

**APPENDIX 1:**  
**SITES ASSESSED AT STAGE 2 OF**  
**THE STRATEGIC HOUSING LAND**  
**AVAILABILITY ASSESSMENT (2018)**  
**NOT TAKEN FORWARD FOR**  
**ALLOCATION**

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Assessment 2018 Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA 2017 Reasonable Alternatives Name	SA 2017 Reasonable Alternatives Conclusion	Regulation 18 Ref	Reason for rejection
SHLAA 16001	Site of Horsefield Avenue, Tonacliffe	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 75	Retain	No predicted heritage impact	Not assessed	N/A	SFRA 188	Development could be allocated subject to FRA	N/A	N/A	Site off Horsefield Avenue, Tonacliffe	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	HS2.109	Green Belt parcel not identified for release. Biodiversity impact.
SHLAA 16002	Land to the east of Tonacliffe School	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 75	Retain	No predicted heritage impact	Not assessed	N/A	SFRA 189	Development could be allocated subject to FRA	N/A	N/A	Part of Land to the east of Tonacliffe School	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	HS2.106	Green Belt parcel not identified for release. Biodiversity impact.
SHLAA 16003	Land south of Bar Terrace, Whitworth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 75	Retain	Not assessed	Not assessed	N/A	SFRA 190	Development could be allocated subject to FRA	N/A	N/A	Part of Land to the east of Tonacliffe School	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	N/A	Green Belt parcel not identified for release.
SHLAA 16008	Wallbank Drive, Whitworth	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is a wooded area of which parts are protected by TPO. The site is not suitable for a housing development.
SHLAA 16009	Land to the rear of 303 to 321 Market Street, Whitworth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 271	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Planning permission for non-residential use
SHLAA 16011	Cockhall Lane, Whitworth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 72	Retain	Not assessed	Not assessed	N/A	SFRA 191	Consider site layout and design	N/A	N/A	Part of Land to the north of Whitworth High School	1 strong adverse impact for water and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt study recommends retaining. Poor access.
SHLAA 16012	Land to the north of Whitworth High School	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 72	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of Land to the north of Whitworth High School	1 strong adverse impact for water and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt study recommends retaining. Covenants relating to the land. Poor access.

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SHLAA 16017	Land to the east of Long Acres Drive, Whitworth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Non Green - Belt parcel 81	Suitable for inclusion in Green belt	Not assessed	Not assessed	N/A	SFRA 192	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Land to the east of Long Acres Drive	1 strong positive impacts for housing and human health (proximity to doctor's surgery), 5 minor adverse impacts and three minor positive impacts	N/A	Significant access constraints. The site is suitable for inclusion within the Green Belt.
SHLAA 16020	Barlow Bottoms, Whitworth	Deliverable in the next 5 years	N/A	N/A	Providing mitigation measures in place, predominantly materials considerations, the site is acceptable.	EMP73	De-allocate for employment and release for residential	SFRA 160	Development could be allocated subject to FRA	N/A	N/A	Barlow Bottom (to the east of the River Spodden)	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 2 minor adverse impacts and 4 minor positive impacts	Part of HS2.102	Proposed to be allocated for Mixed-Use (employment and transit site for Gypsies and Travellers) at the Council Meeting of 11th July 2018. Following the meeting, it was resolved "to amend the plan and 5.5 of the report to remove Barlow Bottoms and state "Gypsy and Traveller Transit site relocated to a small discreet piece of land owned by the Borough Council at the far corner of Futures Park""
SHLAA 16022	Barlow Bottoms (west of the river), Whitworth	Deliverable in the next 5 years	N/A	N/A	Unacceptable, too greater impact on the setting of the listed asset.	EMP16	De-allocate for employment and release for residential	Not assessed	N/A	N/A	N/A	Barlow Bottom	<u>Housing assessment</u> : 1 strong positive impact for housing and 1 strong adverse impact for climate change adaptation, 5 minor adverse impacts and 4 minor positive impacts <u>Employment assessment</u> : 1 strong adverse impact for climate change adaptation, 5 minor positive impacts and 4 minor negative impacts	N/A	Unacceptable heritage impact. Biodiversity impact (Woodland Stepping Stone Habitat)
SHLAA 16023	Site off Valley View, Shawforth	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 193	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is largely covered by woodland, therefore the yield of the area available for development is below 5 dwellings.
SHLAA 16025	Land to rear of Oak Street, Shawforth	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	H65	Do not allocate for employment	SFRA 10	Consider for withdrawal based on surface water risk	N/A	N/A	Land to the rear of Oak Street	2 strong positive impacts for housing and transport (proximity to bus stop), 1 strong adverse impact for climate change adaptation, 4 minor adverse impacts, 1 minor positive impact	N/A	Significant flood risk. SFRA recommends not to allocate the site.

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SHLAA 16026	Land south of Quarry Street, Shawforth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 65	Potential for release	No predicted heritage impact	Not assessed	N/A	SFRA 194	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	HS2.104	Access and topography issues. Small number of housing does not justify a Green Belt release.
SHLAA 16027	Eagley Bank, Shawforth	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 195	Exception Test	N/A	N/A	Not assessed	N/A	N/A	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.
SHLAA 16028	Land north of Knott Hill (west of Winterbutt Lee), Shawforth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 63	Retain	Not assessed	Not assessed	N/A	SFRA 196	Consider site layout and design	N/A	N/A	Land north of Knott Hill	1 strong adverse impact for water and 1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	Vehicular access issues, potential land contamination. Flood risk.
SHLAA 16029	Knowsley Crescent (WH2), Shawforth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Amenity space (local play area)
SHLAA 16030	Playing field north of Knowsley Crescent, Shawforth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 62	Not part of the sub-area identified for potential release	Not assessed	Not assessed	N/A	SFRA 197	Development could be allocated subject to FRA	N/A	N/A	Playing field north of Knowsley Crescent	1 strong adverse impact for human health, 1 strong positive impact for housing, 4 minor adverse impacts, 3 minor positive impacts	N/A	Green Belt parcel not identified for release. Access issues.
SHLAA 16031	Britannia Shore Service Station	Not developable or not to be included in the SHLAA	Parcel 59	Retain	Not assessed	EMP87	Do not allocate for employment	SFRA 198	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release. Landowners are willing to develop the site for employment.
SHLAA 16032	Land at Tough Gate, Britannia	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 56	Retain	Not assessed	Not assessed	N/A	SFRA 199	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Access issues. Potential land contamination. Intentions of the landowners unknown.
SHLAA 16033	Redundant Stable Yard to the rear of 580 Fair View, Britannia	Not developable or not to be included in the SHLAA	Parcel 56	Retain	Not assessed	Not assessed	N/A	SFRA 200	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.

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SHLAA 16034	Land to the back of Britannia School and to the north of Warren Drive	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 56	Retain	Not assessed	Not assessed	N/A	SFRA 201	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Access issues. Intentions of some of the landowners unknown.
SHLAA 16035	Land to the south east of Britannia School	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 260	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is not available for development as the landowner wants to retain the site in educational use.
SHLAA 16041	Land around Sheephouse Reservoir, Britannia	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 202	Development could be allocated subject to FRA	N/A	N/A	Land around Sheephouses Reservoir	1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	Covenants associated with the land title. Presence of a slope. Very prominent in landscape. Relatively isolated from local services and Tong lane is a narrow access lane.
SHLAA 16044	Land at Douglas Road Fieldfare Way, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 158	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Land at Douglas Road / Fieldfare Way	2 strong positive impacts on natural resources and housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Unilateral agreement for the maintenance of the site as open space.
SHLAA 16045	Tong Farm A, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area B: Not suitable for development on landscape grounds	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	HS2.17	Partly allocated (H30)
SHLAA 16046	Tong farm B, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area B: Not suitable for development on landscape grounds	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Not suitable for development on landscape grounds.
SHLAA 16048	Land east of Warcock Lane, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 203	Development could be allocated subject to FRA	N/A	N/A	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Intentions of the landowners unknown. Site in the vicinity of Listed Buildings and within the high risk development area of the Coal Authority.
SHLAA 16049	Tong Farm, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 23	Development could be allocated subject to FRA	N/A	N/A	Part of Tong Farm	4 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Isolated site, within the vicinity of Listed Buildings. Also in the Coal Authority high risk development area.

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SHLAA 16050	Land off Coal Pitt Lane, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 204	Development could be allocated subject to FRA	N/A	N/A	Land off Coal Pitt Lane	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 7 minor adverse impacts and 2 minor positive effects	N/A	Unwilling landowner and intentions or remaining landowners unknown. Within the Coal Authority high risk development area.
SHLAA 16055	Land at Rosendale Crescent/Grave Clough Lane, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact (site visit)	Not assessed	N/A	SFRA 26	Development could be allocated subject to FRA	Greenland site could be considered for release for development.	N/A	Land at Rosendale Cres	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 3 minor positive effects	N/A	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 stability issues.
SHLAA 16059	Thorn Gardens, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 128	Development could be allocated subject to FRA	N/A	N/A	Thorn Garden	1 strong positive impact for housing, 4 minor negative impacts and 4 minor positive effects	N/A	Too small to deliver 5 or more dwellings due to steep slopes along Tong lane.
SHLAA 16062	Land off Alma Street, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 268	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	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.
SHLAA 16064	Land off Earnshaw Road, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 18	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is largely wooded and part of comprises a graveyard.
SHLAA 16068	Bacup Leisure Centre, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	H45	Release for mixed-use development	SFRA 32	Development could be allocated subject to FRA	N/A	N/A	Former Bacup Leisure Centre	2 strong positive impacts for natural resources and housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	The site obtained planning permission in March 2018 for the demolition of the existing building and erection of a 5 pump petrol filling station and associated retail store (planning reference 2017/0633).
SHLAA 16072	Lower Old Clough Farm, Weir	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 207	Development could be allocated subject to FRA	N/A	N/A	Lower Old Clough Farm	1 strong positive impact for housing, 9 minor adverse impacts and 1 minor positive effect	N/A	Intentions of landowners unknown. Poor access and isolated from local services. Overhead electricity line passing through the site.
SHLAA 16074	Land To The Rear Of Highfield, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact (site visit)	Not assessed	N/A	SFRA 34	Should be allocated on flood risk grounds	N/A	N/A	Land adj Maden Recreation Ground	1 strong adverse impact on landscape, 1 strong positive impact on housing, 4 minor adverse impacts and 3 minor positive effects	N/A	Access issues

