

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/029c"/>	Site Area (Ha):	<input type="text" value="0.5"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Stoneyholme Gas Works"/>		Initial Source of Supply:	<input type="text" value="Other"/>	
Street:	<input type="text" value="Oswald Street"/>		Sub Sources	<input type="text" value="BBC"/>	
Location:	<input type="text" value="Burnley"/>		Extant Planning Permission?	<input type="text" value="No"/>	
Ward:	<input type="text" value="Daneshouse with Stoneyholme"/>		Allocation in Saved Local Plan:	<input type="text" value="Within urban boundary"/>	
Parish:	<input type="text"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="2000"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="2000"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment / utilities"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/ Topography	<input type="text" value="Site housed a gasholder before its demolition in 2016. The site is flat and consists of hardstanding and informal shrubs. The M65 motorway lies to the west, the Green Belt"/>
Visual Prominence:	<input type="text" value="Low - Site lies east of the M65, and west of a BHS and railway line, but can be screened from both. To the north"/>

Contaminated Land Register:

Contamination Comments:

Flood Zone:

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?

800m of a train station?

30 minutes public transport time of key borough services?

8km cycling distance of key borough services?

400m of a defined on or off-road cycle route:

Within 1200m of a primary school, GP, shop, community facility?

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/ Commercial Area?:	<input type="text" value="Mixed"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Site owned by National Grid"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Covenants exist regarding land use"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/036"/>	Site Area (Ha):	<input type="text" value="0.93"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="George Street Mill"/>		Initial Source of Supply:	<input type="text" value="Planning Permission"/>	
Street:	<input type="text" value="George Street"/>		Sub Sources	<input type="text" value="Extant PP"/>	
Location:	<input type="text" value="Burnley"/>		Extant Planning Permission?	<input type="text" value="Yes"/>	
Ward:	<input type="text" value="Trinity"/>		Allocation in Saved Local Plan:	<input type="text"/>	
Parish:	<input type="text"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="3720"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="3700"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/Topography:

Visual Prominence:

Contaminated Land Register:

Contamination Comments:

Flood Zone:

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Attractiveness of site to the market likely to increase with development taking place within the Weavers Triangle"/>
Local Housing/Commercial market/demand:	<input type="text" value="Weak"/>
Established Residential/Commercial Area?:	<input type="text" value="Mixed retail/employment/civic"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Planning permission obtained for site's redevelopment"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/038"/>	Site Area (Ha):	<input type="text" value="0.97"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Innovation Drive"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Bancroft Rd"/>	Sub Sources	<input type="text" value="BBC"/>	Theoretic Yield at Standard Density	<input type="text" value="3880"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="9700"/>
Ward:	<input type="text" value="Lanehead/Briercliffe"/>	Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>		
Parish:	<input type="text" value="Partial Briercliffe"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/Topography:

Visual Prominence:

Contaminated Land Register:

Contamination Comments:

Flood Zone:

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?:

800m of a train station?:

30 minutes public transport time of key borough services?:

8km cycling distance of key borough services?:

400m of a defined on or off-road cycle route:

Within 1200m of a primary school, GP, shop, community facility?:

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Currently being built out"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/094b"/>	Site Area (Ha):	<input type="text" value="4.65"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Rossendale Road (North)"/>		Initial Source of Supply:	<input type="text" value="Call for Sites"/>	
Street:	<input type="text" value="Rossendale Road"/>		Sub Sources	<input type="text"/>	
Location:	<input type="text" value="Burnley"/>		Extant Planning Permission?	<input type="text" value="No"/>	
Ward:	<input type="text" value="Coal Clough with Deerplay"/>		Allocation in Saved Local Plan:	<input type="text" value="Rural Areas"/>	
Parish:	<input type="text" value="Habergham Eaves"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="18600"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="18600"/>

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Agricultural"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/ Topography	<input type="text" value="Area of elevated grazing land with a small stream running across the site from north to south. Slight level change with the site sloping slightly downhill from south to north."/>
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Visual Prominence:	<input type="text" value="High - The site is at the lowest point in terms of elevation, but still visually prominent particularly from dwellings to the south and east. To the south and west, is existing"/>
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Contaminated Land Register:	<input type="text" value="No"/>
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Contamination Comments:	<input type="text" value="None, however, previous landfill site directly adjacent to site."/>
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Flood Zone:	<input type="text" value="1"/>
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Flood Risk Issues:	<input type="text" value="Ordinary watercourses including Micklehurst Clough on edges of site. Flood Map for Surface Water - Areas of low annual probability around watercourses and small area of high annual probability."/>
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Heritage Asset Comment:	<input type="text" value="The site lies within 250m south and west of the Listed Habergham Hall Farmhouse. Development would need to consider impact on the significance of the Listed Building and its setting."/>
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- Listed Building
- Conservation Area
- Ancient Monument
- Local List

