

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
3	0.525	Land Adjacent to Holcombe Road	Holcombe Road	Helmshore	Other (Please Specify)	Vacant	Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	70	Potential Yield	14	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
4	0.235	Holden Vale Hotel	Holcombe Road	Helmshore	Industry & Business		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	77	Potential Yield	7	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due being within Flood Risk Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
8	1.917	Land off of Hawthorn Road	Hawthorn Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	80	Potential Yield	86	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
9	0.642	Land off of Higher Cross Row	Lane Head Lane	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	84	Potential Yield	16	Category	1
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
10	0.435	Land off of Earnshaw Road	Lane Head Lane	Bacup	Open Spaces		Industry & Business

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	84	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
11	0.259	Land to the rear of Cemetary Terrace	Newchurch Road	Bacup	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site allocated for housing in local plan



Results

Total Score	77	Potential Yield	10	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
12	0.319	Land Adjacent to Acre Avenue	Acre Mill Road	Bacup	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	66	Potential Yield	13	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
13	0.218	Land to the rear of Joe Connelly Way	Schofield Street	Waterfoot	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site allocated for housing in local plan



Results

Total Score	71	Potential Yield	8	Category	3
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
15	0.959	Land to the rear of Holland Avenue	Holland Avenue	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	77	Potential Yield	35	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
16	3.506	Land Adjacent tp Goodshaw Lane and		Goodshaw	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	75	Potential Yield	95	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
17	2.373	Land Adjacent to Kirk Hill Road		Haslingden	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	78	Potential Yield	48	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
18	5.049	Land off of Moorland Rise		Haslingden	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	66	Potential Yield	114	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
19	1.026	Land off of Duckworth Lane		Rawtenstall	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	79	Potential Yield	51	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due to being within the Green Belt.

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
20	39.07	Land off of Broadway and Greens Lane		Helmshore	Mixed Use		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	59	Potential Yield	586	Category	3
--------------------	----	------------------------	-----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
23	2.175	Land West of Stone Street		Haslingden	Other (Please Specify)	Vacant	Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	61	Potential Yield	53	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
24	2.166	Land East of Stone Street		Haslingden	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Results

Total Score	60	Potential Yield	47	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
448	0.108	Land Adjacent River Irwell, Nunhills, Acre	Blackburn Road	Bacup	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	83	Potential Yield	5	Category	1
--------------------	----	------------------------	---	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
451	0.25	Former Railway Land, Stacksteads	Off Farholme Lane	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	82	Potential Yield	13	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
453	0.755	Former Tip, Fairwell Cemetery	Off Newchurch Road	Bacup	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	34	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
458	1.637	Barlow Bottoms, Former Tip Facit East, Facit	Off Market Street	Witworth	Agriculture & Related (including	Open/ Grazing	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Results

Total Score	62	Potential Yield	74	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
462	1.032	Tonnacliffe Spoil Heap, Tonnacliffe	Tonnacliffe Road	Broadley	Open Spaces		Residential

Suitability

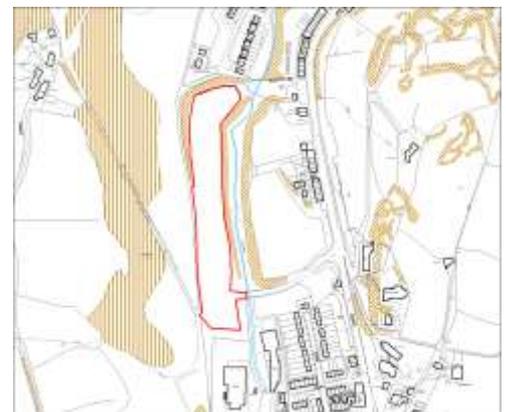
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	57	Potential Yield	33	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
463	4.663	Spring Mill Site, Whitworth	Off Wallbank	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	175	Category	3
--------------------	----	------------------------	-----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
464	0.637	Excavtion Pit, Hamer Pasture, Hamer Reservoir		Broadley	Other (Please Specify)	Vacant/ Derelict	Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	45	Potential Yield	17	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
465	0.267	Mining Subsidence Path A, Limers Gate,		Shawforth	Other (Please Specify)	vacant	Agriculture & Related

Suitability

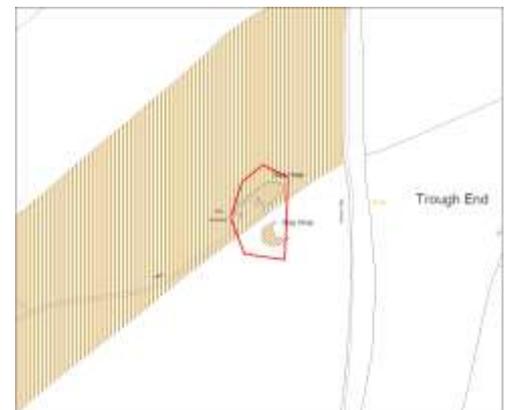
Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	54	Potential Yield	8	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
466	0.69	Mining Subsidence Trough Edge End,	Trough Edge End	Shawforth	Other (Please Specify)	vacant	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	50	Potential Yield	19	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
467	2.119	Gauther Fold Spoil Heap, Whitworth	Gauther Fold	Trough Gate	Open Spaces	vacant	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	50	Potential Yield	64	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
474	0.416	Excavation Pit Higher Broadclough,	Burnley Road	Broad Clough	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	65	Potential Yield	11	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
475	2.281	Tooter Quarry Area, Sharneyford	Todmorden Road	Sharneyford	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is more than 8km from a Secondary School or Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	65	Potential Yield	51	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
476	0.7	Spoil Heap Heap Hey, Sharneyford	Todmorden Road	Sharneyford	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is more than 8km from a Secondary School or Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	50	Potential Yield	19	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
478	0.891	Excavation Pit Height End, Height End	Burnley Road	Weir	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is more than 8km from a Secondary School or Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	67	Potential Yield	24	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
479	1.128	Disused Quarry Piercy Bridge, Piercy	Burnley Road East	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	61	Potential Yield	30	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
480	0.527	Former Electricity Sub Station Site, Hareholme	Bacup Road	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	82	Potential Yield	24	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 5 due to being within Flood Zone 2

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
484	0.568	Former Quarry, Loveclough, Loveclough		Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Results

Total Score	81	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
486	0.79	Former Quarry, Higher Chapel Hill,	Higher Chapel Hill	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	59	Potential Yield	21	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
487	0.532	Woodtop Garage, Woodtop	Bury Road	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	24	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
490	0.402	Land At Dearden Clough, Dearden Clough	Rochdale Road	Edenfield	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site allocated for housing in local plan



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	18	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
491	0.506	Former Refuse Tip, Stubbins,		Stubbins	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	14	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
492	0.468	Excavation Pit, South Of Turn	Croston Close	Cheesden	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	52	Potential Yield	13	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
493	0.337	Site B, Lumb Bridge, South Of Turn		Cheesden	Other (Please Specify)	vacant and	Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	54	Potential Yield	10	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
494	0.291	Site A, Lumb Bridge, South Of Turn		Cheesden	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	51	Potential Yield	9	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
495	3.098	Former Railway, Helmshore To Lumb,		Irwell Vale	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	62	Potential Yield	56	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
502	1.597	Large Hud Hey Site, Rising Bridge	Hud Hey Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	84	Potential Yield	72	Category	1
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
504	0.146	Former Scrapyard, Rising Bridge	Hud Hey Road	Haslingden	Other (Please Specify)	vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	7	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
505	0.478	Car Park Adjacent To Winfields,	Blackburn Road	Acre	Other (Please Specify)	vacant and	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	22	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
506	1.298	Path A Mining Subsidence,	Limers Gate	Shawforth	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	53	Potential Yield	35	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
510	2.213	Bottomley Bank Quarry, Crawshawbooth	Bonfire Hill	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	63	Potential Yield	50	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
511	0.282	Vacant Garages Behind Higher Mill,	Off Grange Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	14	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
512	22.241	Hutch Bank Quarry,	Hutch Bank Road	Haslingden	Other (Please Specify)	vacant - disused	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	61	Potential Yield	222	Category	3
--------------------	----	------------------------	-----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
514	0.234	Vacant Haulage Yard,	Burnley Road East	Water	Other (Please Specify)	vacant	Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
526	0.694	Edenwood Mill, Stubbins	Bolton Road	Edenfield	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	67	Potential Yield	25	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
533	0.727	Stand Athletic Football Ground,	Manchester Road	Ewood Bridge	Other (Please Specify)	Vacant and	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	20	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2 and the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
536	0.201	Plot 1 Futures Park, Newline,		Bacup	Other (Please Specify)	vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
537	0.427	Plot 5 Futures Park, Newline,		Bacup	Open Spaces		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	19	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
539	0.209	Land To Side And Rear Of Petrol Station,	Manchester Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	89	Potential Yield	10	Category	1
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
541	1.015	N And J Scrapyard, Stacksteads	Blackwood Road	Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	46	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
543	0.425	Site East Of Acre View, Stacksteads,	Acre View	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
547	0.399	Former Quarry Hilltop, Baxenden	Rising Bridge	Stone Fold	Open Spaces	disused quarry	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	59	Potential Yield	10	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
551	0.547	Townscape Improvement Area	Queens Street / Bacup Road	Rawtenstall	Retail		Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	25	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2.

