

APPENDIX 3:

**SITES ASSESSED IN THE
EMPLOYMENT LAND REVIEW (2017)
NOT TAKEN FORWARD FOR
ALLOCATION**

ELR 2017 Ref	Site Name & Address	ELR 2018 Conclusion	SHLAA 2018 Ref	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Assessment 2018 Conclusion	Employment Sites Access Study Ref	Employment Sites Access Study Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA 2017 Reasonable Alternatives Name	SA 2017 Reasonable Alternatives Conclusion	Regulation 18 Ref	Reason for rejection
ADD2	Land North A56 and A682 junction	Allocate for employment	Partly SHLAA16 314	Please see Appendix 1				Part of land at Sykeside	Final preferred option is a new priority junction to the site from A681 Haslingden Road. Access to the site is considered potentially not deliverable due to capacity constraints and high mitigation costs.	Please see Appendix 1							Green Belt parcel not identified for release
ADD3	Land adj Rising Bridge Primary School	Allocate for employment	SHLAA16 347 and SHLAA16 349	Please see Appendix 1				Land adjacent to Hollin Gate Farm	Final preferred option is to utilise the existing access to Hollin Gate Farm and provide a signalised junction on the A680. 4 issues were identified which will require attention at a later stage of design. The option is considered deliverable with mitigation costs.	Please see Appendix 1							Would involve a larger Green Belt release than the one identified in the Green Belt Review.
ADD4	Land North Winfields	Do not allocate for employment	Not assessed	N/A	Parcels 04 and 08	Parcel 4: Retain Parcel 8: Sub-area identified for release	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area A: Suitable for development with mitigation	Not assessed	N/A	N/A	A Green Belt release is proposed for the southern part of the site. No allocation for a specific use.
ADD5	Land South Winfields	Do not allocate for employment	Not assessed	N/A	Parcel 09	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release
EMP03	Land Adj New Line	Do not allocate for employment	SHLAA16 375	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Slope present. Access is via a narrow track and poor visibility splays onto New Line. No good access to bus service.

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EMP07	Former Rossendale and Accrington College Site	Allocate for mixed use development with an element of B1	Not assessed	N/A	N/A	N/A	The existing development was found to be acceptable and a very positive design taking consideration of the impact on the surrounding area. I do not consider that any further development on the site would be acceptable. The existing development has saturated the site to an acceptable degrees ensuring the design was reduced, making use of appropriate natural materials and producing a bespoke design. Further development of the site will likely erode this positive element and provide overcrowding of the site.	Not assessed	N/A	SFRA121	Consider for withdrawal based on surface water risk	N/A	N/A	Former Rossendale and Accrington College Site (E)	4 strong positive impacts for landscape, natural resources, employment location and transport. 3 minor positive impacts and 1 minor negative impact	N/A	MacDonalds restaurant built on site. No further development considered.
EMP16	Barlow Bottoms 2	De-allocate and release for mixed use development	SHLAA16 022	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Unacceptable heritage impact. Biodiversity impact (Woodland Stepping Stone Habitat)
EMP23	Winfields	Allocate for employment	SHLAA16 342	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							A Green Belt release is proposed . No allocation for a specific use.
EMP24	Waterfoot Mills	Retain	SHLAA16 385, SHLAA16 386 and SHLAA16 387	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Partly allocated as EE42

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EMP25	Bentgate, Haslingden	Allocate for employment	SHLAA16 311						Part of Land at Sykeside Final preferred option is a new priority junction to the site from A681 Haslingden Road. Access to the site is considered potentially not deliverable due to capacity constraints and high mitigation costs.								Green Belt parcel not identified for release
EMP28	Side By Pass - Ewood Bridge	Allocate for employment	SHLAA16 275					Not assessed	N/A								Isolated site in Green Belt. Parcel not identified for release.
EMP29	Gaghills Lane, Waterfoot	Release for Residential development	SHLAA16 129					Not assessed	N/A								Employment Land Review study recommends residential development
EMP30	Mill End Mill, Waterfoot	Release for Residential development	SHLAA16 130					Not assessed	N/A								Employment Land Review study recommends residential development
EMP42	Croft End Works	Release for Residential development	SHLAA16 273					Not assessed	N/A								Site under construction and likely to be completed before the beginning of the Local Plan period.
EMP71	Site behind K Steels	Do not allocate for employment	SHLAA16 254 and part of SHLAA16 253					Not assessed	N/A								Green Belt parcel not identified for release
EMP73	Land South of Barlow Bottoms	De-allocate and release for residential	SHLAA16 020						Barlow Bottoms Final preferred option is to provide new priority junction access from Millfold. Four issues were identified which could be addressed at the later design stage. The option is considered potentially deliverable with mitigation costs.								Proposed to be allocated for Mixed-Use (employment and transit site for Gypsies and Travellers) at the Council Meeting of 11th July 2018. Following the meeting, it was resolved "to amend the plan and 5.5 of the report to remove Barlow Bottoms and state "Gypsy and Traveller Transit site relocated to a small discreet piece of land owned by the Borough Council at the far corner of Futures Park""