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SHLAA 16075	Land at Huttock Farm, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 209	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	HS2.11	Serious concerns from Lancashire County Council regarding highways.
SHLAA 16077	Land south of Huttock Top Farm, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 210	Development could be allocated subject to FRA	N/A	N/A	Land south of Huttock Top Farm	1 strong positive impact for housing, 5 minor adverse impacts and 3 minor positive effects	HS2.13	Serious concerns from Lancashire County Council regarding highways.
SHLAA 16079	Land off Newchurch Old Road, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Acceptable so long as the mitigation measures are adhered to. The site boundary shall be reduced moving it further north and west, with a small reduction in numbers. The existing mature trees shall be retained and if necessary a TPO put in place. The dwelling should look to the local architecture and look to replicate this. They shall be constructed from stone which shall be of a good/ exact match to existing, natural stone or slate roof tiles and windows and doors to be timber. There shall be no use of PVC, synthetic or artificial materials. They shall be restricted to two stories and ensure that there is good separation between the dwellings. A high level planting and landscaping scheme will be essential to the development. To ensure the impact on the countryside is reduced.	Not assessed	N/A	SFRA 29	Development could be allocated subject to FRA	N/A	Not suitable for development on landscape grounds	Sowclough site	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	HS2.32	Serious concerns from Lancashire County Council regarding highways.
SHLAA 16082	Anvil Street, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact (site visit)	H38	Do not allocate for employment	SFRA 13	Should be allocated on flood risk grounds	N/A	N/A	Anvil Street	3 strong positive impacts on landscape, housing and transport, 4 minor positive impacts and 4 minor negative impacts	Part of HS2.5	The proposed housing allocation at Regulation 18 has been reduced. The landowner did not want the site to be re-developed for residential use, but rather to be kept for employment.

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SHLAA 16088	Land west of Sow Clough, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Acceptable, so long as the site is reduced, pulling the northern boundary back, halving the site, which will also reduce the yield. The development should ensure good plotting of dwellings, no high densities. The dwelling should be constructed from natural stone, making use of natural stone or slate roof tiles, with timber doors and windows of which design will be reviewed at the time of application. Use of standard housing design will be unacceptable as will the use of artificial and synthetic materials. All dwellings shall be restricted to two stories and some consideration may be given to dormer, subject to the quality of design. The exiting mature tree planting shall be retained in entirety and TPO will be made use of is necessary.	Not assessed	N/A	SFRA 211	Development could be allocated subject to FRA	N/A	N/A	Land west of Sow Clough	2 strong adverse impacts on biodiversity and climate change adaptation, 6 minor adverse impacts and 2 minor positive impacts	HS2.29	Lancashire County Council highways objection and landowner intentions unknown
SHLAA 16090	Land at Acre Avenue, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Providing the measures are strictly adhered to, the site is acceptable.	H70	Do not allocate for employment	SFRA 289	Development could be allocated subject to FRA	N/A	N/A	Land at Acre View	1 strong positive effect for housing, 5 minor adverse impacts and 2 minor positive impact	N/A	The main landowner does not wish to release the land for housing development.
SHLAA 16091	Brunswick Terrace, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 136	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is partly covered by mature trees and too small to deliver 5 or more dwellings.
SHLAA 16096	Land At Moss Farm, Stacksteads	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact	H69	Do not allocate for employment	SFRA 111	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Part of Land at Moss Farm	4 strong adverse impacts for landscape, water, climate change adaptation and transport	N/A	The SA highlights four strong adverse impacts to develop this site for housing. Access and topography issues. Not all landowners are willing to develop the site.
SHLAA 16097	Land adj Toll Bar Business Park, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 134	Exception Test	N/A	Not suitable for development on landscape grounds	Part of Land at Moss Farm	4 strong adverse impacts for landscape, water, climate change adaptation and transport	N/A	The SA highlights four strong adverse impacts to develop this site for housing. Access and topography issues. Not all landowners are willing to develop the site.



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SHLAA 16099	Heathbourne Road, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 126	Should be allocated on flood risk grounds	N/A	N/A	Heathbourne Road	1 strong positive impact for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 16100	Western Road, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land at Heathfield Road	1 strong adverse impact for climate change for adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Important recreational value to the community (contains playground and MUGA)
SHLAA 16101	Heath Hill Drive, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land at Heathfield Road	1 strong adverse impact for climate change for adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	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.
SHLAA 16105	Waterbarn Chapel, Rakehead Lane and adjoining land, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Providing mitigation measures in place, the site is acceptable.	H67	Do not allocate for employment	SFRA 133	Consider for withdrawal based on surface water risk	Greenland's site could be considered for release for development.	N/A	Land adj Waterbarn Chapel	2 strong adverse impacts for water and climate change adaptation, 1 strong positive impact for housing, 3 minor adverse impacts and 2 minor positive impacts	N/A	Flood risk. Former cricket ground, which should be retained to address wider deficit. Listed Building present on site.

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SHLAA 16107	Land north of Blackwood Road, Stacksteads	Deliverable in the next 5 years	N/A	N/A	Acceptable providing mitigation measures are adhered to. Restrictions will be placed that the dwellings be no more than 2 storeys. They should take example from the local area in terms of design, style character and should be constructed in natural stone and slate and timber. Standard materials and design will not be acceptable. High density developed will not be acceptable. A good detailed scheme of landscaping will be required. Retention of the trees/ woodland area to the north boundary of the site and these should be protected with a TPO. The dwelling should be set closest to Blackwood road, keeping the rear plot of land clear and open. It will also be require that the site be pulled away from the Western boundary to prevent impact on the Listed assets.	Not assessed	N/A	SFRA 212	Development could be allocated subject to FRA	N/A	N/A	Land north of Blackwood Road	1 strong positive impact for housing, 5 minor negative impacts and 3 minor positive impacts	Partly allocated as HS2.24	Partly allocated (H25).
SHLAA 16108	Land off Rakehead Lane, Stacksteads	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 213	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Intentions of the landowner unknown. Steep gradient. Located in the vicinity of Listed Buildings.
SHLAA 16114	Hugh Mill, Cowpe	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 55	Retain	Not assessed	Not assessed	N/A	SFRA 221	Development could be allocated subject to FRA	N/A	N/A	Hugh Mill	1 strong positive impact for housing, 4 minor adverse impacts, 4 minor positive impacts	N/A	Access would require improvements to support a large housing development. Surface water flood risk. Potential land contamination.
SHLAA 16122	Site 5B Kearns Mill, Cowpe	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 39	Consider site layout and design	N/A	N/A	Not assessed	N/A	N/A	The site is partly within a flood zone 3 and partly wooded. The net development area is too small to deliver 5 or more dwellings.

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SHLAA 16123	Site 5A Kearns Mill, Cowpe	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 38	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Significant gradient, surface water flood risk, potential landscape impact
SHLAA 16124	Former Kearns Mill, Cowpe	Deliverable in the next 5 years	N/A	N/A	Planning permission granted. Site under-construction.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.88	Site under construction and likely to be completed before the beginning of the Local Plan period
SHLAA 16129	Gaghills Lane, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact.	EMP29	Release for residential	SFRA 139	Exception Test	N/A	N/A	Gaghills Building Lane	3 strong positive impacts for landscape, housing and transport. 2 strong adverse impacts for water and employment skills. 3 minor adverse impacts and 2 minor positive impacts	N/A	Flood zone 3 and high risk of surface water flooding
SHLAA 16130	Mill End Mill, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact.	EMP30	Release for residential	SFRA 07	Exception Test	N/A	N/A	Mill End Mill	3 strong positive impacts for landscape, housing and transport. 2 strong adverse impacts for water and employment location. 3 minor adverse impacts and 2 minor positive effects	N/A	Flood risks from the river and surface water. Potential land contamination.
SHLAA 16131	Land Adjacent Swiss Clough, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 95	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Land adj Swiss Clough	1 strong positive impact for housing and 1 strong adverse effect for biodiversity. 4 minor positive impacts and 3 minor adverse impacts	N/A	Woodland and allotment gardens. Vehicular access issues. Surface water flood risk.
SHLAA 16132	Park Road Garage Site, Waterfoot	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 115	Development could be allocated subject to FRA	N/A	N/A	Park Road Garage Site	2 strong positive impacts for natural resources and housing. 4 minor positive impacts and 3 minor adverse impacts	HS2.91	Drainage issues, presence of a culvert, garage colony in existing use.
SHLAA 16133	Land At Hey Head, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 96	Development could be allocated subject to FRA	N/A	N/A	Land at Hey Head	2 strong positive impacts for natural resources and housing, 3 minor adverse impacts and 4 minor positive effects	N/A	Steep slopes. Surface water flood risk. Wooded area.