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
554	0.181	Vacant Workshop,	Stoneholme Road	Rawtenstall	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	9	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
557	0.214	Former Health Centre,	19 Yorkshire Street	Bacup	Other (Please Specify)	vacant	Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	11	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
559	0.573	Land South Of 51 Rising Bridge Road	51 Rising Bridge Road	Acre	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	26	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
560	3.356	Carter Hall Park Haslingden		Haslingden	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	126	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
564	1.785	Land To Rear Of Waingate	Waingate	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	76	Potential Yield	80	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
567	6.226	Land Off Hurst Lane	Hurst Lane	Rawtenstall	Agriculture & Related (including		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	73	Potential Yield	233	Category	2
-------------	----	-----------------	-----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
569	1.483	Land To Rear Of Former Johnny Barn Farm		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	67	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
570	8.63	Pike Law		Haslingden	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	324	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
575	0.75	Land South Of Rochdale Road Bacup	Rochdale Road	Trough Gate	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	34	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
576	0.127	Oakenclough Mill		Bacup	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is more than 8km from a Secondary School or Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	63	Potential Yield	3	Category	3
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
577	20.256	Tong Farm Bacup		Bacup	Agriculture & Related (including		Agriculture & Related

Suitability

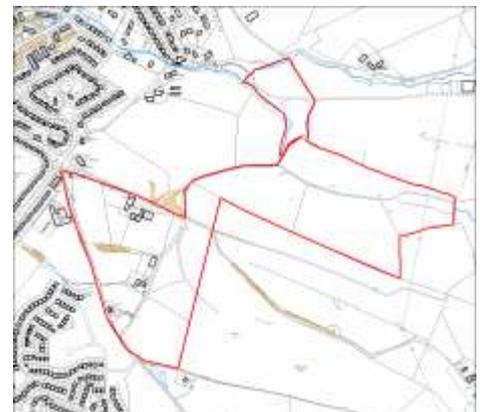
Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	405	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
578	0.717	Rear Of Union Street/Bordering Hurst	Union Street / Hurst Crescent	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	32	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
580	5.241	Field Between Cockhall Farm & Cowm Park		Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	66	Potential Yield	197	Category	3
--------------------	----	------------------------	-----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
581	0.362	Park Road Garage Site Waterfoot		Rawtenstall	Other (Please Specify)	garages	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	82	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
583	0.131	Disused Quarry Adj 121 Goodshaw Lane	Goodshaw Lane	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	4	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
584	0.693	Land Adj 130 Haslingden Road	130 Haslingden Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	31	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
585	2.334	Adj Swinshaw Hall Loveclough		Love Clough	Agriculture & Related (including		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	53	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
586	0.274	Myrtle Grove House 392 Bacup Road Waterf	392 Bacup Road	Rawtenstall	Retail		Residential

Suitability

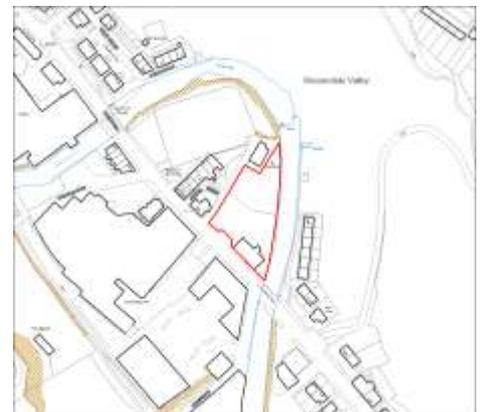
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	14	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
588	0.818	Flaxmoss House	Helmshore Road	Haslingden	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	79	Potential Yield	37	Category	2
-------------	----	-----------------	----	----------	---



Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
589	0.255	Land Rear Of Highfield Nursing Home		Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	13	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
591	0.65	Tanner Barn Kings Highway/Winfields Ltd	Kings Highway	Acre	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	29	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
592	1.02	Winfields Hazel Mill Haslingden		Acre	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	46	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
593	0.608	The Ducky, Rising Bridge	Northfield Road	Stone Fold	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	27	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
594	0.492	Kite Lime, Crawshawbooth		Rawtenstall	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	13	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
595	2.777	Knotts Meadow, Crawshawbooth		Rawtenstall	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	65	Potential Yield	63	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
598	1.062	Land Off Blackburn Road	Blackburn Road	Edenfield	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	38	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
599	0.659	Land Off Blackburn Road	Blackburn Road	Edenfield	Open Spaces	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	18	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
600	0.312	Land Behind Packhorse Hotel & Farm		Edenfield	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	79	Potential Yield	13	Category	3
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
601	0.519	Land On Eden Lane	Eden Lane	Edenfield	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	19	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
602	0.72	Field Adj Pinfold Farm Mews		Edenfield	Open Spaces	Vacant	Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	19	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
603	1.281	Land Off Blackburn Road/Harsop Lane, Eden	Blackburn Road/Harsop	Edenfield	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	35	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
604	0.324	Ower Stack Farm 2		Bacup	Agriculture & Related (including		Residential

Suitability

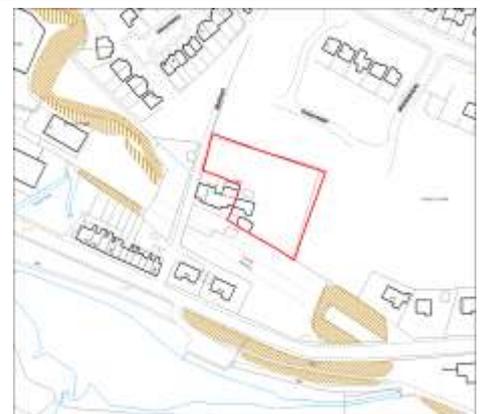
Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	16	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
605	0.185	Land At Holme Lane	Holme Lane	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
606	4.453	Site 5A Kearns Mill, Cowpe		Boarsgreave	Other (Please Specify)	Vacant and	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	100	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
607	0.367	Site 5B Kearns Mill, Cowpe		Boarsgreave	Open Spaces		Residential

Suitability

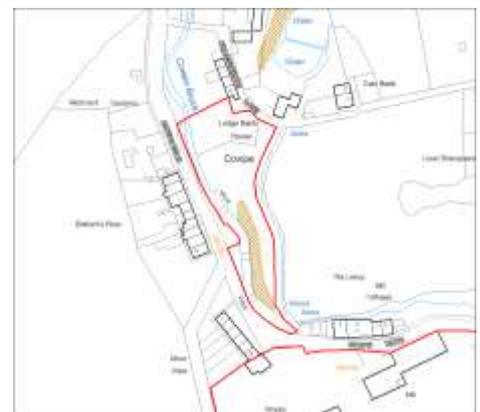
Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	11	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
608	0.282	Site 5C Kearns Mill, Cowpe		Boarsgreave	Agriculture & Related (including	Stables	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	8	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
609	0.998	Site 7A Former Groundwork, New Hall		Rawtenstall	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	45	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 due to being within Flood Zone 2.

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
611	1.694	Field Adj Goodshaw Lane/Gibhill Lane	Goodshaw Lane/Gibhill Lane	Love Clough	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	46	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
612	0.156	Redundant Stable Yard To The Rear Of 580		Trough Gate	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	8	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
613	0.305	Land At Souh Side Of Hudrake,	Hudrake	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
614	1.3	Land Off Rising Bridge Road, Baxenden,	Rising Bridge Road	Acre	Agriculture & Related (including		Residential

Suitability

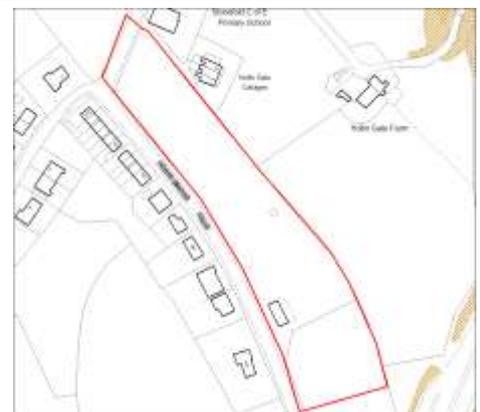
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	59	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
615	0.631	Land Behind Tattersall Street, Off Black	Tattersall Street	Acre	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	28	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
617	2.032	Green Farm	Todmorden Old Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	61	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
618	0.41	Awaiting Forms		Rawtenstall	Industry & Business	garages	Residential

Suitability

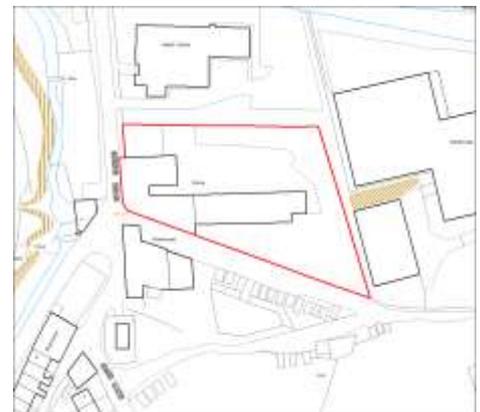
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	81	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
619	0.518	Bentgaet House "Large Field"		Haslingden	Agriculture & Related (including	Vacant	Residential

Suitability

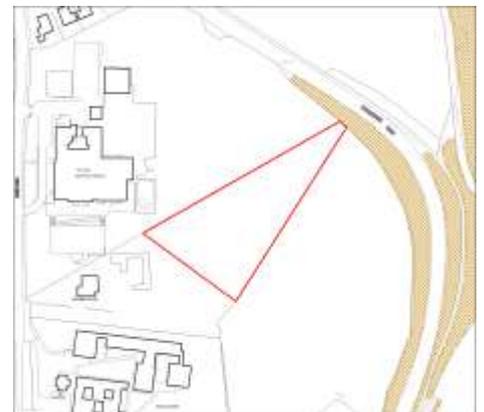
Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	19	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
620	3.165	Lower Stonefold Farm		Stone Fold	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	61	Potential Yield	95	Category	3
-------------	----	-----------------	----	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
621	4.914	Land Between Newchurch Rd & Bacup	Newchurch Road/ Bacup	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	184	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
622	0.197	Land Rear 280 - 290	Haslingden Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	10	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
623	0.2	Hollin Farm, Waterfoot		Rawtenstall	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
624	0.778	Cowm Water Treatment Works		Whitworth	Utilities & Infrastructure	Water treatment	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	60	Potential Yield	28	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
626	2.066	Mount Zion Baptist & 240 Edgeside Lane	240 Edgeside Lane	Rawtenstall	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	42	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
627	0.489	Hobson Street Plateau	Hobson Street	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	22	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
630	0.692	Land Rear Of Haslingden Cricket Club		Haslingden	Open Spaces	Vacant and not	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	90	Potential Yield	31	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
631	0.15	Land Off Holland Avenue	Holland Avenue	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	87	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
632	0.267	Irwell Vale Playground		Irwell Vale	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	77	Potential Yield	8	Category	3
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
634	1.528	By Ogden River & Ogden Bridge		Irwell Vale	Other (Please Specify)	Vacant	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with less than hourly services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site has previous planning history



