies and Travellers.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16410** Most Recent Source **Planning Officer** Site Gross Area (ha) **3.27**

Site Name **Land at entrance to Landgate, Shawforth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Moorland and farmland**

Characteristics of the site reducing the development area **Area at high risk of surface water flooding (0.08 ha). The site is designated as common land except for the access route to the wind trbines.**



Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

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Yield calculated **0** Yield proposed by applicant Current planning permission

AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments **The landowner is interested in developing the land.**

Legal constraints / ownership issues **covenant on the use of the site or other issues constraining the availability of the site for development**

Comments **Part of the site is designated as 'common land'.**

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Strong slopes present**

Vehicular access **access requires improvements**

Comments **Access via Land Gate Lane**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **7.6km to A58/A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m to bus stop with access to a high quality bus route**

Access to primary school **access within 500m (0.31 miles)**

Comments	Within 400m to St John with St Michael CoE primary school
Access to secondary school	access within 5km (approximately 3 miles)
Comments	3.4km to Withworth Community high school
Access to GP surgery	access within 3km (1.8 miles)
Comments	2.3km to Withworth Health Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	2.2km to supermarket on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	Within 600m to Knowsley Crescent play area
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small portion of the site at high and medium risk of surface water flooding (along the Land Gate lane). Springs flowing down the hill.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, woodland and wetland and heath corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Public right of way along Land Gate and going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Site is within the settled valley and Moorland Fringe landscape character types
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	potential land contamination in the south west section of the site
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties, caravan sites and fields

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Vehicular access improvements. Flood risk assessment. Landscape impact assessment. Land contamination survey

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Not available**

Justification The landowner has expressed an interest to develop the land, however the majority of the site is designated as 'common land'. Therefore the site is not considered available for development.

Suitability summary **Suitable in medium to long term**

Justification The site has significant slopes and there is a risk of run-off water from the hill side. Part of the site is at high and medium risk of surface water and several springs are flowing down the hill. A flood risk assessment is recommended. The vehicular access requires improvements. The site has good access to a high quality bus and is situated in proximity to a primary school. Other local services are situated further away. A landscape impact assessment would be required as the site is partly within the Moorland Fringe landscape character type and is also in a prominent location. There is potential land contamination in the south west of the site, so a land contamination survey would be required. The site is in a Coal Authority low risk development area, however there is coal present at the surface within the area to the north of Land Gate. The site can become suitable for development in the medium to long term subject to the constraints identified being adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification Extra costs have been identified (e.g. vehicular access improvements, flood risk assessment, landscape impact assessment and land contamination survey). The site is within a medium value market area. It is considered that the development is marginally viable. It can be achieved in the long term.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The landowner has expressed an interest in developing the site, however the land is designated as 'common land', therefore the site is not considered available for development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Healey & Whitworth

GENERAL INFORMATION

Site Ref **SHLAA16001** Most Recent Source **Officer suggestion** Site Gross Area (ha) **2.42**

Site Name **Site of Horsefield Avenue, Tonacliffe**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Vacant land (grassland)**

Characteristics of the site reducing the development area **Electricity pylon**

Area available for development **2.34** Net Development Area (ha) **1.75** Density **30 dwellings per hectare**

Yield calculated **52** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner expressed an intention to release the site for development (letter received 07.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **LCC Highway comment: The sustainability of the sites is considered to be low and improvements to the pedestrian and cycle links would be required. There are ongoing concerns on Tonacliffe Road raised by the residents in relation to vehicle speeds and therefore mitigation measures to reduce vehicle speeds in accordance with the speed limit may be required. The sites could be deemed acceptable subject to a design which is in accordance with Manual for Streets which provides maximum permeability and loop roads for multiple vehicle access points off the adopted highway network, rather than extensions of cul-de-sacs.**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4km to A58/A671 junction**

Access by public transport	no bus services within 400m (0.24 miles)
Comments	425m to bus stop with service 464 (every 15 mins), 446 (hourly) and 447 (less than hourly)
Access to primary school	access within 500m (0.31 miles)
Comments	175m to Whitworth Tonacliffe Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km to Whitworth High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Whitworth Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.7km to Tesco on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	560m to playground off Station Road (from High Peak Road)
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Settled Valley landscape character type.
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential land contamination
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour site in residential or retail area

Comments Residential properties and grassland

Constraints due to utilities presence of utilities infrastructure on site that can affect development

Comments National Grid Electricity Network present on site (tower and line)

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Land contamination assessment. Coal risk assessment required.