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SHLAA 16134	Land off Queensway, Staghills, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 94	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Part of Garage Colony off turnpike	2 strong adverse impacts for biodiversity and climate change adaptation, 1 strong positive impact for housing. 4 minor positive impacts and 3 minor negative impacts	N/A	No vehicular access. Ownership unknown
SHLAA 16135	Land Opposite Church Lane, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Providing mitigation and design measures are taken into account the site is acceptable.	Not assessed	N/A	SFRA 71	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Land opposite Church Lane	1 strong adverse impact on climate change adaptation and 1 strong positive impact on housing. 5 minor positive impacts and 3 minor negative impacts	N/A	Steep, wooded and poor access
SHLAA 16136	Garage Colony Off Turnpike, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 91	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Part of Garage Colony off turnpike	2 strong adverse impacts for biodiversity and climate change adaptation, 1 strong positive impact for housing. 4 minor positive impacts and 3 minor negative impacts	N/A	Trickett's Memorial Ground, Woodland identified as Stepping Stone Habitat
SHLAA 16137	Land off Wales Road, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 90	Consider site layout and design	Part of the Greenland site could be considered for release. However this SHLAA site has a high number of GI function.	N/A	Not assessed	N/A	N/A	The site is partly covered by woodland with a high number of Green Infrastructure functions. The net developable area is too small to be able to deliver 5 or more dwellings.
SHLAA 16140	Land Off Taylor Avenue, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 117	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Land off Taylor Avenue	2 strong positive impacts for housing and transport, 3 minor adverse impacts and 3 minor positive impacts	N/A	Steep slopes. Woodland.
SHLAA 16141	Land Adjacent To St. Anne's School, Piercy, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land adj St Anne's School	3 strong positive impacts for landscape, housing and transport. 3 minor adverse impacts and 3 minor positive impacts	N/A	Steep, poor access, possible other uses sought

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SHLAA 16142	Mount Zion Baptist & 240 Edgeside Lane, Waterfoot	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 78	Development could be allocated subject to FRA	N/A	N/A	Mount Zion Baptist & 240 Edgeside Lane	1 strong positive impact for housing, 4 minor negative impacts and 3 minor positive impacts	N/A	Access issues
SHLAA 16143	Field at Scout Road, Whitewell Bottom	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.92	Site in flood zone 2. Too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development
SHLAA 16144	Land/Garden at Delph House, Scout Bottom, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 129	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Very steep site, difficult to access.
SHLAA 16148	Land Off Rock Bridge Fold, Whitewell Bottom	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 97	Exception Test	N/A	N/A	Not assessed	N/A	N/A	Flood risk
SHLAA 16152	Land north of Springside, Water	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 219	Development could be allocated subject to FRA	N/A	N/A	Land north of Springside	1 strong positive impact for housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	Unknown ownership. Access is a major constraint. Adjoins listed buildings.
SHLAA 16153	Land at East Bank, off Burnley Road East, Waterfoot	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 220	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Isolated greenfield site in the countryside
SHLAA 16154	Vacant Haulage Yard, Burnley Road East, Water	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 218	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Isolated site in the countryside, with flood risk and land contamination issues.

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SHLAA 16155	Land by St Peter's School, Newchurch	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable as long as the following mitigating measures are adhered to. The site boundary needs to be reduced, pulling it in from the east away from Heightside House. The western boundary should be in line with the track leading up from St Peter's Road. The layout should ensure that the dwellings' size, massing and spacing are adequate to ensure they retain the openness on the site. As this is a more rural aspect the dwelling should be constructed from natural stone, natural roofing slates and timber windows. Standard housing design will not be accepted consideration should be taken from the local vernacular. The dwelling shall be restricted to two stories this especially the case with the topography of the land. A detailed landscaping plan will also be required, looking to create a natural buffer to the rear and sides of the boundary of the site. This will help to mitigate against the impact on the rural countryside looking from and into.	Not assessed	N/A	SFRA 222	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	Partly allocated as HS2.86	Landscape and heritage impact
SHLAA 16158	Land to rear of Boars Head pub, Newchurch	Deliverable in the next 5 years	N/A	N/A	Unacceptable, would have substantial harm on the setting of the GII* Church,	Not assessed	N/A	SFRA 293	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Significant heritage impact
SHLAA 16160	North Of Staghills Road, Newchurch	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 106	Development could be allocated subject to FRA	N/A	N/A	North of Staghills Road	2 strong positive impacts for natural resources and housing, 1 strong adverse impact for climate change adaptation, 4 minor positive impacts and 3 minor adverse impacts	N/A	Access difficult. Public Open Space and play area.

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SHLAA 16161	Hareholme, Newchurch	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact for small part of the site (H61)	Not assessed	N/A	Not assessed	N/A	Greenland's site not identified for release	N/A	Assessed for the part of the site allocated (please see allocated sites)	N/A	Partly allocated as HS2.83	Partly allocated (H61). Remaining part of the site is wooded with strong gradient.
SHLAA 16163	Crabtree Hurst, Waterfoot	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 88	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Vehicular access is a major issue.
SHLAA 16164	Land behind Myrtle Grove Mill, Waterfoot	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact, but a noted impact on SSSI and Biological heritage site.	Not assessed	N/A	SFRA 226	Development could be allocated subject to FRA	N/A	N/A	Former Leprosy Hospital, Waterfoot	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing. 4 minor adverse impacts and 4 minor positive effects	HS2.84	Vehicular access issues to the site.
SHLAA 16167	Land Off Hill End Lane, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 92	Exception Test	N/A	N/A	Not assessed	N/A	N/A	Flood risk
SHLAA 16170	Land at Conway Road, Higher Cloughfold	Deliverable in the next 5 years	N/A	N/A	Providing mitigation measures in place the site is acceptable. The dwelling should be restricted to 2-storey and should be constructed of natural stone and slates. The properties should look to be detached, replicating what is found within the area, with front and rear gardens, helping to soften the built form. There is also mature planting in the area and this should be retained to add buffering to the site and possible additional planting and landscaping required. The yield of 7 may be overmassing the site and would suggest that 4 would be more sympathetic and allow for the better use of space. The site is currently buffered	Not assessed	N/A	SFRA 224	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	HS2.57	Delivering 5 units is overoptimistic so the site is no longer proposed for allocation, though there is a change proposed to bring the land into the urban boundary

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					by hedgerows and mature planting and this should be retained, with replacement planting required if necessary.										
SHLAA 16172	Land At Higher Cloughfold	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Providing mitigation measures in place the site is acceptable.	Not assessed	N/A	SFRA 62	Development could be allocated subject to FRA	Greenland's site not identified for release	N/A	Not assessed	N/A	HS2.58	Too small to deliver 5 or more houses. Access issues. Planning permission submitted for a dwelling in 2018 and approved in 2019 (2018/0577).
SHLAA 16173	Whinberry View, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Not assessed, developed.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16174	Land Between newchurch Road and Bacup Road, Higher Cloughfold	Deliverable in the next 5 years	N/A	N/A	Providing the following mitigation measures are adhered to, the site could be acceptable. The boundary of the site shall be reduced, pulling the eastern boundary further so the boundary is in line with Lambton Gates. The dwellings shall be restricted to two storeys and there could be consideration of single storey bungalows, possibly dormer bungalows. The materials should be natural stone for construction, natural roofing slates and timber for doors and windows.	Not assessed	N/A	SFRA 77	Development could be allocated subject to FRA	Greenland's site not identified for release	N/A	Land at Cloughfold	2 strong positive impacts for housing and transport, 1 strong adverse impact for climate change adaptation. 4 minor negative impacts and 4 minor positive impacts	Part of HS2.54	Lancashire County Council stated it could not accommodate 55 houses. Badger setts are present on site. Strong community objection. Highways England: commented that the site should be assessed within Highways Capacity Study. Potential land instability.
SHLAA 16179	Rear Of Union Street, Hurst Crescent, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 75	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Significant gradient with potential land instability issues.



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SHLAA 16180	Land to rear of Waingate, Springside, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Providing the following mitigation measures are closely adhered to then the site would be acceptable. The boundary of the site needs to be reduced pulling in the eastern boundary towards Marl Pitts. The yield will therefore be reduced which will also help to mitigate against the heritage impact. Development should be limited to the west of the site. The dwelling should seek to represent the local area in design and take example from the local vernacular. They shall be restricted to two storeys. The materials palette shall be limited, with no use or render, use of natural stone for construction, natural stone or slate roof tiles and doors and windows to be of timber construction. Use of standard design for the dwellings fixtures and fitting will not be acceptable.	Not assessed	N/A	SFRA 06	Development could be allocated subject to FRA	N/A	Area A: Suitable for development with mitigation	Waingate	1 strong positive for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Waingate Manor is listed. Access is a significant constraint as Highway Authority unwilling to accept an access via Marl Pitts
SHLAA 16181	Land off Waingate Lane, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 270	Development could be allocated subject to FRA	N/A	Area C: Not suitable for development on landscape grounds	Part of land to the east of Alder Grange School	2 strong adverse impacts on landscape and climate change mitigation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor vehicular access via a narrow track. No bus service within 400m. Adjoins listed building. Potential high landscape impacts.
SHLAA 16183	Land to the east of Alder Grange School, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 225	Development could be allocated subject to FRA	N/A	Area B and part of Area C: Not suitable for development on landscape grounds	Part of land to the east of Alder Grange School	2 strong adverse impacts on landscape and climate change mitigation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor vehicular access via a narrow track. No bus service within 400m. Adjoins listed building. Potential high landscape impacts.

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SHLAA 16184	Land south of Hollin Lane, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Providing mitigation measures followed above, H6 site is acceptable. A detailed scheme of landscaping is required, with particular focus on the East and North Boundary. The landscaping should include a good amount of tree planting to ensure a natural buffer to the site. The dwelling should be constructed from natural stone, natural stone or slate roofing tiles and timber for doors and windows. No use of UPVC or other artificial materials.	Not assessed	N/A	SFRA 14	Development could be allocated subject to FRA	N/A	N/A	Land at Hollin Lane	1 strong adverse impact for transport, 1 strong positive impact for housing, 4 minor negative impacts and 3 positive impacts	HS2.44	Access issue via Hollin Lane which is a narrow single lane with no possibility of widening.
SHLAA 16186	Constable Lee Court, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Site now completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site now completed
SHLAA 16192	Land To Rear Of Lyndale Scout Hut, Crawshawbooth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impacts (site visit)	Not assessed	N/A	SFRA 102	Should be allocated on flood risk grounds	N/A	N/A	Land to rear of Lyndale Scout	2 strong positive impacts for natural resources and housing, 3 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of the landowners are unknown. Also steep with poor access
SHLAA 16194	Land north of Adelaide Street, Crawshawbooth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 231	Consider site layout and design	Greenlands site not identified for release	N/A	Not assessed	N/A	N/A	Greenlands site not identified for release
SHLAA 16195	Site of former Hawthorn Mill, Folly Clough, Crawshawbooth	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 278	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Poor vehicular access via a track, with potential surface water flood risk. Ecological importance as identified as woodland and grassland stepping stone area. Potential landscape impact.