Results

Total Score	80	Potential Yield	41	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due to being within the Green Belt and Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
635	4.984	Grane Road/Grane Village	Grane Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	112	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
637	0.151	Ewood Hall Site Garden		Ewood Bridge	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	5	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
638	0.509	Mill End Mill		Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	23	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
639	1.134	Carr Farm	Lomas Lane	Rawtenstall	Other (Please Specify)	Vacant	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	93	Potential Yield	41	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
640	0.836	Facit Mill		Whitworth	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	38	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
641	3.916	Mayfield Chicks Ltd		Ewood Bridge	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	84	Potential Yield	88	Category	3
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
644	1.261	Land South Of Hollin Lane Constablee	Hollin Lane	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	66	Potential Yield	34	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
645	0.123	Rear Of Woodside	Woodside	Stubbins	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	4	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
646	2.842	Warth Mill Plus Land At Rear		Rawtenstall	Retail		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	84	Potential Yield	107	Category	1
-------------	----	-----------------	-----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
647	4.539	Land At Moss Farm, Stackstead	Greens Lane	Bacup	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	170	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
648	0.514	Rear Of 690/692 Burnley Road East Water	Burnley Road	Rawtenstall	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	13	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
649	1.362	Land Off Burnley Road East Opp 681-723	Burnley Road East	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	26	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
651	1.552	Springvale Works		Rawtenstall	Industry & Business		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	42	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
652	0.826	Land 1376 Off Burnley Road	Burnley Road	Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	89	Potential Yield	22	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
653	0.692	Land Off Lee Street	Lee Street	Bacup	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	82	Potential Yield	31	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2.



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
654	1.038	Land At Robert Street (Amended)	Robert Street	Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	91	Potential Yield	47	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Downgraded to Category 2 due to being within Flood Zone 2.

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
655	0.179	Land At Eden Street	Eden Street	Edenfield	Other (Please Specify)	caravans/ vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	89	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
656	1.324	Greenbridge Mill (Hall Carr Mill)		Rawtenstall	Industry & Business		Open Spaces

Suitability

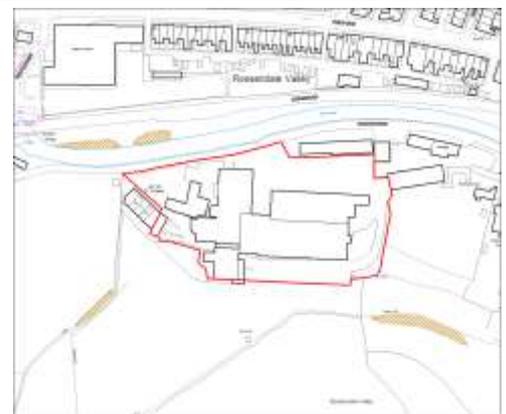
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	60	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
657	0.154	Eborall Fork Trucks		Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	77	Potential Yield	8	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
658	1.845	Holme Works	Holme Lane	Rawtenstall	Other (Please Specify)	Vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	92	Potential Yield	83	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
659	1.434	Land Off Greensnook Lane	Greensnook Lane	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	65	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
660	0.596	Land Around Union Mill		Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	27	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
661	1.065	Land Off Gaghills Road	Gaghills Road	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	48	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
662	1.254	Land Around Dale Mill		Rawtenstall			

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	56	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
663	1.573	Land Around Globe Mill & Waterfoot Business		Rawtenstall	Other (Please Specify)	vacant	Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	71	Potential Yield	71	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
664	0.354	Land Around Albion Mill		Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	71	Potential Yield	16	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
665	0.255	Land At Corner Of Market Street & Burnle	Market Street	Bacup	Other (Please Specify)	vacant	Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	90	Potential Yield	13	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
666	1.21	Waterbarn Cricket Ground		Bacup	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	68	Potential Yield	54	Category	3
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
668	2.325	Around Sheepphouse Reservoir		Trough Gate	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	79	Potential Yield	87	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
669	0.716	Land Between Rossendale Crescent &	Rossendale Crescent	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	32	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
670	0.247	Constable Lee Court		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	92	Potential Yield	12	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 due to being within Flood Zone 2



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
671	8.34	Rossendale Hospital		Rawtenstall	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	87	Potential Yield	100	Category	1
-------------	----	-----------------	-----	----------	---



Crown Copyright 100018418

Notes

Site is a 'Major Developed Site in the Green Belt', therefore not downgraded to Category 3.

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
672	1.861	Nightfield Gate Farm	Goodshaw Lane	Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	50	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
673	1.864	Constablelee Development 1		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	87	Potential Yield	84	Category	1
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
674	1.647	Constablelee Development 2		Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	44	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
675	0.244	Constablelee Development 3		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	7	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
676	0.527	Constablelee Development 5		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	24	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
677	0.356	Willow Avenue Off Lime Tree Grove	Willow Avenue/ Lime Tree Grove	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	89	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
679	2.798	Reedsholme Works (Broadleys)		Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	105	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Downgraded to Category 2 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
680	2.178	Land West Of Blackburn Road Adj Edenfield	Blackburn Road	Edenfield	Agriculture & Related (including	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	65	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
681	1.068	Land Est Of Blackburn Road Adj Edenfield	Blackburn Road	Edenfield	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	38	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
683	1.599	Haslam Farm		Rawtenstall	Other (Please Specify)	Vacant	Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	72	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
684	0.178	Prinny Hill Works		Haslingden	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	9	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
685	1.482	Edenfield Recreation Ground		Edenfield	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	74	Potential Yield	67	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
687	31.244	Cowpe Quarry & Cragg Quarry		Cowpe Moss	Other (Please Specify)	Vacant	Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	50	Potential Yield	469	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
688	0.159	A680 Rochdale Road Nr Grime Cote Farm	Rochdale Road	Edenfield	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	6	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
689	1.205	Land Behind Pennine Road To West	Pennine Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	54	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
692	0.712	Land Off Highfield Street	Highfield Street	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	32	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
693	0.238	Former Moniques Site & Petrol Station		Haslingden	Other (Please Specify)	vacant / retail	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	90	Potential Yield	12	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
694	0.243	Land Off Piercy Road	Piercy Road	Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
695	0.11	Land Off Piercy Road 2	Piercy Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
696	0.454	Land NE Of Carr Lane, Cowpe	Carr Lane	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	18	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
697	0.174	Land E Of Carr Lane, Cowpe	Carr Lane	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	9	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
698	3.629	Laund Bank Barn 2		Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	74	Potential Yield	82	Category	2
-------------	----	-----------------	----	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
699	0.238	Laund Bank Barn		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	5	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
701	0.932	Touch & Take Farm Haslingden		Haslingden	Agriculture & Related (including	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	79	Potential Yield	42	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
702	0.166	Land Off 26 Commercial Street	Commercial Street	Love Clough	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	81	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
705	0.151	Edenfield Community Centre		Edenfield	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	83	Potential Yield	8	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 2 as not available within 5 years.



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
706	3.412	Orama Mill	Market Street	Whitworth	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required.
Infrastructure Limitations	Extensive new access infrastructure not required.
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined 'key nature conservation area'
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good desireability
Desireability of immediate area	Good desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Results

Total Score	93	Potential Yield	150	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Crown Copyright 100018418

Downgraded to Category 2 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
707	0.203	Land Rear Of Lawson Street	Lawson Street	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	89	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
708	0.21	Land At Goodshawfold Adj Bridge		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

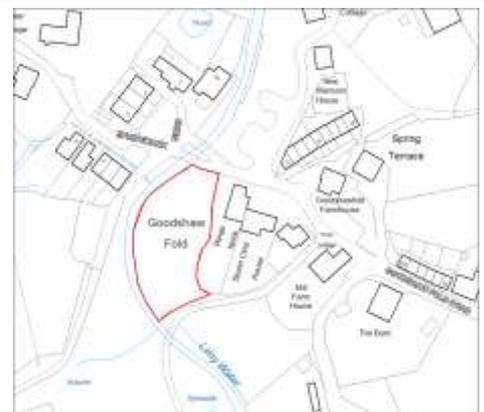
Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	78	Potential Yield	6	Category	3
-------------	----	-----------------	---	----------	---



Crown Copyright 100018418

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
709	0.334	Land Off Goodshawfold Road Rear Of Slive		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	10	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
710	1.607	Arran Nurseries		Haslingden	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	43	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
711	2.41	Former Camms Mill		Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	74	Potential Yield	54	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
713	0.581	Land Off Blackburn Road, Rising Bridge	Blackburn Road	Stone Fold	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	26	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
714	0.609	Land Adj New Line		Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	27	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
715	19.199	Land Around Sheephouses Reservoir		Bacup	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	61	Potential Yield	480	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
716	2.117	Bengate House "Whole/Wider Site"		Haslingden	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	64	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
718	1.305	Holmewood View & Ewood Day Centre		Haslingden	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	47	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
719	0.405	Waterfoot Primary School		Rawtenstall	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	18	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
720	0.594	Rawtenstall Cloughfold Primary School		Rawtenstall	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	82	Potential Yield	27	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
722	0.639	The Courtyard	Grane Road	Haslingden	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	82	Potential Yield	29	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
723	0.54	Field Off Market Street	Market Street	Edenfield	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	24	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
724	0.248	Land Adj Goodshawfold Road	Goodshawfold Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	7	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
726	0.138	Land At Cowpe Road	Cowpe Road	Cowpe	Open Spaces	Vacant	Residential