Market are medium value market area (£170/sqm)

Comments

CONCLUSION

Availability summary Available now

Justification The site is available now as the landowner expressed an interest in releasing the site.

Suitability summary Suitable in medium to long term

Justification The closest bus service is within 425m, thus future residents have a fair access to a bus service. The closest shop, secondary school and GP surgery are not accessible by walk and future residents will rely on the bus or the car to access these services. There is an electricity tower and overhead line going through the southern part of the site and this area has been excluded from the net development area. The public footpaths currently going through the site should be maintained. There are potential contamination issues, therefore a land contamination survey will be required. Also, 50% of the land is within the Coal Authority high risk development area, thus a coal risk assessment will be needed. The site is considered suitable for housing development in the medium to long term provided that the issues identified are adequately addressed.

Viability and achievability summary Achievable now

Justification Some extra costs are associated with the development of the site (e.g. land decontamination survey and coal risk assessment). The site is within a medium value market area and is considered viable. The development can be achievable in the medium to long term provided that a developer comes forward.

Conclusion Developable in the medium to long term (within 6 to 10 years, or after 10 years)

Justification The site is considered available in the short term, however the site can become suitable in the medium to long term due to potential land contamination and risk of coal sterilisation. The development is considered viable and can be achieved in the medium to long term. Overall, the site is developable in the medium

to long term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

52

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16002** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.37**
Site Name **Land to the east of Tonacliffe School**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Vacant land (grassland)**
Characteristics of the site reducing the development area **Ponds and trees. 65% of the site with a willing landowner**
Area available for development **3.03** Net Development Area (ha) **2.27** Density **30 dwellings per hectare**
Yield calculated **68** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Small part in public ownership (Lancashire County Council, 35%) and large part in private ownership (65%)**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The private landowner expressed an intention to release the site for development (letter received 07.12.2016). 65% of the site is available**
Legal constraints / ownership issues **no legal or ownership constraints known**
Comments **Rights associated with the land title**

SUITABILITY

Topography **flat site or very gentle slope**
Comments
Vehicular access **access requires improvements**
Comments **LCC Highway comment: The sustainability of the sites is considered to be low and improvements to the pedestrian and cycle links would be required. There are ongoing concerns on Tonacliffe Road raised by the residents in relation to vehicle speeds and therefore mitigation measures to reduce vehicle speeds in accordance with the speed limit may be required. The sites could be deemed acceptable subject to a design which is in accordance with Manual for Streets which provides maximum permeability and loop roads for multiple vehicle access points off the adopted highway network, rather than extensions of cul-de-sacs.**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **4km to A58 /A671 junction**

Access by public transport	no bus services within 400m (0.24 miles)
Comments	Access from Belle Isle Avenue situated 425m to bus stop with 3 services (one service running every 15 mins)
Access to primary school	access within 500m (0.31 miles)
Comments	160m to Whitworth Tonacliffe Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Whitworth Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.7km to Tesco store on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 800m to playground to the south of Albert Mill
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	Some parts of the site are within high, medium and low risk of surface water flooding.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	Footpath within the site following the western boundary and northern boundary
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Mainly within Settled Valleys character type, a small area is within the Moorland Fringe
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area

Comments May require further site investigation or a coal mining risk assessment

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour site in residential or retail area

Comments School to the west and residential properties to the west and south, grassland to the north and east

Constraints due to utilities presence of utilities infrastructure on site that can affect development

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development if some extra costs required

Comments Surface water flood risk mitigation. Coal risk assessment.

Market are medium value market area (£170/sqm)

Comments Attractive area

CONCLUSION

Availability summary Available now

Justification 65% of the site is available now, as the landowner expressed an interest in releasing the site. The 35% of the site in public ownership to the south west should be kept for a potential school expansion.

Suitability summary Suitable in medium to long term

Justification Parts of the site are at high and medium risk of surface water flooding, thus adequate mitigation is needed. The site is partly situated in a development high risk area on the Coal Referral Areas therefore a coal risk assessment is required. Public rights of way should be maintained on site. No bus services are accessible within 400m but a high quality bus service is accessible within 425m. A Tesco shop is available within 1.7km, thus future residents will be relying on the bus or the car to access this service. The site is considered to be suitable in the medium term, if the constraints identified can be addressed.