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SHLAA 16196	Land east of Goodshaw Lane, Crawshawbooth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable so long as the site is reduced and mitigation adhered to. The site needs to be pulled back further south and no development to take place in the north of the site, nothing north of Hawthorn farm. Development to the north of the site would be detrimental to the setting of the GII* Chapel, GII Church and would be refused. The yield will be reduced to accommodate the smaller site to around 5 dwellings. The development should take example from the dwellings in the immediate area. Dwellings should be restricted to two storeys and be constructed from natural stone, natural slate and use of timber for doors and windows. The design needs to be bespoke and take keys from the local vernacular.	Not assessed	N/A	SFRA 234	Development could be allocated subject to FRA	N/A	N/A	Land east of Goodshaw Lane	1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Close to Listed church. Access issues as Goodshaw Lane relatively narrow.
SHLAA 16198	Land Adj Ullswater Way, Loveclough	Deliverable in the next 5 years	N/A	N/A	The site is required to be reduced significantly. Stated as yield of 6 however it will only be possible to develop the maximum of 2 dwellings on the site. The will need to be sited away from the GII* Chapel off Ullswater Way and be of a traditional style reminiscent of the local vernacular. They shall be restricted to 2 storeys and shall be constructed from natural materials (stone and slate). Standard design will not be acceptable and the use of poor quality materials will be refused. Even with the small number landscaping will be required to reduce the impact and form a natural buffer.	Not assessed	N/A	SFRA 68	Development could be allocated subject to FRA	N/A	N/A	Land adj Ullswater Way	1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing. 7 minor adverse impacts and 1 minor positive impact	N/A	Mitigation of heritage impact means only 2 dwellings could be built on site.

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SHLAA 16199	Thirlmere Way, Goodshaw Chapel	Deliverable in the next 5 years	N/A	N/A	The site shall be reduced pulling any development away from Goodshaw Lane. Access may be possible off Ullswater way which will further reduce the impact. Development should be kept to the west of the site which will require the yield to be reduced to around 5, possibly 6. The existing development is poor and a new development should make use of natural materials, being of stone and slate. The heights shall be restricted to two storeys and there shall be no use of roof lights. Consideration of the layout will be required to ensure that the development fit in around the existing.	Not assessed	N/A	SFRA 70	Development could be allocated subject to FRA	N/A	N/A	Thirlmere Way, Goodshaw Chapel	2 strong positive impacts for natural resources and housing. 4 minor positive impacts and 3 minor adverse impacts	N/A	No bus service within 400m. Adjoins a listed building (grade II*). Keen to retain for local informal open space.
SHLAA 16200	Middlegate Green, Goodshaw Chapel	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impacts	Not assessed	N/A	SFRA 69	Require further investigation based on surface water risk	N/A	N/A	Middlegate Green	2 strong positive impacts for natural resources and housing. 5 minor positive impacts and 2 minor adverse impacts	N/A	Unwilling landowner. Small part of the site within Coal Authority high risk development area. Prone to flooding
SHLAA 16201	Field Adjacent Goodshaw Lane/Gibhill Lane, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 64	Development could be allocated subject to FRA	N/A	N/A	Part of field adjacent Goodshaw Lane/Gibhill Lane	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Gradient present. Access will require improvements. Flood risk in parts of the site. Complex ownership
SHLAA 16202	Land (A) Adjacent Swinshaw Cottages, Goodshaw	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 66	Development could be allocated subject to FRA	N/A	N/A	Part of field adjacent Goodshaw Lane/Gibhill Lane	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Gradient present. Access will require improvements. Flood risk in parts of the site.
SHLAA 16208	Northern corner of Goodshaw Lane, Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 241	Development could be allocated subject to FRA	N/A	N/A	Small part of Swinshaw Hall	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 4 minor positive impacts	N/A	Intentions of the landowners unknown. Ecological importance as identified as Grassland Stepping Stone Habitat.

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SHLAA 16211	Land north of Commercial Street, Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 239	Development could be allocated subject to FRA	N/A	N/A	Part of land north of Commercial Street	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Landscape issues
SHLAA 16215	Land opposite 1019 Burnley Road, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Not suitable for development on landscape grounds	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Landscape issues
SHLAA 16216	Land off Burnley Road, Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 236	Development could be allocated subject to FRA	N/A	N/A	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Landscape issues
SHLAA 16217	Land north of Goodshaw Fold Road (rear of Silver Street), Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 85	Development could be allocated subject to FRA	N/A	N/A	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Landscape issues

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SHLAA 16218	Land south of Goodshaw Fold Road, Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	The site could be acceptable if the scale of development is significantly reduced and pulled back and out from the Conservation Area and see the sympathetic conversion of the former Hargreaves Mill. The proposed number of dwellings needs to be substantially reduced and the boundary of the site pull back and out of the Conservation Area. Likely that number would need to be half of the current yield if not less. The style of dwellings would need to look to the local vernacular, using natural materials of stone and slate. They would need to be restricted to two storey dwellings. Sympathetic reuse of the Mill would be welcome, but design and use would need to be of the highest design and quality.	EMP70	Retain for B-class employment uses	SFRA 242	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	Partly allocated as EMP2.62	Partly allocated as Existing Employment EE51 - Kippax Mill

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SHLAA 16219	Land north of The Jester, Burnley Road, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	The proposed site could be acceptable so long as the stated mitigation is adhered to. The development plot will need pulling the boundary away from the Conservation Area further south. The boundary should not go further north of Abbeycroft. The design should look to mirror the local style. The dwelling should take example from the local terraced dwellings which would in turn help to limit the impact. These could run along the road which would mirror what is already found within the immediate and wider area. The dwelling should be traditional in form and design, using natural materials including stone, slate and timber. They should be of the highest possible quality. The proposals should ensure a good landscaping scheme which would mitigate against any visual impact from the Conservation Area and other key site lines.	Not assessed	N/A	SFRA 235	Development could be allocated subject to FRA	N/A	N/A	Land north of the Jester	1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	Partly allocated as HS2.52	Partly allocated (H17). Development of the remaining part of the site is likely to have significant landscape impact.
SHLAA 16221	Laund Bank Barn 2, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 84	Consider site layout and design	N/A	N/A	Laund Bank Barn 2	2 strong adverse impacts on water and climate change mitigation, 1 strong positive impact for housing, 4 minor adverse impacts and 3 positive impacts	N/A	Site partly in a Biological Heritage Site. A quarter of the site is within the Coal Authority high risk development area.
SHLAA 16222	Land off Lee Brook Road and Collinge Fold Lane, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 230	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Vehicular access issues. Partly wooded and identified as a Woodland Steeping Stone Habitat.
SHLAA 16224	Land To Rear Of Holland Avenue, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 73	Should be allocated on flood risk grounds	N/A	N/A	Land to rear of Holland Avenue	1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Mostly wooded, with access issues

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SHLAA 16226	Oakenhead/Holland Avenue, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 165	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Part of site at Oakenhead/Hollin Avenue	1 strong adverse impact for landscape and 1 strong positive impact for housing. 4 minor positive impacts and 2 minor adverse impacts	N/A	Transport an issue if access taken off Holland Avenue. Land may be required for future school expansion.
SHLAA 16227	Land behind no. 173 to 187 Haslingden Old Road, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	Suitable for development with mitigation	Part of site at Oakenhead/Hollin Avenue	1 strong adverse impact for landscape and 1 strong positive impact for housing. 4 minor positive impacts and 2 minor adverse impacts	HS2.66	Lancashire County Council raised an objection due to unsuitable vehicle access
SHLAA 16229	Land at Oakenhead Wood, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 229	Should be allocated on flood risk grounds	N/A	N/A	Land at Oakenhead Wood	1 strong positive impact for housing, 4 minor adverse impacts and 3 minor positive impacts	HS2.64	Lancashire County Council raised an objection due to unsuitable vehicle access
SHLAA 16232	Land adjacent 130 Haslingden Road, Rawtenstall	Not developable or not to be included in the SHLAA	Parcel 17	Potential for release	Not assessed	Not assessed	N/A	SFRA 228	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Steep site. Access from A682 would mean felling of trees protected by TPO. Ecological importance as site is identified as a Woodland Stepping Stone Habitat.
SHLAA 16233	Land Off Fallbarn Crescent, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 100	Development could be allocated subject to FRA	Part of the Greenlands site could be considered for release. However this SHLAA site has a high number of GI functions.	N/A	Not assessed	N/A	N/A	Woodland area with a strong gradient. Also comprises an active playground area.
SHLAA 16234	Land to the north side of Hall Carr Road, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	Part of the Greenlands site could be considered for release. This SHLAA site has a low number of GI functions.	N/A	Not assessed	N/A	HS2.59	Site too small to deliver 5 or more dwellings. Planning permission for 1 dwelling approved in 2018 (2018/0281).