Suitability

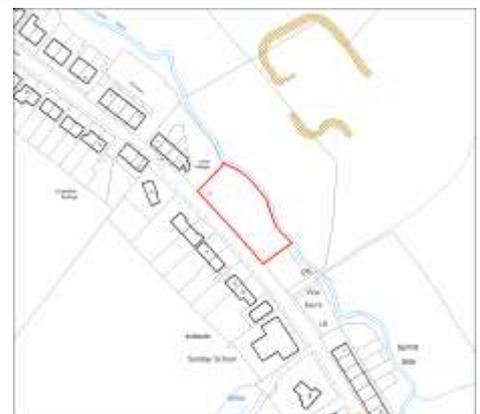
Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
728	0.733	Land At Todd Carr Road	Todd Carr Road	Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	77	Potential Yield	33	Category	3
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
730	0.265	Greenbridge, Cowpe		Rawtenstall	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	13	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
731	0.704	Hippings Lane, 8322SE 2930	Hippings Lane	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	22	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
732	0.877	Land Adj Laburnum Cottages, 8126 155		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	81	Potential Yield	40	Category	2
-------------	----	-----------------	----	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
733	2.967	Land Adj Recreation Ground, 81	Goodshaw	Love Clough	Recreation & Leisure		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	67	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
734	0.715	Land (A) Adj Swinshaw Cottages, Goodshaw		Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	74	Potential Yield	19	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
735	0.404	Land Adj Limy Water Goodshawfold	Limy Water	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

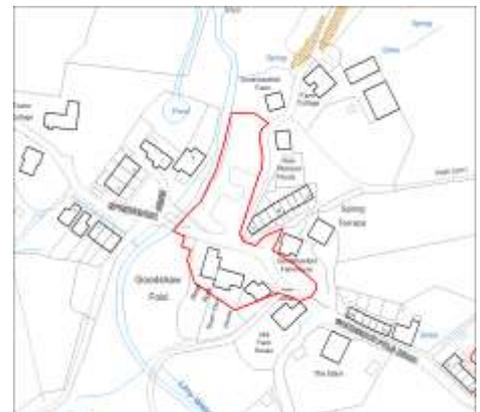
Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	87	Potential Yield	9	Category	1
-------------	----	-----------------	---	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
737	0.906	Crabtree Hurst 8221-3392		Rawtenstall	Other (Please Specify)	vacant	Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	41	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
738	0.352	Land At Higher Cloughfold 8222-45	Higher Cloughfold	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
740	0.175	Land Off Burnley Road, 8127-1	Burnley Road	Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
741	0.11	Land Off Burnley Road, 8127-1	Burnley Road	Love Clough	Agriculture & Related (including		Open Spaces

Suitability

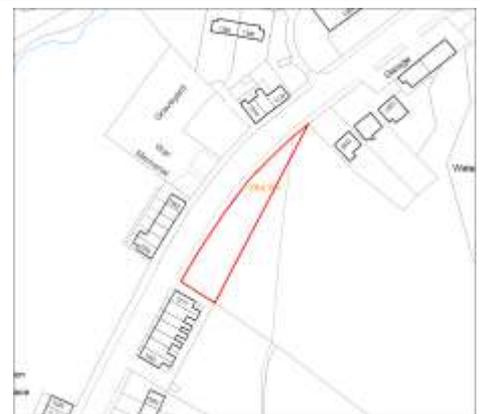
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	3	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
743	0.377	Land Off Lea Bank	Lea Bank	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
744	0.63	Land Off Wales Road, 8322-251	Wales Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	17	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
745	0.284	Land Opp Goodshaw Baptist Church 8126- 1		Love Clough	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	9	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
747	0.303	Land Opp St Mary & All Saints	Goodshaw Lane	Rawtenstall	Open Spaces		Residential

Suitability

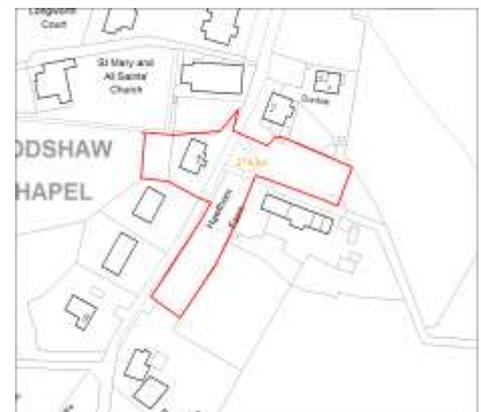
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	91	Potential Yield	5	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
748	1.495	Land Adj Goodshaw Bowling Green, 8126 - 5		Love Clough	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	40	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
749	1.481	Garage Colony Off Turnpike, 8322 - 40141	Turnpike	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	60	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
752	0.581	Land Off Hill End Lane, 8222-3397	Hill End Lane	Rawtenstall	Other (Please Specify)	vacant	Industry & Business

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	26	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
753	0.234	Land Off Wales Road, 8322:1552,103	Wales Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
754	3.519	Land (B) Off Swinshaw Cottages Loveclough		Love Clough	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	71	Potential Yield	79	Category	3
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
758	0.187	Land Adj 8 Glen Terrace, Waterfoot	Glen Terrace	Rawtenstall	Other (Please Specify)	vacant	Industry & Business

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	7	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt and Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
759	2.806	Land At Hareholme	Hareholme Lane	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Within a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	70	Potential Yield	105	Category	3
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
760	0.538	Land Adj Dark Lane Football Ground	Dark Lane	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	24	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
761	0.418	Land Off Queensway, Staghills	Queensway	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
762	0.96	Land Opp Church Lane, Newchurch	Church Lane	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	39	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
763	1.799	Land Adj Swiss Clough		Rawtenstall	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	81	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
764	0.69	Land Off Edgeside Lane	Edgeside Lane	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	15	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
765	1.023	Land Adj St Michael's, Lumb		Water	Recreation & Leisure		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Major constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	65	Potential Yield	8	Category	3
--------------------	----	------------------------	---	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
766	0.276	Land Near Cowpe Tunnel		Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	14	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
767	0.108	Glen Top Adj 595 Newchurch Road	Newchurch Road	Bacup	Open Spaces		Residential

Suitability

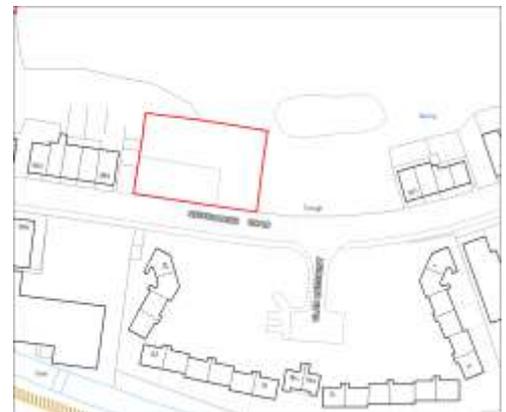
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	5	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
768	0.104	Land Adj Waterbarn, Stacksteads		Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	5	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
770	2.354	Land At Stacksteads, Riverside Park		Bacup	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	71	Potential Yield	88	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
771	0.185	Land At Heathbourne Road	Heathbourne Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	9	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
774	1.098	Recreation Ground Stacksteads		Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	71	Potential Yield	49	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
775	0.757	Land At Hey Head	Hey Head	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	34	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
776	0.556	Land Off Huttock End Lane	Huttock End Lane	Bacup	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	60	Potential Yield	23	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
777	0.386	Land To Rear Of 34 Sow Clough Road	Sow Clough Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
778	2.097	Land Off Newchurch Old Road	Newchurch Old Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	79	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
780	0.206	Land At Alden Road, Helmshore	Alden Road	Haslingden	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	10	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
785	0.17	Land Adj Burnley Road East & Shaw Clough	Burn;ey Road East	Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	9	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
786	0.448	Land Adj Foxhill Drive & Burnley Road East	Foxhill Drive/ Burnley Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	20	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
787	0.109	Land Off Bridleway/Naze View	Bridleway/ Naze View	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	5	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
788	2.205	Land Off Taylor Avenue, Waterfoot	Taylor Avenue	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

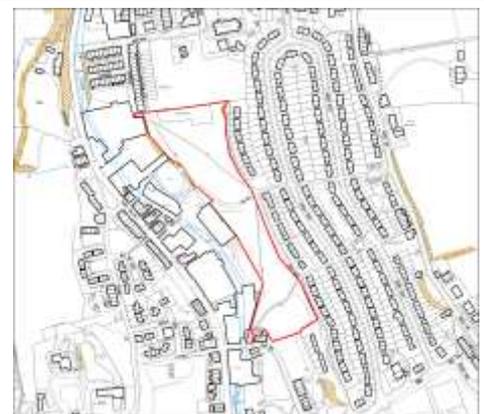
Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	77	Potential Yield	58	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
789	1.202	Land At Height Top Farm		Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	62	Potential Yield	32	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
791	0.409	Land Off Rock Bridge Fold		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
792	0.225	Rear Rock Barn, Lumb		Rawtenstall	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	64	Potential Yield	5	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
793	0.112	Land At West View Road	West View Road	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site submitted as part of LDF consultation



Results

Total Score	72	Potential Yield	3	Category	2
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
795	0.229	Land Off Dean Lane Weir	Dean Lane	Water	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
796	1.463	Land Near Priestly Fold Water		Water	Open Spaces		Open Spaces

Suitability

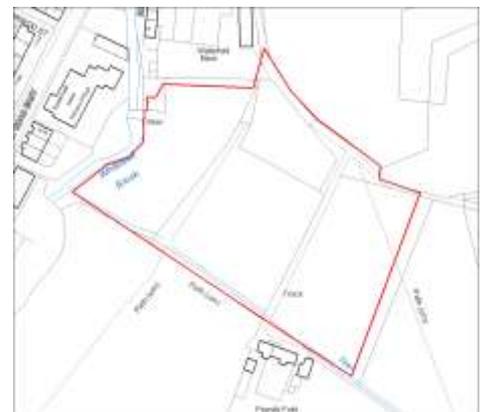
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	36	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
798	3.622	Land Off Osborne Terrace, Stacksteads	Osborne Terrace	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	78	Potential Yield	95	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
803	0.344	Land At Ogden Brook,	Holcombe Road	Haslingden	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
804	0.891	Land To Rear Of Edinburgh Road,	Edinburgh Road	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	24	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
807	1.003	Allotments At Free Lane, Helmshore	Free Lane	Haslingden	Agriculture & Related (including	allotments	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	24	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
808	0.844	Land South Of Helmschore Memorial Ground		Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	67	Potential Yield	23	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
809	0.394	Land To Rear Helmshore Road, Helmcroft	Helmshore Road	Haslingden	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	20	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
810	2.488	Land Off Hill Rise	Hill Rise	Haslingden	Open Spaces		Residential