Viability and achievability summary Achievable now

Justification Extra costs are associated with the development of the site such as mitigation against surface water flood risk (e.g. drainage) and coal risk assessment. The site is located in a medium market value and is therefore considered viable. A developer expressed an interest to develop the site, therefore a residential scheme can be delivered in the short to medium term.

Conclusion Developable in the medium to long term (within 6 to 10 years, or after 10 years)

Justification 65% of the site is available in the short term and can become suitable provided that the surface water flood risk issues and potential coal sterilisation are adequately addressed and mitigated. The development is considered viable and achievable in the short to medium term. Overall the site is considered developable in the medium term.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

68

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16003** Most Recent Source **Officer suggestion** Site Gross Area (ha) **3.29**

Site Name **Land south of Bar Terrace, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Vacant land (grassland)**

Characteristics of the site reducing the development area **Steep slopes near Market Street**

Area available for development **3.22** Net Development Area (ha) **2.41** Density **30 dwellings per hectare**

Yield calculated **72** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**

Comments **Small part is unknown ownership, remaining part owned by private owner.**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The private landowner expressed an intention to release the site for development (letter received 07.12.2016)**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **The very steep part on the frontage of Market Street is excluded from the area available for development.**

Vehicular access **access requires improvements**

Comments **Track leading to the site off Tonacliffe Road constitutes a poor access.
Potential access off Bar Terrace**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.4km to A58 / A671 junction from end of Bar Terrace**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Within 200m from bus stop with 3 services (one service running every 15 mins)**

Access to primary school **access within 500m (0.31 miles)**

Comments	480m to Whitworth Tonacliffe Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1km to Whitworth Community High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	1km to Whitworth Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1km to supermarkets on Market Street
Access to a park or play area	access within 300m (0.18 miles)
Comments	215m to playground behind Albert Mill (accessible via a footpath)
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	Small parts of the site at risk of high, medium and low surface water flooding along the northern boundary.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland and Woodland Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpaths going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	low landscape impact
Comments	Within the Settled Valley landscape character type
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	potential land contamination around the electricity substation
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if severe instability issues or entirely or partly within a high risk development area
Comments	May require further site investigation or a coal mining risk assessment
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential properties to the north, west and south, grassland to the east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Electricity substation on site, but excluded from the area available for development

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The access to the site requires improvements. Coal risk assessment. Mitigation against surface water flooding will be required.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is available now as the landowner expressed an interest in releasing the site.

Suitability summary **Suitable in medium to long term**

Justification The site is partly situated in a high risk development area. Coal risk assessment required. The site presents severe slopes but those area were excluded from the net development area. The access will require improvements. The site has good access to local services and is situated within 5.5km / 3.5 miles to a strategic road network. Public rights of way are present on the site and will need to be maintained. Some parts of the site are at risk of surface water flooding, thus mitigation against flood risk will be needed. An application was granted to build a ditch to the north western corner of the site to protect the properties on Marlborough Close from surface water flooding (2010/0213). There is potential land contamination around the electricity substation and to the south of the site, however those areas have been excluded from the net development area as they consist of steep slopes. The site is considered to be suitable for housing development in the long term, provided thoses constraints can be addressed.

Viability and achievability summary **Achievable now**

Justification There are significant costs associated with the development of the site, such as the improvement to the access, and mitigations against surface water flood risk. The site is considered to be viable and achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available now and can become suitable in the long term provided that the vehicular access is improved and the surface water flooding and potential coal sterilisation issues are adequately addressed. Overall, the site is considered to be developable in the long term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16005** Most Recent Source **Call for Sites 2016 (CFDS61)** Site Gross Area (ha) **5.89**

Site Name **Land off Eastgate, Whitworth**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Vacant land (brownfield site)**

Characteristics of the site reducing the development area **Flood zone 3, wooded area to the south**

Area available for development **4.94** Net Development Area (ha) **3.7** Density **30 dwellings per hectare**

Yield calculated **111** Yield proposed by applicant **119** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner is willing to develop the site for housing. A planning application for 45 dwellings was approved on part of the site and works have started although no dwellings are yet completed (ref 2012/0171).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access off Eastgate between properties no. 63 and 128. Potential access off Fern Isle Close**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **5.6km to A58 / A671 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments **Within 50m to bus stop with two services no. 446 (hourly) and no. 447 (5 times a day)**