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SHLAA 16235	Land Off Bocholt Way, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 101	Consider site layout and design	Part of the Greenlands site could be considered for release. However this SHLAA site has a high number of GI functions.	N/A	Not assessed	N/A	N/A	Wooded area.
SHLAA 16237	Hall Carr Road, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 104	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	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.
SHLAA 16239	Land To the Rear of Hardman Avenue, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Providing measures are in place, the site is acceptable.	Not assessed	N/A	SFRA 99	Development could be allocated subject to FRA	N/A	Area B: Suitable for development with mitigation and Area C: Not suitable for development on landscape grounds	Land to rear of Hardman Avenue	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing. 4 minor adverse impacts and 3 minor positive impacts	N/A	Woodland area. Small part of the site is also a Grassland Stepping Stone Habitat
SHLAA 16241	Balladen County Primary School, Lindea Lea, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 107	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The landowner wish to retain the land for a potential school expansion

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SHLAA 16242	Land Off Cherry Tree Lane/Lower Clowes Road, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 98	Development could be allocated subject to FRA	Greenland's site could be considered for release for development.	N/A	Two assessments : Land off Cherry Tree Lane and part of Land west of Lomas Lane	Land off Cherry Tree: 1 strong negative impact for climate change adaptation and 1 strong positive impact for housing, 6 minor positive impacts and 3 negative impacts Land west of Lomas Lane: 1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Playing field. Steep slopes in parts. Woodland identified as Stepping Stone Habitat.
SHLAA 16243	Land east of Lower Clowes Road (west of Lomas Lane), Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact, but a noted impact on the Biological Heritage site.	Not assessed	N/A	SFRA 176	Development could be allocated subject to FRA	N/A	N/A	Part of Land west of Lomas Lane	1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	Partly allocated as HS2.68	Site is too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development
SHLAA 16245	Lomas Lane, Balladen, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 108	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Lomas Lane	1 strong adverse impact for transport, 1 strong positive impact for housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	Surface water flooding issues and intentions of the landowners unknown. No access to public transport within 400m.
SHLAA 16247	Horncliffe Quarry, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 177	Development could be allocated subject to FRA	N/A	N/A	Horncliffe Quarry	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Intentions of the landowners unknown. No bus service within 400m. No shop within 1 mile. Ecological values. Land contamination (landfill).
SHLAA 16248	Haslam Farm, north of Duckworth Lane, Rawtenstall	Deliverable in the next 5 years	Parcel 21	Potential for release	No predicted heritage impacts (site visit)	H23	Allocate for mixed-use	SFRA 130	Development could be allocated subject to FRA	N/A	Area A: Area appropriate for development with appropriate mitigation measures	Part of Haslam Farm	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	HS2.60	Site located in the Green Belt, too small to advocate exceptional circumstances. Presence of infrastructure and Stepping stone habitat limiting the developable area. Strong objection from the local community.

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SHLAA 16249	Haslam farm, south of Duckworth Lane, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 25	Retain	Not assessed	Not assessed	N/A	SFRA 303	Development could be allocated subject to FRA	N/A	Area B: Area suitable for development with appropriate mitigation measures and part of Area C: Area not suitable for development	Part of Haslam Farm	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not identified for release.
SHLAA 16250	Woodtop Garage, Townsendfold, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable due to low visibility between site and assets.	H21	Allocate for B-class employment purposes	SFRA 05	Should be allocated on flood risk grounds	N/A	N/A	Woodtop Garage	1 strong adverse impact on climate change adaptation, 1 strong positive impact for housing, 5 minor positive impacts, 3 minor negative impacts	N/A	Intentions of landowners unknown. Woodland Stepping Stone areas on 2/3 of site.
SHLAA 16253	Townsend Fold, Rawtenstall	Not developable or not to be included in the SHLAA	Parcel 19	Retain	Not assessed	EMP46 and EMP71	EMP46: Retain for B-Class employment use. EMP71: Do not allocate for employment	SFRA 292	Exception Test	N/A	N/A	Two assessments : Land west of Riverside Business Park and Holme Works (E )	Land west of Riverside Business Park: 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts Holme Works (assessed for employment): 1 strong adverse impact for water and 2 strong positive impacts for landscape and employment location, 3 minor positive impacts and 1 minor negative impact	Part of EMP2.50	Partly allocated as EE40 - Riverside Business Park. Remaining part of the site is within a Green Belt parcel not identified for release.
SHLAA 16254	Site behind K Steels, Rawtenstall	Not developable or not to be included in the SHLAA	Parcel 19	Retain	Not assessed	EMP71	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release.

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SHLAA 16255	Land to the west of Moorlands View, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 34	Retain	The site could be acceptable so long the following mitigation measures are adhered to. The site boundary and yield would need to be significantly reduced, pulling it in from the north and south. The yield would need to halve. Any development on the site would need to be of the highest standard, taking note of the local vernacular and architecture. The materials to be used should be of natural stone, natural english or welsh roofing tiles and doors and window constructed from time. The existing mature trees on the site should be retained and added to. A detailed landscaping scheme would also be required to provide further mitigation against the visual impact.	EMP76	Do not allocate for employment	SFRA 185	Development could be allocated subject to FRA	N/A	Part of Area B: not suitable for development on landscape grounds and Area C: suitable for development	Land to the west of Moorland View	1 strong positive effect for housing, 3 minor adverse impacts and 3 minor positive impacts	Part of HS2.71	The Green Belt parcel is not identified for release. The Regulation 18 consultation identified potential land instability issues.
SHLAA 16258	Burnley Road Site, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 38	Retain	Not assessed	EMP75	Do not allocate for employment	Not assessed	N/A	N/A	Area not suitable for development	Land on Burnley Road	1 strong positive impact for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Green Belt Parcel not identified for release. Surface water flood risk. TPO on part of the site.
SHLAA 16260	Area of search to the east of Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 37, 40 and 41	Retain	Not assessed	EMP75	Do not allocate for employment	SFRA 186	Development could be allocated subject to FRA	N/A	N/A	Area of Search to the east of Edenfield	1 strong adverse impact for landscape and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Woodland Stepping Stone and various ecological corridors, Green Belt - Parcels 37, 40 & 41-retain
SHLAA 16264	Water Lane, Edenfield	Not developable or not to be included in the SHLAA	Parcel 44	Potential for release	Not assessed	Not assessed	N/A	SFRA 148	Should be allocated on flood risk grounds	N/A	Site could be developed	Not assessed	N/A	N/A	Vehicular access issues. Important ecological value as identified as woodland Stepping Stone Habitat
SHLAA 16265	Bolton Road North, Edenfield	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 147	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Public amenity space

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SHLAA 16266	Gincroft Farm, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 40	Retain	Not assessed	EMP74	Do not allocate for employment	SFRA 187	Development could be allocated subject to FRA	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor access due to narrow lanes. Surface water flood risk. Employment area to the south. Green Belt Study - retain.
SHLAA 16267	Plunge Farm, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 40 and 47	Retain	Not assessed	EMP74	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor access due to narrow lanes. Surface water flood risk. Employment area to the south. Green Belt Study - retain.
SHLAA 16268	Land to the south east of Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 47	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor access due to narrow lanes. Surface water flood risk. Employment area to the south. Green Belt Study - retain.
SHLAA 16269	Acre Meadow, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 49	Retain	Not assessed	EMP80	Do not allocate for B-Class employment	SFRA 181	Consider site layout and design	N/A	Area A: Suitable for development with mitigation and Area D: Not suitable on landscape grounds	Acre Meadow	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Northern half of the site available. Steep slopes to the east. Eden Lane would require improvements to sustain increased traffic. Woodland Stepping Stone Habitat.
SHLAA 16272	Land south of Chatterton Old Lane, Stubbins	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 46	Retain	Not assessed	EMP81	Do not allocate for employment	SFRA 179	Consider site layout and design	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release.
SHLAA 16273	Croft End, Stubbins	Deliverable in the next 5 years	N/A	N/A	Planning permission granted	EMP42	Release for non B-Class use	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.72	Site under construction and likely to be completed before the beginning of the Local Plan period.

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SHLAA 16274	Land at Alder Bottom / Great Hey Clough, Edenfield	Not developable or not to be included in the SHLAA	Parcel 45	Retain	Not assessed	Not assessed	N/A	SFRA 163	Development could be allocated subject to FRA	N/A	N/A	Land at Alder Bottom/Great Hey Clough	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 3 minor positive impacts and 2 minor negative impacts	N/A	Intentions of the landowners unknown. Poor access via a single narrow lane. No bus service within half a mile and no GP surgery within 1,5 miles. 5% of the site within a Biological Heritage Site. Possible land contamination. Green Belt parcel not identified for release.
SHLAA 16275	Land adjacent to Hardsough Lane, Edenfield	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 45	Retain	Not assessed	EMP28	Allocate for B-class employment use	SFRA 143	Development could be allocated subject to FRA	N/A	N/A	Part of caravan storage site by A56	2 strong adverse impacts for biodiversity and climate change adaptation, 2 strong positive impacts for natural resources and housing, 3 minor positive impacts and 2 minor negative impacts	N/A	Isolated site in Green Belt. Parcel not identified for release.
SHLAA 16277	Former Haslingden Football Club, Ewood Bridge	Not developable or not to be included in the SHLAA	Parcel 29	Potential for release	Not assessed	Not assessed	N/A	SFRA 142	Exception Test	N/A	Suitable for development with mitigation	Old Football Ground Manchester Road	1 strong adverse impact for water and 1 strong positive impact for housing, 6 minor adverse impacts and 1 minor positive impact	N/A	Within Flood Zone 2; relatively isolated location. Green Belt Study recommends release of parcel 29.
SHLAA 16279	To the rear of Irwell Vale Mill	Not developable or not to be included in the SHLAA	Parcel 27	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area B: Not suitable for development on landscape grounds	Part of Irwell Vale Mill	2 strong adverse impacts for cultural heritage and water, 1 strong positive impact for housing, 7 minor adverse impacts and 1 minor positive impact	N/A	Green Belt Parcel 27 to be retained
SHLAA 16280	Land at Holme Lane, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 20	Retain	No predicted heritage impact	Not assessed	N/A	SFRA 256	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	HS2.39	Green Belt site which is not identified for potential release in the Green Belt Review.
SHLAA 16281	Land east of Tor View School, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 23	Retain	Not assessed	Not assessed	N/A	SFRA 255	Development could be allocated subject to FRA	N/A	Area B: Suitable for development with mitigation and Area C: Not suitable for development on landscape grounds	Clod Lane (North)	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor negative impacts and 2 minor positive impacts	N/A	Green Belt study - to be retained (parcel 23)