Suitability

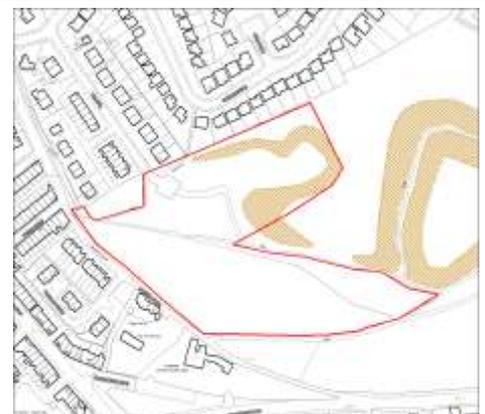
Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	75	Category	3
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
812	0.211	Land Off Curven Edge, Helmshore	Curven Edge	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	11	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
815	0.364	Land Off Blackburn Road/Hud Hey	Blackburn Road/Hud Hey	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	18	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
816	0.12	Land Adj 173 Hudrake	Hudrake	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
818	0.139	Plot 1 Land Off Station Road	Station Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
819	0.286	Plot 2 Land Off Station Road	Station Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	14	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
821	0.1	Plot 2 Land At Cross Street South	Cross Street South	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	5	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
822	6.717	Land Off Cowtoot Lane	Cowtoot Lane	Bacup	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	252	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
823	2.901	Land Off Cherry Tree Lane/Lower Clowes Road	Cherry Tree Lane/ Lower	Rawtenstall	Recreation & Leisure	Open space	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	109	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
824	5.182	Land To Rear Hardman Avenue	Hardman Avenue	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	82	Potential Yield	194	Category	2
-------------	----	-----------------	-----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
825	3.438	Land Off Fallbarn Crescent	Fallbarn Crescent	Rawtenstall	Open Spaces		Residential

Suitability

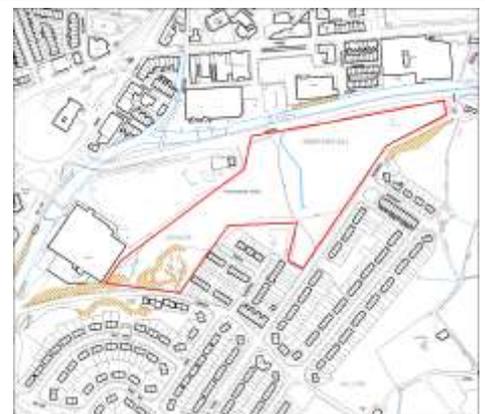
Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	129	Category	1
--------------------	----	------------------------	-----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
826	1.62	Land Off Bocholt Way	Bocholt Way	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	73	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
828	0.202	Land Adj 53 Grane Road	Grane Road	Haslingden	Open Spaces		Residential

Suitability

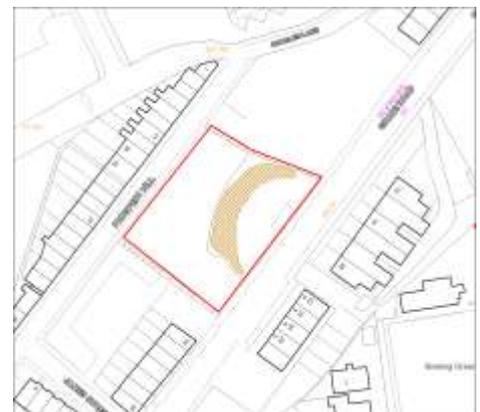
Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	10	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
830	1.261	Land Adj Park Road	Park Road	Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	57	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
831	0.67	Land Adj 34 Thirlmere Avenue	Thirlmere Avenue	Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	77	Potential Yield	24	Category	3
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
832	10.618	Land Adj Laund Slack Farm		Haslingden	Recreation & Leisure		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	52	Potential Yield	212	Category	3
--------------------	----	------------------------	-----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
833	1.437	Land Rear 39 Bleakholt Road	Bleakholt Road	Edenfield	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	39	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
834	0.273	Land Adj Rear 181 Rochdale Road	Rochdale Road	Edenfield	Other (Please Specify)	vacant	Residential

Suitability

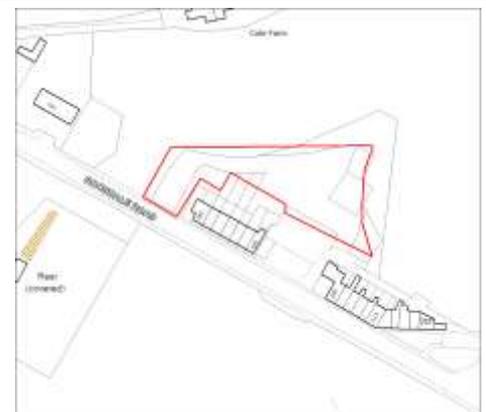
Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	8	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
835	0.428	Land Rear Fern Terrace	Fern Terrace	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation

Results

Total Score	80	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
836	0.201	Land Adj 7 Bolton Road North	Bolton Road North	Edenfield	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site submitted as part of LDF consultation



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	8	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
883	0.773	Hazel Street, Rising Bridge	Hazel Street	Stone Fold	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	35	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
887	0.102	Land Between 281& 261 Blackburn Rd	Blackburn Road	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	78	Potential Yield	5	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
889	0.129	Bell Street	Bell Street	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
896	0.235	Lancaster Avenue, Helmshore	Lancaster Avenue	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	11	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
899	0.113	Broadway (West)	Broadway West	Haslingden	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
901	0.212	Harvey Longworth Court, Goodshaw Chapel	Harvey Longworth Court	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	79	Potential Yield	11	Category	2
-------------	----	-----------------	----	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
902	0.286	Goodshaw Lane, Goodshaw Chapel	Goodshaw Lane	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	14	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
907	0.491	Land To The Rear Of Lyndale Scout Hut,		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	22	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
909	0.114	Scrap Yard North Of Hazel Grove, Rake Foot	Hazel Grove	Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	87	Potential Yield	6	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
910	0.519	Lee Brook Close, Rake Foot	Lee Brook Close	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Results

Total Score	79	Potential Yield	23	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
911	0.199	Holland Avenue	Holland Avenue	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	84	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
912	0.285	Oak Mount Garden		Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	14	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
913	0.152	Land Opposite Eygpt Terrace,		Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	92	Potential Yield	8	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
914	0.185	Harholme Lane / Baron Street, Clough Fold	Harholme Lane / Baron Street	Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	73	Potential Yield	9	Category	2
-------------	----	-----------------	---	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
915	0.224	Isle Of Man Garage, Burnley Road East, Forest	Burnley Road East	Water	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
916	0.271	And Hardstanding Between West View Road	West View Road / Burnley Road	Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	14	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
922	0.115	Land Between Tonacliffe Way & Horsefield Avenue	Tonacliffe Way / Horsefield	Broadley	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	80	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
926	0.305	Wallbank Drive Caravan Site, Wallbank	Wallbank Drive	Whitworth	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	82	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
928	0.178	Adjacent To 19 Milner Street, Hallford	Milner Street	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	71	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
933	0.91	Land To The Rear Of Oak Street, Shawforth	Oak Street	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	41	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
934	0.474	South Valley View / Springside, Shawforth	South Valley View/ Springside	Whitworth	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	79	Potential Yield	21	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
937	0.381	Waterfoot Bus Terminus, Waterfoot		Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	19	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
950	0.355	Hall Carr Road,	Hall Carr Road	Rawtenstall	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	18	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
951	0.126	Lomas Lane / Fallbarn Crescent,	Lomas Lane / Fallbarn Crescent	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	6	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
953	0.29	Rosendale Motor Sales,	Bury Road	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
954	0.209	Adjacent To 112 Booth Road, Waterbarn	Booth Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

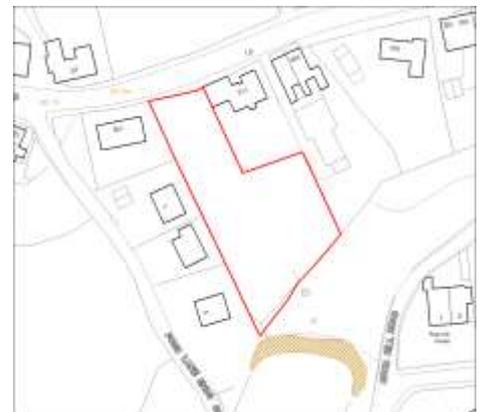
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
957	0.336	East Of 518 Newchurch Road, Brandwood	Newchurch Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

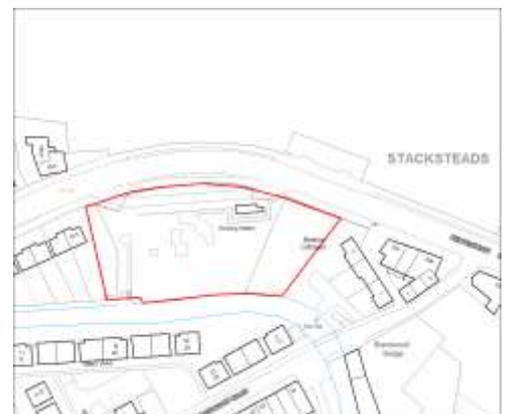
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	17	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
959	0.222	North Of Allerton Road, Brandwood	Allerton Road	Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	70	Potential Yield	11	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
960	0.264	Carlton Street	Carlton Street	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	13	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
962	0.109	Head Lane / St. James Sq	Head Lane	Bacup	Other (Please Specify)	vacant	Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	3	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
964	0.12	Former St. John's Sunday School		Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	80	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
966	0.144	Alama Street / South Street	Alama Street/ South Street	Bacup	Recreation & Leisure		Residential