Access to primary school **access within 1.5km (approximately 1 mile)**

Comments	700m to St Bartholomew's Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	850m to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.5km to Whitworth Medical centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.5km to supermarkets on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	615m to playground to the south of Albert Mill
Flood risk	less than 50% in flood zone 2 or affected by medium surface water flood risk
Comments	There are small pockets of high, medium and low surface water flood risk on site. The part of the site affected by flood zone 3 and 2 is excluded from the developable area.
Ecological value	adjacent to a SSSI, LNR, Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Adjoins the Biological Heritage Site "Healey Dell LNR"
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Footpath and bridleway going through the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Partly within the Settled Valley and partly within the Moorland Fringe character types
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Known land contamination issues that would require remediation especially to the south of the site with planning permission.
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential to the east, vacant land to the north, west and south.

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers to the south of the site

ACHIEVABILITY

Extra costs of development **if significant extra costs required**

Comments Land decontamination / remediation. Ecological mitigations.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification Previous extant planning permission (2012/0171) for 45 dwellings. However, new application has been submitted, yet to be decided, for 119 dwellings.

Suitability summary **Suitable now**

Justification The site is situated more than 5.5km / 3.5 miles away from a strategic road network, however future residents can access an hourly bus service within 400m / 0.2 miles from the site. The site adjoins a Biological Heritage Site (BHS). The development should provide screening from the BHS and enhance access to the BHS. The footpath and bridleway present on site should be retained. The development should mitigate potential impacts on the landscape. There is evidence of land contamination, so land remediation is required prior to development. Subject to adequate mitigation, the site is suitable for a housing development in the short term.

Viability and achievability summary **Achievable now**

Justification Extra costs area associated with the development of the site, however the site is in a medium value market area and development is considered viable. The site is deliverable in the short term.

Conclusion **Deliverable in the next 5 years**

Justification The site is available now and is deliverable in the short term. Extant permission for part of the site and a new application recently submitted for entire site. Overall, the site is considered to be developable in the short term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16008** Most Recent Source **Officer suggestion** Site Gross Area (ha) **0.17**

Site Name **Wallbank Drive, Whitworth**

Greenfield versus Brownfield **Greenfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Wooded plot of land**

Characteristics of the site reducing the development area **Woodland area also identified as Woodland Stepping Stone Habitat. TPO areas to the south and east of the site. Area available for development reduced by 50% to protect part of the habitat.**

Area available for development **0** Net Development Area (ha) **0** Density **30 dwellings per hectare**

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Yield calculated **0** Yield proposed by applicant Current planning permission



AVAILABILITY

Land ownership **single ownership**

Comments **Public ownership**

Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**

Comments

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **5.1km to A58 / A671 junction**

Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**

Comments

Access to primary school **access within 500m (0.31 miles)**

Comments 220m to St Bartholomew's Primary School

Access to secondary school **access within 1.5km (approximately 1 mile)**

Comments 380m to Whitworth Community High School

Access to GP surgery **access within 3km (1.8 miles)**

Comments 1.1km to Whitworth Health Centre

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments 1km to supermarket on Market Street

Access to a park or play area **access within 300m (0.18 miles)**

Comments 250m to play area near former Sunnyside Mill via footpaths

Flood risk **flood zone 1 or low surface water flood risk**

Comments N/A

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments Whole site covered by trees and area identified as a Woodland Stepping Stone Habitat

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment Public right of way goes through the site and along the northern boundary

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments No. 19 Hallfold within 160m and Methodist Church within 240m but unlikely to be affected by the development

Landscape value **low landscape impact**

Comments Within Settled Valleys landscape character type

Land contamination **no known issues**

Comments

Mineral sterilisation **not within a Mineral Safeguarding Area or surface coal area**

Comments

Land instability **if no known issues and situated in a low risk development area**

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Residential to the south, west and east. Reservoir to the north.

Constraints due to utilities **no known utilities infrastructure on site**

Comments N/A

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Ecological impact assessment and appropriate mitigation or compensation

Market are **high value market area (£190 to £210/sqm)**

Comments

CONCLUSION

Availability summary **Available in medium to long term**

Justification N/A

Suitability summary **Not suitable**

Justification The site is a wooded area identified as a Woodland Stepping Stone Habitat, moreover parts of the site are protected by TPO. The site is not considered suitable for housing development.