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SHLAA 16282	Clod Lane, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 23	Retain	Not assessed	Not assessed	N/A	SFRA 283	Should be allocated on flood risk grounds	N/A	Area A: Site suitable for development with mitigation	Not assessed	N/A	N/A	Green Belt study - to be retained (parcel 23)
SHLAA 16283	Clod Lane South, Haslingden	Not developable or not to be included in the SHLAA	Parcel 23	Retain	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	Area D: suitable for development with mitigation and Area E: not suitable for development on landscape grounds	Clod lane (South)	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 6 minor negative impacts and 2 minor positive impacts	N/A	Woodland Stepping Stone Habitat, Green Belt, underlying geology, not near services. Parcel 23- Retain
SHLAA 16285	Rosendale Golf Club, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 27	Retain	No predicted heritage impacts (site visit)	Not assessed	N/A	Not assessed	N/A	N/A	Suitable for development with mitigation	Part of the large site: Rosendale Golf Club	1 strong adverse impact for landscape and 1 strong positive impact for housing, 3 minor positive impacts and 2 minor negative impacts	HS2.79	Green Belt site not identified for potential release in the Green Belt Review. Green infrastructure present on site.
SHLAA 16287	Garden at St Veronica Church, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 261	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Intentions of the landowner unknown. Site area protected by a TPO.

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SHLAA 16288	Land Off Curven Edge, Helmshore	Deliverable in the next 5 years	N/A	N/A	Providing mitigation measures are in place and followed the development is acceptable. The development while low in yield needs to be of the highest quality design, looking to traditional form within the area and be constructed of natural stone and slate and have timber windows and doors of a style befitting the area. The development needs to be set away from the church as far as possible and will require a landscaping scheme to further mitigate the possible harm. The dwelling should be restricted to two storey. The properties could be either terraced running a long Curven Edge which would ensure minimal impact and ensure the open space is retained. No more than 5 dwellings to be constructed.	Not assessed	N/A	SFRA 61	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	HS2.77	Potential land contamination. Recreational use. Strong objection from the local community.
SHLAA 16289	Land At Alden Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 60	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The area available for development is reduced to 0.12ha due to the presence of a Tree Preservation Order area. The site is too small to deliver 5 or more houses.
SHLAA 16290	Land south of Alden Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 172	Development could be allocated subject to FRA	N/A	N/A	Land south of Alden Road	1 strong adverse impact for landscape and 1 strong positive impact for housing, 3 minor negative impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Covenant on the use of the site. Potential high landscape impact. Infrastructure on site.
SHLAA 16291	Land to the east of Helmshore Road (Expansion), Helmshore	Not developable or not to be included in the SHLAA	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 301	Development could be allocated subject to FRA	N/A	N/A	Part of a large site: Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release. Difficult access issue via Hollin Lane



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SHLAA 16292	Land to the east of Helmshore Road, Helmshore	Not developable or not to be included in the SHLAA	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 302	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Parcel 42 not identified for release. Underground infrastructure reducing the net developable area.
SHLAA 16293	Land off Helmshore Road, Helmshore	Not developable or not to be included in the SHLAA	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 300	Development could be allocated subject to FRA	N/A	N/A	Part of a large site: Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release. Difficult access issue via Hollin Lane
SHLAA 16294	Land north of Musbury Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 171	Development could be allocated subject to FRA	N/A	N/A	Part of large site: Land north of Musbury Road	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Relatively isolated
SHLAA 16295	Land west of Park Road, Helmshore	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 169	Consider site layout and design	N/A	N/A	Part of large site: Land north of Musbury Road	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Relatively isolated
SHLAA 16298	Wavell House, Helmshore	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Wavell House	2 strong positive impacts for landscape and employment location, 4 minor positive impacts and 1 minor adverse impact	HS2.75	Site under construction and likely to be completed before the beginning of the Local Plan period.
SHLAA 16299	End Of Haslingden Sports Centre Playing Fields, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 57	Should be allocated on flood risk grounds	N/A	N/A	End of Haslingden Sports Centre Playing Field	3 strong positive impacts for landscape, natural resources and housing, 3 minor negatives and 3 minor positive impacts	N/A	Covenant on the land
SHLAA 16300	Land at Former Cam Mill, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	Greenland site not identified for release	N/A	Part of land east of Holcombe Road	3 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing, 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.

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SHLAA 16301	Land east of Holcombe Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 253	Consider site layout and design	Greenland site not identified for release	N/A	Part of land east of Holcombe Road	3 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing. 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.
SHLAA 16302	Land To Rear Of Edinburgh Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	Greenland site not identified for release	N/A	Part of land east of Holcombe Road	4 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing. 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.
SHLAA 16303	Former Holden Vale Hotel, Holcombe Road, Helmshore	Deliverable in the next 5 years	N/A	N/A	Site now completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16306	The Orchard, Land off Helmshore Road, Helmshore	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 15	Development could be allocated subject to FRA	Greenland site not identified for release	N/A	Not assessed	N/A	N/A	Community open space
SHLAA 16307	Land to rear of Helmshore Road, Helmcroft	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 51	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Small holdings / allotments

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SHLAA 16310	Pike Law Quarry, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 15	Retain	Providing mitigation measures are in place the site is acceptable. The site should be developed at the furthest side of the site away from the listed building. The highest standard of design will be required, ensuring that the design is sympathetic to the surrounding area. They should be restricted to two storey dwellings. While there is modern development to the surrounding area, the houses should use natural stone and slate taking stock of the local vernacular style. The colour of stone and slate should be considered and the quality of materials is also vital. As the area has a mature section of woodland this should be retained to as a natural buffer and the trees should be protected by a TPO to ensure their retention. The site is highly prominent on a hillside and further landscaping and planting will be required on all elevations of the site.	Not assessed	N/A	SFRA 257	Development could be allocated subject to FRA	N/A	N/A	Land off Hill Rise	1 strong negative impact for biodiversity and 1 strong positive impact for housing. 4 minor adverse impacts and 4 minor positive impacts	N/A	Key role in separating Haslingden and Rawtenstall in Green Belt (retain parcel 15). Site has important ecological value. Potential heritage impacts if not mitigated
SHLAA 16311	Bentgate, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 16	Retain	Not assessed	EMP25	Allocate for B-Class employment use	Not assessed	N/A	N/A	N/A	Part of land between A680 and A682 (E)	Assessed for employment: one strong negative impact for climate change adaptation, 1 strong positive impact for employment location, 4 minor adverse impacts and 3 minor positive impacts	N/A	Green Belt parcel not identified for release
SHLAA 16312	Lockgate Barn, Haslingden Road, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 16	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release

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SHLAA 16313	Langwood, Haslingden Road, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 16	Retain	Not assessed	Not assessed	N/A	SFRA 174	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release
SHLAA 16314	Site between the Lodge, Haslingden Road and Tesco roundabout, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 16	Retain	Not assessed	ADD2	Allocate for employment	Not assessed	N/A	N/A	N/A	Part of land between A680 and A682 (E)	Assessed for employment: one strong negative impact for climate change adaptation, 1 strong positive impact for employment location, 4 minor adverse impacts and 3 minor positive impacts	N/A	Green Belt parcel not identified for release
SHLAA 16315	Site to the north of All Saints Catholic Language College, Rawtenstall	Not developable or not to be included in the SHLAA	Parcel 16	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release
SHLAA 16316	Belmont Farm, Haslingden Old Road, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 11	Retain	Not assessed	Not assessed	N/A	SFRA 276	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release
SHLAA 16318	Kirkhill Rise (C), Land behind Hospital site, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 14	Retain	No predicted heritage impact	Not assessed	N/A	SFRA 168	Development could be allocated subject to FRA	N/A	Area E: suitable for development with mitigation	Kirk Hill Rise (C)	1 strong adverse impact for climate change adaptation and 1 strong positive for housing. 6 minor adverse impacts and 2 minor positive impacts	N/A	Gradient. Vehicular access requires improvement. Wetland and Heath Stepping Stone habitat. Parcel 14-retain in Green Belt
SHLAA 16320	Pike Law, Haslingden Old Road, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 13	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area D: not suitable for development on landscape grounds	Kirk Hill Rise (B)	2 strong adverse impact for landscape and climate change adaptation. 6 minor negative impacts and 2 minor positive impacts	N/A	Key role in separating Haslingden and Rawtenstall in Green Belt. Landscape impact. Steep gradient. High voltage cables. Vehicular access.
SHLAA 16321	Rakefoot, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Steep site covered by trees.

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SHLAA 16322	Pitt Heads, Clegg Street, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 58	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Local community park and amenity space.
SHLAA 16324	Land Rear of Highfield Nursing Home, Haslingden	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 46	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	HS2.34	Potential land contamination as historic landfill (EA). Existing permission for 2 dwellings. The site is too small for an allocation.
SHLAA 16326	Land West Of B6232, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 59	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Site too small to deliver 5 or more dwellings.
SHLAA 16331	Land west of Fern Terrace, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Potential to be acceptable so long as the following mitigation is adhered to. The site will sit just outside the boundary of the Conservation Area and does form one of the key views out of the area down Peel Street. The dwelling should be terraced and is found in the immediate area and the design should look to the local vernacular. The dwelling should be sited a long Shore St, ensuring that there is no development other than along the road. The steep slope on the site should act as form of buffering. The houses will be restricted to two storeys again following the design of the traditional terrace. They shall be constructed from natural stone find a match to what is existing, the roofs finished in natural english or welsh slate and shall use timber for windows and doors.	H35	Should be released for employment	Not assessed	N/A	N/A	N/A	Land to the rear of Fern Terrace	2 strong positive impacts for natural resources and housing, 4 minor positive impacts and 2 minor adverse impacts	N/A	Previously identified as a "Pocket Park". Significant slope.
SHLAA 16333	Hutch Bank Quarry, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 252	Development could be allocated subject to FRA	N/A	N/A	Hutch Bank Quarry	2 strong positive impacts for landscape and housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Intentions of landowner unknown. Conflict with active quarry and sterilisation of minerals.