Suitability

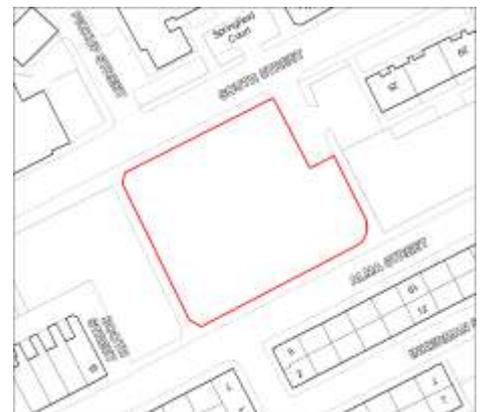
Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
974	0.16	The Laurels Care Home	Bankside Lane	Bacup	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	8	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
980	0.172	Land Opposite Moor View, Britannia	Rochdale Road	Trough Gate	Open Spaces	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
984	0.402	West Of Warren Drive, Britannia	Warren Drive	Trough Gate	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	18	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
988	0.386	Land Adjacent To Futures Park, Rockcliffe	Stubblely Bridge	Bacup	Other (Please Specify)	vacant and	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	15	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
989	0.18	Booth Street Garages, Nun Hills	Booth Street	Bacup	Other (Please Specify)	Garages	Residential

Suitability

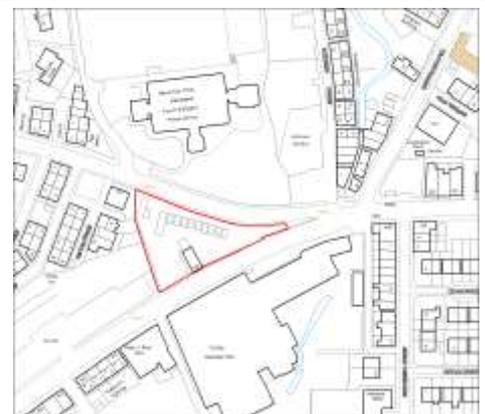
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	9	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
990	0.102	10 Burnside	Burnside	Edenfield	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	4	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
993	0.18	Land North Of Edenfield School, Pinfold		Edenfield	Other (Please Specify)	vacant/under	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	91	Potential Yield	7	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
994	0.291	Prinny Hill Road	Prinny Hill Road	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	77	Potential Yield	15	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
997	0.392	Ormerod Street Works	Ormerod Street	Water	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	72	Potential Yield	12	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
998	0.13	Land Opposite Futures Business Park		Bacup	Mixed Use		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

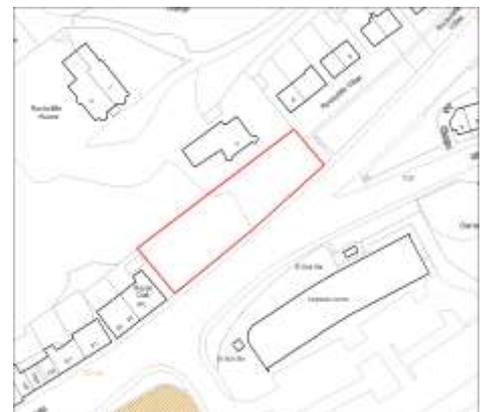
Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	73	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
999	0.207	Lomas Lane, Rawtenstall (Map 21)	Lomas Lane	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	92	Potential Yield	10	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1009	0.53	Bacup Leisure Centre		Bacup	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	24	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1013	0.318	Former Civic Building, Facit		Whitworth	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	16	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1019	0.589	Baxenden Chemicals Ltd, Rising Bridge	Roundhill Lane	Stone Fold	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	71	Potential Yield	27	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1021	0.209	Bridgeside, Bridge Road, Roundhill	Bridge Road	Acre	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	70	Potential Yield	10	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1027	0.208	Alden Rise, Helmshore	Alden Rise	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Major constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	2	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1029	0.139	Rock View Works, Trough Gate		Shawforth	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	65	Potential Yield	7	Category	3
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1030	0.201	Dean Road	Dean Road	Haslingden	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1033	0.36	Middlegate Green, Goodshaw Chapel		Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1034	0.408	Thirlmere Way, Goodshaw Chapel	Thirlmere Way	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1035	0.144	Adelaide Street / Boulder Street, Goodshaw	Adelaide Street / Boulder Street	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1036	0.126	Scout Hut, Crawshawbooth	Lyndale Close	Rawtenstall	Community Services		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1037	0.184	Forest Bank Road, Crawshawbooth	Forest Bank Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	9	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1039	0.225	Land North Of Oak Mount	Oak Mount	Rawtenstall	Open Spaces		Residential

Suitability

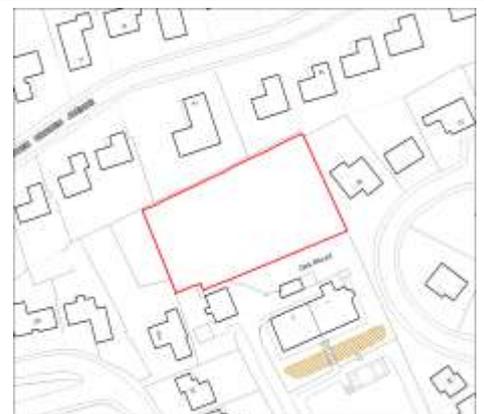
Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	11	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1045	0.09	Ashworth Road, Scout	Ashworth Road	Rawtenstall	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	Yes, but potential for mitigation

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1047	0.844	Land Adjacent To St. Anne's School, Piercy	Ashworth Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	34	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1052	0.245	Adjacent To 28 Tonacliffe Road	Tonacliffe Road	Broadley	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	12	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1053	0.31	Coppice Drive	Coppice Drive	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	5	Category	3
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1055	0.665	North Street / Bridge Mills	North Street	Whitworth	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	30	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1056	0.186	Mill Fold / Industry Street, Facit	Mill Fold/Industry	Whitworth	Residential		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	86	Potential Yield	9	Category	1
--------------------	----	------------------------	---	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1057	2.899	Long Acres Farm		Whitworth	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	109	Category	3
--------------------	----	------------------------	-----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1058	0.459	Land North Of King Street, Facit	King Street	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	21	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1062	0.427	Eagley Bank		Shawforth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	62	Potential Yield	19	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1063	0.353	Knowsley Crescent	Knowsley Crescent	Shawforth	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	68	Potential Yield	18	Category	3
--------------------	----	------------------------	----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1064	0.227	Freeholds Mill Market, Land Adjacent To Trough		Shawforth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	63	Potential Yield	11	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1066	0.409	Bacup Road Coal Yard, Waterfoot	Bacup Road	Rawtenstall	Industry & Business		Industry & Business

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1068	0.112	North Of Maiden Close, Waterfoot	Maiden Close	Rawtenstall	Other (Please Specify)	garages	Residential

Suitability

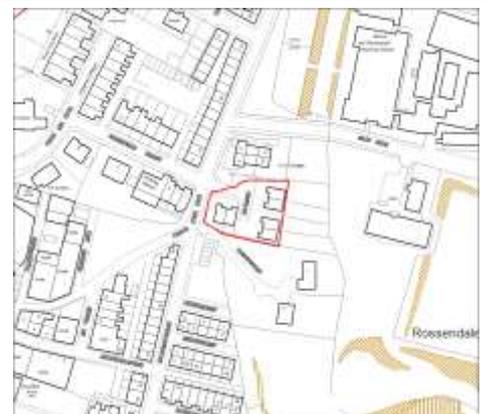
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	77	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1070	0.387	North Of Stagghills Road, Stagghills	Staghill Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	19	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1072	0.267	Adjacent To 101 Fallbarn Crescent	Fallbarn Crescent	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	13	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1073	0.194	Adjacent To 144 Fallbank Crescent	Fallbank Crescent	Rawtenstall	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	10	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1074	0.424	Balladen County Primary School	Linden Lea	Rawtenstall	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	19	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1075	0.227	Land Adjacent To Cherry Road	Cherry Road	Rawtenstall	Open Spaces	Vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	73	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1077	0.162	Land Between Fallbarn Crescent And Hardmand	Fallbarn Crescent /	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	8	Category	1
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1078	0.165	North Of Fearn Moss, Edgeside		Rawtenstall	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1079	0.195	Glen Crescent, Brandwood	Glen Crescent	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Poor Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	72	Potential Yield	10	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1080	0.346	Booth Road / Woodland Mount, Brandwood	Booth Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	17	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1082	0.79	Anderson Close, Rockcliffe	Anderson Close	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	36	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1083	0.43	Land Adjacent To Warnock Farm		Bacup	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	61	Potential Yield	16	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1086	0.17	Albert Terrace Mill & Petrol Station		Bacup	Industry & Business		Retail

Suitability

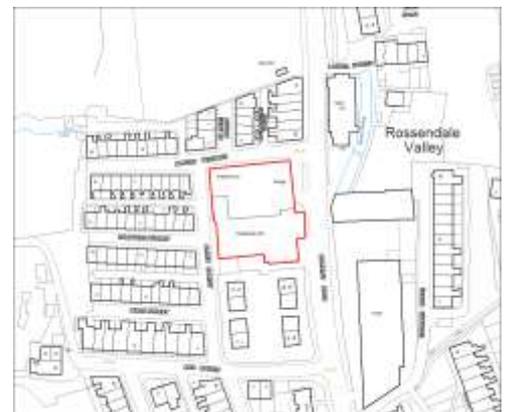
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1087	0.163	Former Market	Bank Street	Bacup	Other (Please Specify)	vacant	Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	8	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1088	0.807	Land To The Rear Of Highfield	Highfield	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	36	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1089	0.108	Edge Drive (East), Britannia	Edge Drive	Trough Gate	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	5	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1094	0.186	Land To The Rear Of 214 Burnley Road East	Burnley Road East	Weir	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	68	Potential Yield	6	Category	3
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1097	0.489	Rose Bank, Chatterton	Rose Bank	Stubbins	Open Spaces		Residential