Viability and achievability summary **Achievable in medium to long term**

Justification The felling of trees and loss of woodland would require some form of compensation.

Conclusion **Not developable or not to be included in the SHLAA**

Justification The site is a wooded area of which parts are protected by TPO. The site is not suitable for a housing development.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16009** Most Recent Source **Proposed New Sites (phone)** Site Gross Area (ha) **0.3**

Site Name **Land to the rear of 303 to 321 Market Street, Whitworth**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Urban Boundary**

Current Land Use **Under-used employment site. The owner has expressed an interest to develop the site for other uses.**

Characteristics of the site reducing the development area **None**

Area available for development **0.3** Net Development Area (ha) **0.3** Density **30 dwellings per hectare**

Yield calculated **9** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to re-develop the site for residential or other uses.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **good access or adjacent to road**

Comments

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4.7km to A58 / A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **50m to bus stop with 3 services, no. 446 (hourly), 447 (5 times a day|) and 446 |(every 15 mins)**

Access to primary school **access within 500m (0.31 miles)**

Comments 400m to St Bartholomew's Church of England Primary School (via footpath)

Access to secondary school access within 1.5km (approximately 1 mile)

Comments 440m to Whitworth High School (via footpath)

Access to GP surgery access within 1km (0.6 miles)

Comments 715m to Whitworth Medical centre

Access to a local centre or convenience shop access within 1.5km (approximately 1 mile)

Comments 715m to supermarkets on Market Street

Access to a park or play area access within 1.5km (approximately 1 mile)

Comments 430m to playground to the south of the former Albert Mill

Flood risk less than 50% in flood zone 2 or affected by medium surface water flood risk

Comments Less than 10% of site within high surface water flood risk area and less than 50% of site within medium surface water flood risk.

Ecological value not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas

Comments

Recreational value no recreational value

Recreational value comme

Heritage assets site within or adjoins a Conservation Area

Comments Site adjoins Whitworth Square Conservation Area (other side of the road). The Methodist Church to the south of the site is also a Listed Building.

Landscape value low landscape impact

Comments Settled Valley landscape character type

Land contamination potential contamination issues or known issues but capable of remediation

Comments Potential contamination issues

Mineral sterilisation not within a Mineral Safeguarding Area or surface coal area

Comments

Land instability if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures not within any HSE consultation zones

Comments

Bad neighbour **site in mixed-use area (employment and residential area)**

Comments Mix of businesses and residential properties

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments Good design and materials as the development site adjoins the Whitworth Square Conservation Area.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification In July 2015, planning permission was granted for the change of use from garage and haulage depot (sui generis) to the manufacture of timber fencing and supply of associated fencing products (B2) with associated car parking. In the mean time, the landowner expressed an interest to develop the site for housing or other uses.

Suitability summary **Suitable in medium to long term**

Justification Further assessment of land contamination required. Scheme requires good design and quality materials as the site adjoins Whitworth Square Conservation Area. Mitigation against surface water flood risk needed. The site can become suitable for a housing scheme in the short to medium term, provided that the constraints identified are adequately addressed.

Viability and achievability summary **Achievable in medium to long term**

Justification The development is considered viable and achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The landowner applied recently for a change of use from garage and haulage depot to the manufacture of timber fencing and supply of associated fencing products, but an interest for housing was expressed as well. It is considered that the site is available for housing in the short term. The site can become suitable in the medium term if the constraints are adequately addressed. And the development is considered achievable in the medium term.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16011** Most Recent Source **SHLAA 2015** Site Gross Area (ha) **5.24**
Site Name **Cockhall Lane, Whitworth**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Grazing land**
Characteristics of the site reducing the development area **Flood zone 3. Landowner willing to develop the low lying part only.**
Area available for development **2.2** Net Development Area (ha) **1.65** Density **30 dwellings per hectare**
Yield calculated **49** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private family ownership (1 land title with various names)**
Intentions of landowner **landowner willing to sell the site or to deliver residential units in the medium to long term**
Comments **The landowner is willing to develop the low lying part of the site (email 28.11.2016)**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **Some covenants are associated with the deed, however it is considered that they do not restrict development**