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EMP74	Land to the south east of Edenfield	Do not allocate for employment	SHLAA16 266, SHLAA16 267 and SHLAA16 268	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Poor access due to narrow lanes. Surface water flood risk. Employment area to the south. Green Belt Study - retain.
EMP75	Area of search to the east of Edenfield	Do not allocate for employment	SHLAA16 258 and SHLAA16 260	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Woodland Stepping Stone and various ecological corridors, Green Belt - Parcels 37, 40 &41-retain
EMP76	Land to the west of Moorland View	Do not allocate for employment	SHLAA16 255	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							The Green Belt parcel is not identified for release. The Regulation 18 consultation identified potential land instability issues.
EMP80	Acre Meadow	Do not allocate for employment	SHLAA16 269	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Woodland Stepping Stone Habitat. Strong gradient in parts of the site. Green Belt parcel not identified for release.
EMP81	Land south of Chatterton Old Lane, Stubbins	Do not allocate for employment	SHLAA16 272	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Green Belt parcel not identified for release
EMP83	Land to the north of Haslingden Tip and Under Brow farm	Do not allocate for employment	SHLAA16 341	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Remote location and inadequate access.
EMP84	Blackwood Road Stacksteads	Do not allocate for employment	Not assessed	N/A	N/A	N/A	N/A	Not assessed	N/A	N/A	N/A	N/A	N/A	Blackwood Road (B)	2 strong positive impacts for landscape and housing and 1 strong adverse impact for transport. 3 minor negative impacts and 2 minor positive impacts	N/A	site is in a peripheral location and accessibility is challenging. site was previously used as a landfill and faces significant development constraints and remediation works. unattractive to potential B-Class employment uses, and should not be allocated.
EMP87	Shore Service Station Market	Do not allocate for employment	SHLAA16 031	Please see Appendix 1						Please see Appendix 1							Green Belt parcel not identified for release

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	Street Bacup																
EMP91	Former Bacup Cinema Burnley Road	Release for mixed use development	Not assessed	N/A	N/A	N/A	N/A	Not assessed	N/A	N/A	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is situated within the Town Centre of Bacup and is more appropriate for a retail use.
H21	Woodtop Garage, Townsendfold	Allocate for employment	SHLAA16 250	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Intentions of the landowner unknown. Ecological importance (woodland stepping stone area)
H23	Haslam Farm	Allocate for mixed use development	SHLAA16 248	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Site located in the Green Bel, too small to advocate exceptional circumstances. Presence of infrastructure and Stepping stone habitat limiting the developable area. Strong objection from the local community.
H33	Former Leisure centre	Do not allocate for employment	SHLAA16 327	Excluded at stage 1	N/A	N/A	N/A	Not assessed	N/A	SFRA122	Development could be allocated subject to FRA	N/A	N/A	Former Leisure Centre	2 strong positive impacts for landscape and housing, 4 minor positive impacts and 2 minor negative impacts	N/A	There was an interest to keep the site as a leisure centre at the time of the assessment. The site is within a residential area.
H35	Land to the Rear of Fern terrace	Do not allocate for employment	SHLAA16 331	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Site is within a residential area.
H37	Plot 2 Land off Station Road	Do not allocate for employment	SHLAA16 338	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Topography and mature trees. Should be retained as open space.
H38	Anvil Street	Release for residential development	SHLAA16 082	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1							Small site with topographical constraints.

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H45	Former Bacup Leisure Centre	Allocate for mixed use development	SHLAA16 068	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1								Site obtained planning permission in March 2018 for the demolition of the existing building and erection of a 5 pump petrol filling station and associated retail store (planning reference 2017/0633).
H62	Rear of Anglo Felt Factory	Do not allocate for employment	SHLAA16 014	Excluded at stage 1	N/A	N/A	N/A	Not assessed	N/A	SFRA161	Exception test	Not assessed	N/A	Rear of Anglo Felt Factory	2 strong adverse impacts for water and climate change adaptation, 2 strong positive impacts for housing and transport. 2 minor adverse impacts, 2 minor positive impacts	N/A	The site is in active use as playing pitch	
H65	Land to the rear of Oak Street	Do not allocate for employment	SHLAA16 025	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1								Significant flood risk. SFRA recommends not to allocate the site. Situated in a residential area.
H67	Land adj Waterbarn Chapel, rakehead Lane	Do not allocate for employment	SHLAA16 105	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1								Site has numerous development and environmental constraints, including access and flooding issues.
H69	Land at Moss Farm	Do not allocate for employment	SHLAA16 096	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1								Significant development/environmental barriers, including access and topography issues. Employment use unlikely to be viable.
H70	Land at Acre View	Do not allocate for employment	SHLAA16 090	Please see Appendix 1				Not assessed	N/A	Please see Appendix 1								Site constrained by topography, access and adjoining sensitive users.