Suitability

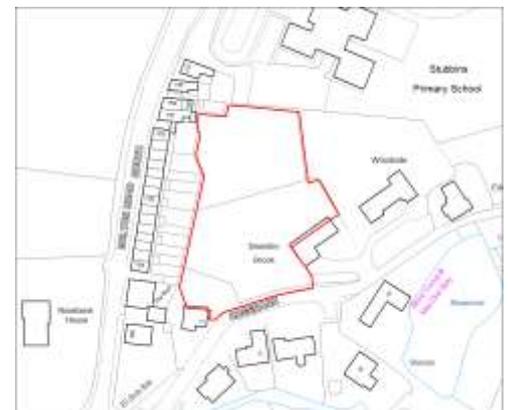
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	64	Potential Yield	13	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1098	0.519	Adjacent To Dearden Close	Dearden Close	Edenfield	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	67	Potential Yield	23	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1099	0.266	Land Off Bond Street (North) Adjacent To	Bond Street	Edenfield	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	81	Potential Yield	13	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1106	0.122	North Of Mount Pleasant	Mount Pleasant	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1109	0.611	Lower Clowes Road, New Hall Hey	Lower Clowes Road	Rawtenstall	Other (Please Specify)	Garages / vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	85	Potential Yield	28	Category	1
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1111	0.113	Brook Bank, Whitewell Bottom	Brook Bank	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1115	0.105	Exchange Street	Exchange Street	Edenfield	Recreation & Leisure		Residential

Suitability

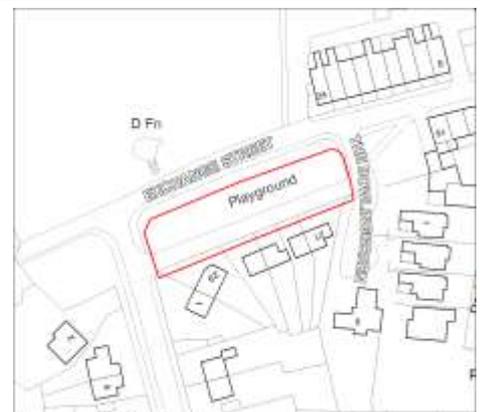
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	86	Potential Yield	5	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1117	0.892	West Of Mytton Avenue, Constable Lee. Map 18	Mytton Avenue	Rawtenstall	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	24	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1122	0.112	Land Adjacent To Waingate, Constable Lee.	Waingate	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desireable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1124	1.849	Lomas Lane, Balladen	Lomas Lane	Rawtenstall	Residential		Agriculture & Related

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Adjacent to a defined key nature conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history

Results

Total Score	78	Potential Yield	40	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1130	0.291	Melia Close, Rawtenstall	Melia Close	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	15	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1132	0.183	Dam Top	Fallbarn Road	Rawtenstall	Open Spaces		Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	75	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1138	0.157	West Of Blackwood Bridge, Nun Hills	Blachwood Bridge	Bacup	Other (Please Specify)	vacant	Industry & Business

Suitability

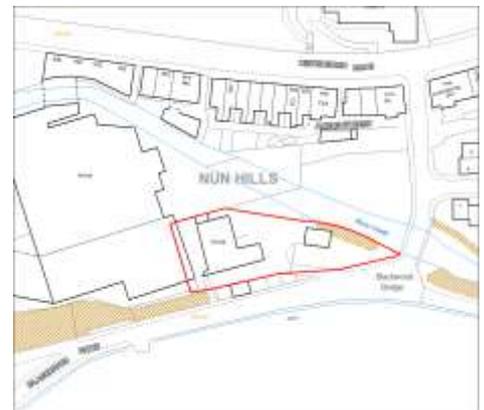
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	8	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1139	0.739	Acre Mill Road, Nun Hills	Acre Mill Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

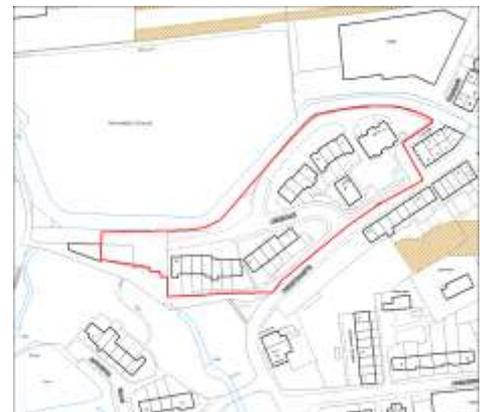
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	33	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1142	0.181	Rose Bank, Chatterton	Rose Bank	Stubbins	Open Spaces		Residential

Suitability

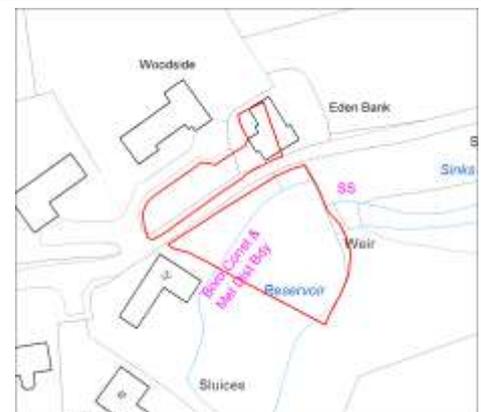
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	5	Category	3
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 3 due to being within the Green Belt

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1143	0.501	Reed Street, Bacup	Reed Street	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	23	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1144	0.143	Lane End Road, Rockcliffe Lane, Rockcliffe	Lane End Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Downgraded to Category 2 as not available within 5 years

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1145	2.295	Green Hill, Rockcliffe	Green Hill	Bacup	Open Spaces	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	86	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1147	3.01	Bacup Town Centre: Area Located To The South Of		Bacup	Industry & Business		Residential

Suitability

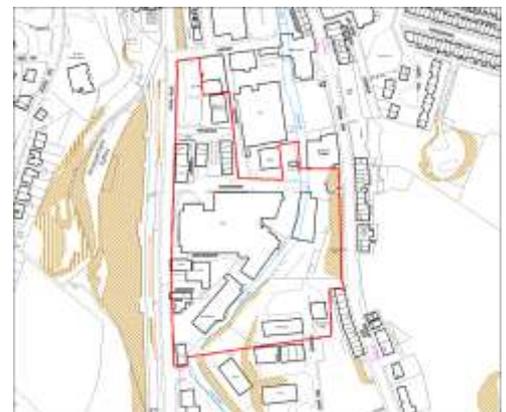
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	113	Category	3
--------------------	----	------------------------	-----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1148	1.459	Newchurch Road (Including Railway Street)	Railway Street/ Newchurch Road	Bacup	Industry & Business		Industry & Business

Suitability

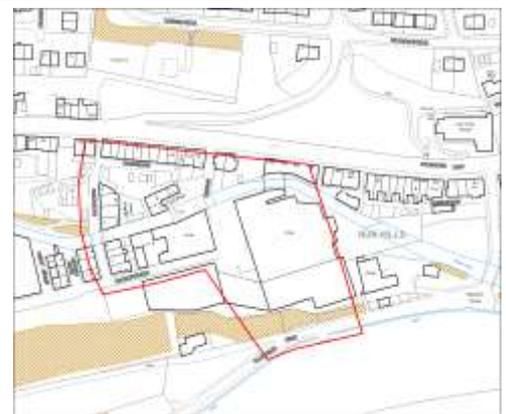
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	72	Potential Yield	66	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due to being within Flood Zone 2

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1149	0.412	Edward Turnball. (Single Mill Building Adjacent To		Stubbins / Edenfield	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	75	Potential Yield	9	Category	3
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1151	3.872	Multi-Occupied Mill Shop		Haslingden	Retail	+ Business/	Agriculture & Related

Suitability

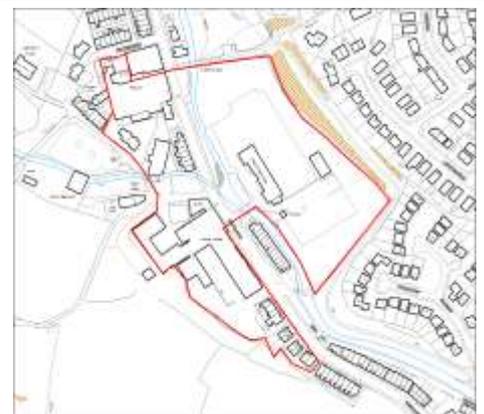
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	131	Category	2
-------------	----	-----------------	-----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1153	2.213	Area Occupied By Older Works Buildings And		Waterfoot / Stackstead	Industry & Business		Residential

Suitability

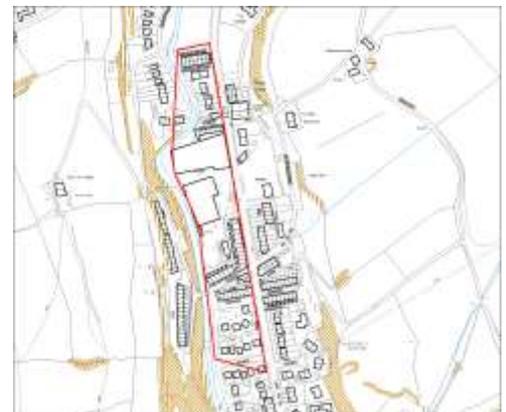
Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	69	Potential Yield	50	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1154	1.394	Mill buildings		Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	70	Potential Yield	38	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1155	0.68	Land		Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	74	Potential Yield	31	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1156	1.048	Lancashire Sock Ltd.		Bacup	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	69	Potential Yield	47	Category	3
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1157	1.047	Single Stone Mill Building In Poor State Of Repair.		Whitworth	Other (Please Specify)	Vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	47	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1159	0.929	Former Works Site Within Residential Area		Whitworth	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	69	Potential Yield	42	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1160	0.313	Roundhill View (The Ducky)		Rising Bridge	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history