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Access from Cock Hall Lane which is a narrow lane leading to Cock Hall Farm**
Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**
Comments **5.6km to A58/A671 junction**
Access by public transport **no bus services within 400m (0.24 miles)**
Comments **610m to bus stop for services 446 (hourly) and 447 (five times a day)**
Access to primary school **access within 500m (0.31 miles)**

Comments	500m to Bartholomew Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	415m to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.6km to Whitworth Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.6km to the C-operative shop
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	1km to playground south of Albert Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	A small part of the site is situated within flood zone 3 and 2 but it has been excluded from the development area. A Iso a very small part of the site is affected by surface water flood risk (1 in a 1000 years event)
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Small part of the site within Wetland and Heath Corridor
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	Public rights of way along the southern and western boundaries of the site
Heritage assets	site contains or adjoins a Listed Building
Comments	Old farmhouse and three Cottages are Listed Buildings
Landscape value	medium landscape impact
Comments	Site is mainly within Moorland Fringe, a small part is within the Settled valley character type
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones

Comments

Bad neighbour **site in residential or retail area**

Comments Residential use to the east, farmland to the north, west and south

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access requires improvement. Flood risk assessment. Listed Buildings adjoining the site, so an heritage assessment is required. The site is within the Moorland Fringe and in a predominant location therefore a landscape assessment is needed.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The site is owned by various persons cited on the land title. There are covenants associated with the deed but they do not restrict the development of the site. The landowner is willing to develop the low lying part of the land. The low part of the site is considered to be available now.

Suitability summary **Suitable in medium to long term**

Justification The access requires improvements. The site is located more than 5.5km away from a strategic road and 600m from a bus stop, therefore the future residents will heavily rely on private cars for transport. It is to be noted however that most local services can be accessed by foot except the GP surgery and the local shops. Planning obligations to improve access to public transport should be considered. There are footpaths along the boundaries of the site that will need to be maintained. The site is in a prominent location and situated in the Moorland Fringe, the impact on the landscape should be appropriately mitigated. The site also adjoins a Listed Building therefore the setting of the building need to be maintained or enhanced. The site is considered to be in a suitable location for housing development provided adequate mitigations are put in place.

Viability and achievability summary **Achievable in medium to long term**

Justification There are extra costs associated with the development of the site such as the improvement to the access, the conservation or enhancement of the setting of the Listed Building. The site is situated in a medium market area, therefore the site is considered to be viable. The site is considered to be achievable in the medium term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be available now and the development is considered viable and achievable in the medium term. However, several constraints need to be adequately addressed (e.g. flood risk, vehicular access, heritage asset and landscape assessment) in order to consider the site suitable for a housing development.

Delivery (next 5 years)

0

Delivery (6 to 10 years)

49

Delivery (11 to 15 years)

0

GENERAL INFORMATION

Site Ref **SHLAA16012** Most Recent Source **Officer Suggestion** Site Gross Area (ha) **2.37**
Site Name **Land to the north of Whitworth High School**
Greenfield versus Brownfield **Greenfield** Designations **None**
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**
Current Land Use **Grazing land**
Characteristics of the site reducing the development area **None**
Area available for development **2.37** Net Development Area (ha) **1.77** Density **30 dwellings per hectare**
Yield calculated **53** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **multiple ownership**
Comments **Private family ownership**
Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**
Comments **The landowner is willing to develop the whole site.**
Legal constraints / ownership issues **ownership constraints or ransom strip issues that can be resolved in the medium to long term**
Comments **There are covenants associated with the deed but there are not considered to restrict the development of the site.**

SUITABILITY

Topography **gradient present but can be mitigated**
Comments
Vehicular access **access requires improvements**
Comments **Access from Cock Hall Lane which is a narrow lane leading to Cock Hall Farm**
Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**
Comments **5.3km to A58/ A671 junction**
Access by public transport **medium frequency bus service (hourly) or low frequency (less than hourly) bus service within 400m (0.24 miles)**
Comments **330m to bus stop with 2 services: 446 (hourly) and 447 (five times a day)**
Access to primary school **access within 500m (0.31 miles)**

Comments	200m to Bartholomew Church of England Primary School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	120m to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.2km to Whitworth Medical Centre
Access to a local centre or convenience shop	access within 1.5km (approximately 1 mile)
Comments	1.2km to supermarket on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	800m to playground to the south of former Albert Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	N/A
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comment	footpaths along the north and eastern boundaries of the site
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	Old Farm house and 3 cottages are Listed Buildings situated within 100m
Landscape value	medium landscape impact
Comments	Site within the Moorland Fringe and adjoining the Settled Valley character type
Land contamination	no known issues
Comments	
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments High school and playing fields to the south and east, farmland to the north and west

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments The access to the site requires improvement. Mitigation will be sought after to reduce the impact on the landscape.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to develop the site. The site is considered to be available now for development.