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SHLAA 16335	14 Deardengate, Haslingden, Rossendale, BB4 5QJ	Deliverable in the next 5 years	N/A	N/A	Planning permission granted	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Planning permission granted (2016/0001) and likely to be completed before Local Plan adoption
SHLAA 16336	Land At South Side of Hud Rake, Haslingden	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 47	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Unknown ownership.
SHLAA 16337	West View, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	In accordance with the NPPF I would consider this to be unacceptable as the impact on the setting of the church would have a detrimental impact upon the setting of the Listed Church. The proposed development would in no way enhance the listed building.	Not assessed	N/A	SFRA 250	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Unacceptable heritage impact
SHLAA 16338	Land Off Station Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	H37	Do not allocate for employment	SFRA 53	Development could be allocated subject to FRA	N/A	N/A	Plot 2 Land off Station Road	2 strong positive impacts for landscape and housing, 3 minor positive impacts and 3 minor adverse impacts	N/A	Too small to deliver 5 or more dwellings.
SHLAA 16339	Land Off Blackburn Road/Hud Hey, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP09	Retain for employment	SFRA 52	Should be allocated on flood risk grounds	N/A	Suitable for development with mitigation	Part of the large site: Hud Rake / Hud Hey	Housing assessment: 3 strong positive impacts for landscape, housing and transport, 2 strong adverse impacts for water and climate change adaptation. 3 minor adverse impacts and 1 minor positive impact	Part of the site allocated as EMP2.14	Overall the site is developable but subject to the resolving of the utilities issues and the retention of the most valuable trees. Location at a busy junction and close to a number of industrial units does not make it the most desirable location. The site is better promoted as part of a broader employment allocation.
SHLAA 16340	Bottom Field, Slate Farm, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 272	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	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.

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SHLAA 16341	Land to the north of Haslingden Tip and Under Brow farm, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP83	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Land to the north of Haslingden Tip and Under Brow farm (G&T)	Gypsy and Traveller site assessment: 1 strong adverse impact for climate change adaptation, 6 minor adverse impacts and 3 minor positive impacts. Employment assessment: 1 strong positive for employment location, 2 strong adverse impacts for climate change adaptation and transport. 5 minor adverse impacts and 1 minor positive impact	N/A	Remote location and inadequate access.
SHLAA 16342	Winfields, Acre	Not developable or not to be included in the SHLAA	Parcel 08	Sub-area identified for potential release	Not assessed	EMP23	Do not allocate for employment	SFRA 243	Consider for withdrawal based on surface water risk	N/A	Area A and part of Area B: suitable for development with mitigation	Winfields	<u>Housing assessment</u> : 4 strong positive impacts for landscape, natural resources, housing and transport and 1 strong adverse impact for employment location. 3 minor positive impacts and 2 minor negative impacts. <u>Employment assessment</u> : 3 strong positive impacts for landscape, natural resources and transport. 4 minor positive impacts and 2 minor adverse impacts. <u>Retail and employment assessment</u> : 3 strong positive impacts for landscape, natural resources and transport. 4 minor positive impacts and 2 minor negative impacts	N/A	A Green Belt release is proposed at the site. No allocation for a specific use.
SHLAA 16343	Land south of 51 Rising Bridge Road, Rising Bridge	Deliverable in the next 5 years	Parcel 07	Retain	Not assessed	Not assessed	N/A	SFRA 247	Development could be allocated subject to FRA	N/A	N/A	Land south of 51 Rising Bridge Road	2 strong positive impacts for housing and transport. 3 minor positive impacts and 2 minor adverse impacts	N/A	Green Belt parcel not identified for release

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SHLAA 16345	No 6570, Roundhill Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 274	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The issues with isolation from settlements and it's elevated location plus potential access issues make this an unsuitable site for development.
SHLAA 16346	No 8476, Roundhill Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 275	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The issues with isolation from settlements and it's elevated location plus potential access/utility issues make this an unsuitable site for development.
SHLAA 16347	Roundhill road/Rising Bridge Road, Rising Bridge	Deliverable in the next 5 years	Parcel 06	Sub-area identified for potential release	Providing mitigation measures are adhered to the site will be acceptable. Number of dwelling should be reduced to 10. They should look to be terraced to match the existing buildings within the area and be sited towards the road, ensuring they are furthest south of the site. There shall be no development to the north of the site. The dwelling shall be restricted to two storeys and be constructed of natural stone, natural slate and timber windows. The designs will have to be of high standard and quality and the use of standard design will be refused. Detailed landscaping will be required, with focus to the north of the site to increase the natural buffering on the site.	ADD3	Allocate for employment uses	SFRA 149	Development could be allocated subject to FRA	N/A	N/A	Part of Hollin Gate Farm, Rising Bridge	<u>Housing assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 3 minor positive impacts <u>Employment assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for employment location. 5 minor adverse impacts and 3 minor positive impacts	EMP2.38	Would involve a larger Green Belt release than the one identified in the Green Belt Review.
SHLAA 16348	Baxenden Chemicals Ltd, Roundhill Lane, Rising Bridge	Not developable or not to be included in the SHLAA	Parcel 05	Retain	Not assessed	Not assessed	N/A	SFRA 244	Should be allocated on flood risk grounds	N/A	Area should be reclassified as Green Belt	Part of land adj to Baxenden Chemicals (E)	<u>Employment assessment:</u> 2 strong major impacts for employment location and transport. 3 minor positive impacts and 2 minor negative impacts	N/A	Small site



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SHLAA 16349	Hollin Gate Farm, Rising Bridge	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 06	Not part of the sub-area identified for potential release	Not assessed	ADD3	Allocate for employment uses	SFRA 245	Development could be allocated subject to FRA	N/A	N/A	Part of Hollin Gate Farm, Rising Bridge	Housing assessment: 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 3 minor positive impacts. Employment assessment: 1 strong adverse impact for climate change adaptation and 1 strong positive impact for employment location. 5 minor adverse impacts and 3 minor positive impacts	EMP2.38	Would involve a larger Green Belt release than the one identified in the Green Belt Review.
SHLAA 16350	Northfield Road, Rising Bridge	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 125	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Amenity space
SHLAA 16351	Hazel Street, Rising Bridge	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 110	Development could be allocated subject to FRA	N/A	N/A	Hazel Street	3 strong positive impacts for housing, employment skills and transport and 1 strong adverse impact for climate change adaptation. 4 minor adverse impacts and 2 minor positive impacts	N/A	Area protected by a Tree Preservation Order
SHLAA 16352	Low Side Farm, Cowpe	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 304	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is located in the open countryside on a steep hillside above Waterfoot accessed by a narrow track. Access to services is limited.
SHLAA 16354	Bacup Conservative Club, Irwell Terrace, Bacup, OL13 9AW	Deliverable in the next 5 years	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Under construction and likely to be completed before Local Plan adoption
SHLAA 16355	Land adjacent to 368 Rochdale Road, Britannia	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16356	Land off Lee's Street, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site is too small to deliver 5 or more dwellings.

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SHLAA 16364	20 Grane Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site is too small to deliver 5 or more dwellings.
SHLAA 16365	Stack Lane, Rochdale Road, Bacup	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16366	Land off Douglas Road, Bacup	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.20	Site completed
SHLAA 16368	Former Hospital, Haslingden Road, Rawtenstall	Deliverable in the next 5 years	Parcel 14	Retain	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.62	Site completed
SHLAA 16369	7 John Street, Haslingden	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16370	Orama Mill, Hall Street, Withworth	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16372	Land at Hurst Platt, Waingate Road, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.56	Site under construction. 4 houses remaining which is too small for allocation
SHLAA 16375	Height Barn Lane, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	EMP03	Do not allocate for employment uses	SFRA 27	Should be allocated on flood risk grounds	N/A	N/A	Height Barn Lane	Employment assessment: 1 strong positive impact for employment location, 4 minor positive impacts and 2 minor adverse impacts	N/A	Slope present. Access is via a narrow track and poor visibility splays onto New Line. No good access to bus service.
SHLAA 16376	Land adj 83 Booth Road, Tunstead, Stacksteads	Not developable or not to be included in the SHLAA	Parcel 53	Retain	Provided that mitigating measures are taken into account then this would be acceptable. The designs should take example and features from local vernacular architecture. Terraced dwelling would be permitted on this site however detached would be resisted as it would break the historic street form and have too greater impact on the area. They should be restricted to two storey dwellings, constructed in natural stone and slate, using timber of which sliding sash would be appropriate. The design should be of the highest quality. The use of standard design will not be acceptable, nor will the use of synthetic or artificial materials.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.27	Outline (2017/0423) granted for a single dwelling. The site is too small for an allocation

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SHLAA 16377	Land south of Isle of Man Mill, Water	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable so long as the following mitigation measures are adhered to then the site could be acceptable. The western side of the boundary needs to be pulled in, with development closest to the road only. Use of terraced dwelling would following the existing dwellings in the area and further reduce the impact on setting. The dwellings shall be constructed of natural stone, natural stone or slate roofing tiles and timber for the door and windows. There shall be no use of UPVC. Landscaping plan will be required to be implemented ensuring that there is ample tree planting to the west of the site to provide a natural screen while shall develop over time.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	South of Forest Mill	1 strong positive for housing, 5 minor adverse impacts and 2 positive impacts	HS2.99	Landscape impact. Fairly isolated location.
SHLAA 16378	Broad location to the north east of Shawforth	Not developable or not to be included in the SHLAA	Parcel 59 and 60	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Broad location to the north east of Shawforth	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Green Belt study states it plays an essential role in separating Bacup and Shawforth. Some contamination issues. Steep slopes. No GP surgery within 1.5 miles. Coal resources close to the surface.
SHLAA 16379	Land south of Britannia Mill, Britannia	Not developable or not to be included in the SHLAA	Parcel 57 and 61	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land south of Britannia Mill	1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	Steep slopes. Access is a major constraint. Green Belt
SHLAA 16380	Land at Hollin Bank, Helmshore	Not developable or not to be included in the SHLAA	Parcel 30, 31 and 42	Partly within the sub-area identified for potential release	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release.