Results

Total Score	71	Potential Yield	11	Category	3
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1161	2.144	The Orchard	Helmshore Road	Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	77	Potential Yield	80	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1162	0.406	End Of Haslingden Sports Centre Playing	Britannia Way	Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	18	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1163	0.738	Disused Railway Embankment	St. Crispen Way / Grange Road	Haslingden	Other (Please Specify)	vacant	Retail

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 3 (high probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	30	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Downgraded to Category 3 due to being within Flood Zone 3

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1164	0.295	Derelict Play Area Below Laburnum Street	Laburnum Street	Haslingden	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	15	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1166	0.756	Pitt Heads	Clegg Street	Haslingden	Recreation & Leisure		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	34	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1169	3.057	Rear Of Alder Grange High School	Calder Road/ Hurst Lane	Rawtenstall	Open Spaces	Agric	Open Spaces

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenfield, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	78	Potential Yield	115	Category	2
--------------------	----	------------------------	-----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1170	0.575	Reeds Lane, Crawshaw Drive	Reeds Lane/ Crawshaw Drive	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Good Desireability
Desireability of immediate area	Excellent Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	13	Category	1
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1171	0.99	Lawson Street	Lawson Street	Goodshaw	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	80	Potential Yield	45	Category	2
-------------	----	-----------------	----	----------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1172	0.136	Goodshaw Avenue / Church Street	Goodshaw Avenue / Church	Goodshaw	Open Spaces		Residential

Suitability

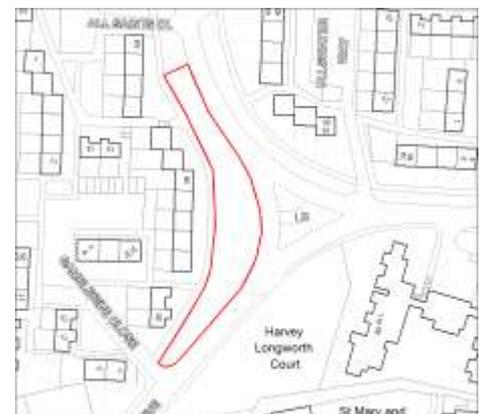
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Significant constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	79	Potential Yield	7	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1174	0.086	Off Burnley Road	Burnley Road	Loveclough	Open Spaces		Residential

Suitability

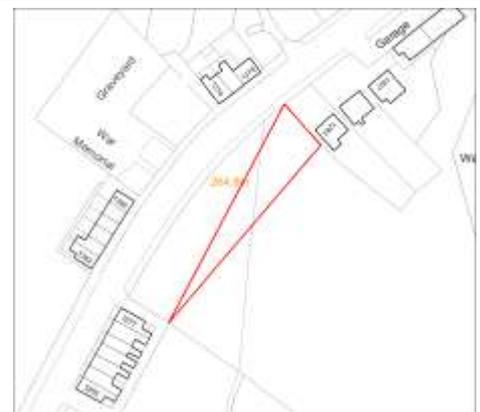
Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	3	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1175	2.225	Edgeside Park		Waterfoot	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	70	Potential Yield	83	Category	3
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1176	2.042	Nun Hills	Cutler Crescent/ Prospect Terrace	Bacup	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	68	Potential Yield	61	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1177	0.634	Off Fernhill Drive	Fernhill Drive	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Thought to be in complex/multiple ownership (occupied by multiple tenants or subject to a ransom strip)
Planning Status	Site does not have planning permission or planning history



Results

Total Score	72	Potential Yield	20	Category	2
-------------	----	-----------------	----	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1180	0.876	Leisure Centre Off Burnley Road	Burnley Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	74	Potential Yield	39	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1182	1.874	Sharneyford Off Todmorden Road	Todmorden Road	Sharneyford	Open Spaces		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is more than 8km from a Secondary School or Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 2 (medium probability of flooding)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	65	Potential Yield	51	Category	3
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1183	1.483	Land Behind Pennine Road	Pennine Road	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	67	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1184	0.638	Land Behind Buxton Street	Buxton Street	Whitworth	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	72	Potential Yield	29	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1185	0.369	End Of Grange Road	Grange Road	Facit	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within the Green Belt
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site does not have planning permission or planning history

Results

Total Score	68	Potential Yield	18	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1187	1.436	Prinny Hill Allotments	Prinny Hill	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	65	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1188	0.219	Kirk Hill Allotments	Kirk Hill	Haslingden	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Adjoining the settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of two local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site does not have planning permission or planning history

Results

Total Score	78	Potential Yield	11	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1261	0.859	Land Off Lower House Green	Lower House Green	Water	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site allocated for housing in local plan

Results

Total Score	74	Potential Yield	16	Category	2
-------------	----	-----------------	----	----------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1262	0.892	Land Off Moorlands Terrace	Moorlands Terrace	Bacup	Agriculture & Related (including		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site allocated for housing in local plan



Crown Copyright 100018418

Results

Total Score	76	Potential Yield	40	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1266	0.126	Land Off Grane Road	Grane Road	Haslingden	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site allocated for housing in local plan



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1271	1.157	Mill Adjacent to Deansgate Road, New	Deansgate Road	Trough Gate	Industry & Business		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	80	Potential Yield	52	Category	2
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1285	0.111	North of Waingate Road	Waingate Road	Rawtenstall	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Rawtenstall
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure will be in place to permit development of site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Results

Total Score	85	Potential Yield	6	Category	1
-------------	----	-----------------	---	----------	---

Notes

Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1300	0.151	North of Adelaide Street	Adelaide Street	Rawtenstall	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	88	Potential Yield	8	Category	1
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1302	0.167	Windy Willows		Rawtenstall	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more that 800m from all local services
Accessibility to Public Transport Services	Site is more that 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	67	Potential Yield	5	Category	3
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1304	0.271	Land adjacent to 370 Rochdale Road, Britannia	Rochdale Road	Trough Gate	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site has previous planning history

Results

Total Score	77	Potential Yield	14	Category	2
--------------------	----	------------------------	----	-----------------	---

Notes



Crown Copyright 100018418

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1306	2.141	Land South East of Stone Fold	Stone Fold	Stone Fold	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 6-10 years

Availability

Control of Site	Established single use
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	58	Potential Yield	64	Category	3
--------------------	----	------------------------	----	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1308	0.243	Land South of A617	A617	Trough Gate	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Moderate Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	83	Potential Yield	12	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1315	0.131	East of Lee Road	Lee Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	77	Potential Yield	7	Category	2
--------------------	----	------------------------	---	-----------------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1316	6.552	Sand Beds Farm		Dearden Moor	Agriculture & Related (including		Agriculture & Related

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Remote from existing settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is more than 400m from a bus stop
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new infrastructure required
Infrastructure Limitations	Extensive new drainage infrastructure required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	No clear judgement can be made
Desireability of Wider area	Excellent Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	Some minor constraints or expected exceptional costs
Affordable Housing Contribution	Greenfield land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site has previous planning history

Results

Total Score	56	Potential Yield	147	Category	3
--------------------	----	------------------------	-----	-----------------	---



Crown Copyright 100018418

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1318	0.17	Yate Farm		Rawtenstall	Residential		Open Spaces

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is within a defined Greenland, Recreation Area or Countryside
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Moderate Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Controlled by developer/willing owner/public sector
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	82	Potential Yield	5	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1324	0.29	Land West of B6232	B6232	Haslingden	Residential		Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is undesirable
Desireability of Wider area	Very Good Desireability
Desireability of immediate area	Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	Previously developed land affordable housing requirement
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Low intensity land uses
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	84	Potential Yield	15	Category	1
-------------	----	-----------------	----	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1329	0.113	Land South West of Tong Lane	Tong Lane	Bacup	Open Spaces		Residential

Suitability

Re-Use of Land	Greenfield
Located in a Development Area	Within settlement boundary of Haslingden, Bacup or Whitworth
Accessibility to Local Services	Site is within 800m of all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Acheivability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	No known physical constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is unlikely to be in place to permit development of the site
Availability	Available within 11-15 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	81	Potential Yield	6	Category	2
-------------	----	-----------------	---	----------	---

Notes

Strategic Housing Land Availability Assessment 2010

Site ID	Site Area (HA)	Site Name	Street Name	Town	Current Land Use	Other	Surrounding Land Use
1330	0.282	Land at Nun Hills, Acre Mill Road	Acre Mill Road	Bacup	Other (Please Specify)	vacant	Residential

Suitability

Re-Use of Land	Previously Developed Land
Located in a Development Area	Within or adjoining settlement boundary of any other settlement
Accessibility to Local Services	Site is more than 800m from all local services
Accessibility to Public Transport Services	Site is within 400m of a bus stop with hourly or more frequent services
Accessibility to Higher Level Services	Site is within 5km of Secondary School and Hospital
Designations	Site is unaffected by designations
Access Limitations	Extensive new access infrastructure not required
Infrastructure Limitations	Extensive new drainage infrastructure not required
Ground Conditions	Site is not affected by ground conditions
Flood Risk	Within Flood Zone 1 (low probability)
Nature Landscape Wildlife Conservation	Not within or adjacent to a defined key conservation area
Potential Effect on Prospective Residents	None

Achievability

Economic Viability of Existing Use	Development for housing is a desirable option
Desireability of Wider area	Poor Desireability
Desireability of immediate area	Very Good Desireability
Deliverability of the site	Moderate constraints or expected exceptional costs
Affordable Housing Contribution	No affordable housing required
Infrastructure delivery	Necessary infrastructure is likely to be in place to permit development of the site
Availability	Available within 5 years

Availability

Control of Site	Vacant land and/or buildings
Planning Status	Site has previous planning history



Crown Copyright 100018418

Results

Total Score	85	Potential Yield	14	Category	1
-------------	----	-----------------	----	----------	---

Notes