Suitability summary **Suitable in medium to long term**

Justification The access to the site is poor and require improvements. The site is situated within 5.5km to a strategic road and has a fair access to public transport. Most local services are within walking distances except for the GP surgery. The footpaths will need to be maintained along the boundaries of the site. There is potential impact on the landscape and this will require further assessment.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site such as improvement to the access and mitigation of potential landscape impacts. The site is situated in a medium market rea and is considered to be viable. The site is considered to be achievable in the next five years.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is considered to be developable in the medium term (within 6 to 10 years).

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

GENERAL INFORMATION

Site Ref **SHLAA16016** Most Recent Source **Call for Sites 2016 (CFDS63)** Site Gross Area (ha) **2.52**

Site Name **Cowm water treatment works, Whitworth**

Greenfield versus Brownfield **Split greenfield and brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Former water treatment works, canal and wooded areas**

Characteristics of the site reducing the development area **Canals, trees and flood zone 3**

Area available for development **0.76** Net Development Area (ha) **0.68** Density **30 dwellings per hectare**

Yield calculated **20** Yield proposed by applicant Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner has expressed an interest to develop the site for residential use as part of the call for development sites.**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **flat site or very gentle slope**

Comments

Vehicular access **access requires improvements**

Comments **LCC comment:"Tong Lane itself is constrained in width by buildings and has poor pedestrian provision. There is a higher than average percentage of HGV traffic on Tong lane due to the Quarry to the north. The site access off Tong End is too narrow currently and requires widening and what is potentially third party land. The provision of 20 houses appears high considering the site is crossed by the reservoir spillways however the provision of any additional housing would be a concern due to the constraints of Tong Lane and the site access."**

Distance to strategic road network **greater than 5.5km (approximately 3.5 miles)**

Comments **5.9km to A58/A671 junction**

Access by public transport **no bus services within 400m (0.24 miles)**

Comments	within 500m from bus stop with 2 services (464: every 15 mins and 446: hourly)
Access to primary school	access within 1.5km (approximately 1 mile)
Comments	770m to Our Lady & St Anselm's Roman Catholic School
Access to secondary school	access within 1.5km (approximately 1 mile)
Comments	1.4km to Whitworth Community High School
Access to GP surgery	access within 1km (0.6 miles)
Comments	500m to Whitworth Medical Centre
Access to a local centre or convenience shop	access within 500m (0.31 miles)
Comments	500m to the Co-operative shop
Access to a park or play area	access within 300m (0.18 miles)
Comments	700m to play area near Riverside, 200m to Cowm reservoir
Flood risk	more than 50% in flood zone 2 or affected by medium surface water flood risk, or more than 10% in flood zone 3 or affected by high surface water flood risk
Comments	The flood zone 3 has been excluded from the net development area. More than 50% of the site is within Flood Zone 2 and small parts of the site are affected by high and medium surface water flood risk.
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Grassland, wetland and heath corridor
Recreational value	no recreational value
Recreational value comme	
Heritage assets	site contains or adjoins a Listed Building
Comments	Site adjoins 3 Listed Buildings (no. 28, 30 and 32 Tong End)
Landscape value	medium landscape impact
Comments	Moorland Fringe
Land contamination	potential contamination issues or known issues but capable of remediation
Comments	Potential contamination issues.
Mineral sterilisation	not within a Mineral Safeguarding Area or surface coal area
Comments	
Land instability	if no known issues and situated in a low risk development area

Comments

Proximity to dangerous structures **not within any HSE consultation zones**

Comments

Bad neighbour **site in residential or retail area**

Comments Reservoir to the north, grazing land to the west. Residential estate to the south, grassland to the east

Constraints due to utilities **presence of utilities infrastructure on site that can affect development**

Comments Sewers present on site

ACHIEVABILITY

Extra costs of development **if some extra costs required**

Comments Access improvement. Mitigation of flood risk from surface water and the canal, landscape impact. Land contamination survey.