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SHLAA 16382	Land to rear of the former Glory public house, Burnley Road, Loveclough	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Small part of Land north of Commercial Street	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Landscape issues
SHLAA 16385	Waterfoot Business Centre, Burnley Road East, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	SFRA 140	Exception Test	N/A	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment:</u> 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment:</u> 7 minor positive impacts and 2 minor positive impacts	Part of EMP2.53	Part of Existing Employment EE42 - Waterfoot Mills
SHLAA 16386	Globe Mill, Burnley Road East, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	Not assessed	N/A	N/A	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment:</u> 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment:</u> 7 minor positive impacts and 2 minor positive impacts	N/A	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.
SHLAA 16387	Albion Mill, Burnley Road East, Waterfoot	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	SFRA 08	Consider for withdrawal based on surface water risk	Part of the Greenlands site could be considered for release. The SHLAA site has a low number of GI functions.	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment:</u> 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment:</u> 7 minor positive impacts and 2 minor positive impacts	N/A	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.

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SHLAA 16389	Land Bank adjacent Burnley Road, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Flood risk and location in Stepping Stone habitat make an unsuitable site.
SHLAA 16391	Land / field adjacent to Blackburn Road, Haslingden	Not developable or not to be included in the SHLAA	Parcel 08	Not part of the sub-area identified for potential release	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	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
SHLAA 16392	Land North of Hollin Lane, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Providing mitigation measures are followed, the site is acceptable. A detailed scheme of landscaping is required, with particular focus to the boundary of the site. The landscaping should include a good amount of tree planting to ensure a natural buffer to the site. The dwelling should be constructed from natural stone, natural stone or slate roofing tiles and timber for doors and windows. No use of UPVC or other artificial materials.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land North of Hollin lane	1 strong positive for housing, 3 minor positive impacts and 4 minor negative impacts	HS2.44	Access issue via Hollin Lane which is a narrow single lane with no possibility of widening.
SHLAA 16393	Land off Newchurch Road, east of Johnny Barn, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	The proposed boundary of the site needs to be reduced and the proposed yield for the site needs to be reduced from 105, possibly reducing the allocation below 50. The boundary needs to be pulled from the boundary of Heightside House and brought in at the western boundary. Development should be sited closest toward the road. The impact on the setting of the Heightside House is currently too great. The design of the dwellings should look to the local vernacular ensuring the design is sympathetic to the local area and making use of natural materials only, of stone, slate and	Not assessed	N/A	SFRA 223	Development could be allocated subject to FRA	N/A		2 assessments : Johnny Barn 2 and Land to the east of Johnny Barn2	Johnny Barn 2: 1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts. Land to the east of Johnny Barn 2: 1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts	HS2.53	Partly allocated (H60)

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					timber, there has been no use of PVC or synthetic materials. There will be a detailed landscaping scheme making use of only native species and shall be a mix of tree and lower level planting.										
SHLAA 16394	Land between New Barn Lane and Lomas Lane, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land between New Barn Lane and Lomas Lane	1 strong adverse impact for transport and 1 strong positive impact for housing, 5 minor negative impacts and 2 minor positive impacts	N/A	Landowner intentions unknown. Vehicular access issues via a single track road that would be challenging to widen because of the constricted space available and ditches on each side
SHLAA 16395	Land at Moorland Rise, Haslingden	Not developable or not to be included in the SHLAA	Parcel 13	Retain	Not assessed	Not assessed	N/A	SFRA 258	Development could be allocated subject to FRA	N/A	Area C: suitable for development and Area D: not suitable for development on landscape grounds	Pike Law and Kirkhill Rise	1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts	N/A	Green Belt parcel not identified for release. 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.
SHLAA 16396	Land off Todmorden Road, Greave Clough, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	It is considered that the constraints on the site mean that it would be challenging to deliver 5 or more units on this site.
SHLAA 16398	Land at Causeway House Farm, Tong Lane, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The landscape impacts of the proposal, its relatively isolated location and the need for road improvements mean that the site should not be brought forward.
SHLAA 16399	Land at the corner of Fieldfare Way and Goldcrest Avenue, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 16403	Red Well, Bacup	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Red Well, off Todmorden Road	1 strong positive for housing, 7 minor adverse impacts and 1 minor adverse impact	N/A	Significant access constraints. The site is in the vicinity of a Grade II listed structure.
SHLAA 16405	Land at former Sharneyford Quarry, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at former Sharneyford Quarry (G&T)	Gypsy and Traveller site assessment: 7 minor adverse impacts and 2 minor positive impacts	HS16.1	Strong local community objection. Isolated site.

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SHLAA 16406	Land at former Landgate quarry, Shawforth	Not developable or not to be included in the SHLAA	Parcel 66	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at former Landgate Quarry (G&T)	Assessed for Gypsy and Traveller site: 1 strong adverse impact for climate change adaptation, 6 minor adverse impacts and 4 minor positive impacts	N/A	The site is quite isolated with access constraints and potential landscape impact.
SHLAA 16407	Land south of Shawclough Road, Scout Bottom, Whitewell Bottom	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable with the reduction of the site boundary and all mitigating measures are adhered to.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.98	Site close to a main river and within flood zone 3 and 2.
SHLAA 16408	Land to the east of Whitewell Brook, Whitewell Bottom	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	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.
SHLAA 16409	Land to south of Weir Bottom Farm, Weir	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Intentions of some landowners unknown. Potential landscape impact.
SHLAA 16410	Land at entrance to Landgate, Shawforth	Not developable or not to be included in the SHLAA	Parcel 66	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	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.
SHLAA 16411	Land to east of Bury Road and the rear of Horncliffe House, Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 37 and 40	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Unknown ownership. Large area designated as a woodland, wetland and heath Stepping Stone Habitats. Adjoins a Listed Building Grade II.
SHLAA 18076	Huttock Top, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	Part of the site could be considered for release	N/A	Not assessed	N/A	HS2.12	Serious concerns from Lancashire County Council regarding highways.
SHLAA 18120	Waterhouse, Cowpe	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable so long as mitigation measures are adhered to.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.101	Site near a main river and within flood zone 3 and 2. Too small to deliver 5 houses. An Urban Boundary change is proposed to facilitate development

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SHLAA 18305	Land south of Grane Road and west of Holcombe Road, Helmshore	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Unacceptable, the harm caused to the listed asset is more than substantial and could not be mitigated.	Not assessed	N/A	SFRA 170	Development could be allocated subject to FRA	N/A	N/A	Part of land west of Holcombe Road	2 strong adverse impacts on landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impact and 2 minor negative impacts	N/A	Adjoins a BHS and Listed Building. Landscape value. Coal mining risk.
SHLAA 18381	Land to the west of Dobbin Lane, Lower Cloughfold	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Acceptable, so long as all mitigation measures are followed exactly. The yield will need to be reduced by half. The boundary needs to be moved away from the Conservation Area. The highest standard of design will be expected and any development should look at the Conservation Area and traditional architecture and vernacular of the area. The use of standard house designs and finish will be refused. Materials to be used shall be natural stone of a good match to the existing. Natural english or welsh, possibly stone roofing slates and timber to be used for all doors and windows. Use of render UPVC or other artificial materials will be refused.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land to the west of Dobbin Lane	2 strong positive impacts for housing and transport, 1 strong adverse impact for climate change adaptation. 4 minor adverse impacts and 3 minor positive impacts	Part of HS2.54	Lancashire County Council stated the larger site could not accommodate 55 houses. Badger setts are present. Strong community objection. Highways England: commented that the site should be assessed within Highways Capacity Study. Potential land instability.
SHLAA 18384	Land at Snig Hole, Helmshore	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 30	Sub-area identified for potential release	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.76	A landowner requested withdrawal of site. Green belt site too small to advocate exceptional circumstances. Strong objection from the local community.
SHLAA 18415	Land between and behind 119 and 129 Manchester Road	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is not available for development due to covenants.
SHLAA 18416	Land adjacent to 146 Fallbarn Crescent	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Narrow site with a significant gradient. Potential flood risk from surface water.



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SHLAA 18417	Land adjacent 101 Fallbarn Crescent	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The area available for development is too small to deliver 5 or more dwellings.
SHLAA 18418	Land east of 119 Booth Road, Stacksteads	Not developable or not to be included in the SHLAA	Parcel 53	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site could constitute an infill between houses and a garage colony within a rural location, but could only deliver one house.
SHLAA 18420	Brearley Street Garage Site	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 18423	Land south of Lumb Village, Ramsbottom	Not developable or not to be included in the SHLAA	Parcel 42	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is wooded and is situated within Stubbins Nature Reserve and Woodland Biological Heritage Site.
SHLAA 18425	Land to the south east of Tonacliffe Way	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	Parcel 75	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release.
SHLAA 18426	The Heritage Arcade and no. 23 to 27 Bacup Road	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Retail use would be more appropriate as within Rawtenstall Town centre
SHLAA 18427	New Hall Hey Cricket Ground	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Active cricket ground liable to flooding from the River Irwell.
SHLAA 18431	Land west of Holcombe Road, Helmshore	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land west of Holcombe Road	2 strong adverse impacts on landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impact and 2 minor negative impacts	N/A	Adjoins a BHS and Listed Building. Landscape value. Coal mining risk.