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification The landowner is willing to develop the site within the next 5 years.

Suitability summary **Suitable in medium to long term**

Justification More than 10% of the site is affected by flood zone 3, however the net development area excludes this zone. The site will need to pass the Exception Test. The site is situated more than 5.5km to a strategic road network and there are no bus services within 400m. The future residents will be dependent on the use of a car to access services. There is potential land contamination that will need to be addressed. The site is considered suitable in the medium to long term, provided that the constraints identified are addressed.

Viability and achievability summary **Achievable now**

Justification There are extra costs associated with the development of the site, however the site is within a medium value market area, therefore the site is considered viable. The site is considered achievable in the short term.

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification The site is available and achievable now, however the site is considered to become suitable in the medium to long term, once the constraints are adequately addressed.

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

WARD

Whitworth

GENERAL INFORMATION

Site Ref **SHLAA18425** Most Recent Source **Draft Local Plan Reg 18 Comment** Site Gross Area (ha) **0.36**

Site Name **Land to the south east of Tonacliffe Way**

Greenfield versus Brownfield **Greenfield** Designations **None**

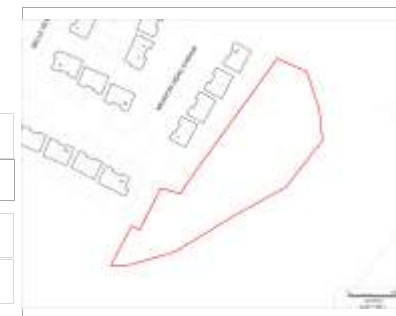
Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Grassland**

Characteristics of the site reducing the development area

Area available for development **0.36** Net Development Area (ha) **0.36** Density **30 dwellings per hectare**

Yield calculated **10** Yield proposed by applicant **15** Current planning permission



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AVAILABILITY

Land ownership **single ownership**

Comments **Private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **Landowner expressed an interest to develop the site for residential use (consultation on the draft Local Plan Regulation 18, summer 2017).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments

Vehicular access **good access or adjacent to road**

Comments **Access from Tonacliffe Way**

Distance to strategic road network **between 1.5km (approximately 1 mile) and 5.5km (approximately 3.5 miles)**

Comments **4km to A58 /A671 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **Situated 400m to bus stop with 3 services (one service running every 15 mins)**

Access to primary school **access within 500m (0.31 miles)**

Comments	160m to Whitworth Tonaclife Primary School
Access to secondary school	access within 5km (approximately 3 miles)
Comments	1.6km to Whitworth Community High School
Access to GP surgery	access within 3km (1.8 miles)
Comments	1.7km to Whitworth Medical Centre
Access to a local centre or convenience shop	no access within 1.5km (approximately 1 mile)
Comments	1.7km to Tesco store on Market Street
Access to a park or play area	access within 1.5km (approximately 1 mile)
Comments	within 800m to playground to the south of Albert Mill
Flood risk	flood zone 1 or low surface water flood risk
Comments	
Ecological value	not located in or adjacent to a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas
Comments	Rushy Hill Biological Heritage Site situated 800m to the south
Recreational value	presence of Public Rights Of Way or informal use
Recreational value comme	
Heritage assets	site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area
Comments	
Landscape value	medium landscape impact
Comments	Within Moorland Fringe. The site is prominent and development is likely to have affect the landscape.
Land contamination	no known issues
Comments	
Mineral sterilisation	if entirely within or partly within a Mineral Safeguarding Area or surface coal area
Comments	May require further site investigation
Land instability	if no known issues and situated in a low risk development area
Comments	
Proximity to dangerous structures	not within any HSE consultation zones
Comments	

Bad neighbour **site in residential or retail area**

Comments

Constraints due to utilities **no known utilities infrastructure on site**

Comments

ACHIEVABILITY

Extra costs of development **no extra costs to what is normally required (e.g. planning conditions, affordable housing, planning obligations)**

Comments

Market are **medium value market area (£170/sqm)**

Comments

CONCLUSION

Availability summary **Available now**

Justification

Suitability summary **Suitable in medium to long term**

Justification

Viability and achievability summary **Achievable in medium to long term**

Justification

Conclusion **Developable in the medium to long term (within 6 to 10 years, or after 10 years)**

Justification

Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)