TPO on site?:	<input type="text" value="No"/>
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Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
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Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>
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Nature Conservation Comment	<input type="text" value="NB What follows refers to wider I & O site HEL/094: Record(s) of European protected, NERC Sect 41, Lancs BAP Long List within site. Site supports neutral grassland and acid grassland in a clough (National Priority Habitats). Adjoins National Priority Habitat: deciduous woodland."/>
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400m of a bus stop?	<input type="text" value="Yes"/>
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800m of a train station?	<input type="text" value="No"/>
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30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
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8km cycling distance of key borough services?	<input type="text" value="Yes"/>
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400m of a defined on or off-road cycle route:	<input type="text" value="No"/>
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Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes, but no GP 1900m"/>
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Achievability

Likely marketability of site:	<input type="text" value="Would be a desirable site"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/Commercial Area?:	<input type="text" value="Mixed"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Part of a site promoted for inclusion in the Local Plan following the Call for Sites exercise in 2008 for housing, employment or mixed use."/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="Part of a large prominent greenfield site that came in as mixed use proposal through the call for sites and was included in the Issues and Options consultation."/>
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Not all of site considered suitable but this part is reasonably well located in relation to the existing Rossendale Road Industrial Estate and provides an alternative choice for employment end uses which require a smaller site/premises.

Included in Preferred Options and PSD (EMP1/1)

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/163"/>	Site Area (Ha):	<input type="text" value="6.56"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Burnley Bridge Business Park"/>			Initial Source of Supply:	<input type="text" value="Allocation"/>
Street:	<input type="text" value="Magnesium Way"/>			Sub Sources	<input type="text" value="Saved LP"/>
Location:	<input type="text" value="Hapton"/>			Extant Planning Permission?	<input type="text" value="Yes"/>
Ward:	<input type="text" value="Hapton with Park"/>			Allocation in Saved Local Plan:	<input type="text" value="Employment"/>
Parish:	<input type="text" value="Hapton"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="26240"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="26240"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/Topography	<input type="text" value="Flat, partly developed site which is under construction. New and refurbished units on site and new infrastructure (i.e. roads) on site."/>
Visual Prominence:	<input type="text" value="High as adjacent to M65 J9"/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No to everything apart from primary"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Planning application submitted and under construction"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/164"/>	Site Area (Ha):	<input type="text" value="10.27"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Burnley Bridge Extension"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Off Manchester Road"/>	Sub Sources:	<input type="text" value="Other"/>	Theoretic Yield at Standard Density:	<input type="text" value="41080"/>
Location:	<input type="text" value="Hapton"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="41080"/>
Ward:	<input type="text" value="Hapton with Park"/>	Allocation in Saved Local Plan:	<input type="text" value="Green Belt"/>		
Parish:	<input type="text" value="Hapton"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Green Belt"/>
Green Belt:	<input type="text" value="Yes"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Flat open grassed land with a small number of trees/shrubs on site. Directly adjacent to Burnley Bridge Business Park and M65."/>
Visual Prominence:	<input type="text" value="Medium/High - adjacent to existing Burnley Bridge Business Parksite. Residential properties to the north, Manchester Rd, Hapton to west and M65 and A65 to the south."/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Ordinary watercourse (Shaw Brook) runs through centre of site. Further Ordinary watercourse within site close to eastern edge (unnamed). Culvert on this watercourse at south eastern edge of site. Flood Map for Surface Water- Area of high annual probability in north eastern corner of site.

Heritage Asset Comment:

Listed Building

Conservation Area

Ancient Monument

Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

Adjacent BHS Pollard Moor. Includes National Priority Habitat: Deciduous woodland. Site is adjacent to neutral grassland. Breeding bird survey recommended (BBC Protected Species survey 2013).

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No to everything apart from primary"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/ Commercial Area?:	<input type="text" value="No"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Site put forward by land owner in Issues & Options"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

This site is well related to the existing development boundary and is directly adjacent to an existing business park, and could therefore use the existing infrastructure to access the adjacent motorway network.

LCC Highways: The extension should only be accessed through the existing development via the new canal bridge. There should be no access to motor vehicles from either the residential area to the north of Manchester Road.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/165"/>	Site Area (Ha):	<input type="text" value="5.05"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Vision Park"/>	Initial Source of Supply:	<input type="text" value="Allocation"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Rectory Road"/>	Sub Sources:	<input type="text" value="Saved LP"/>	Theoretic Yield at Standard Density:	<input type="text" value="20200"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="Yes"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="20200"/>
Ward:	<input type="text" value="Daneshouse with Stoneyholme"/>	Allocation in Saved Local Plan:	<input type="text" value="Employment"/>		
Parish:	<input type="text" value="N/A"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Open Space"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land:	<input type="text" value="N/A"/>
Landscape/Topography:	<input type="text" value="Grassed, cleared site sloping slightly to the west with openspace/playing pitch on the opposite side of the River Calder which is relatively flat and mature trees surround"/>
Visual Prominence:	<input type="text" value="High visibility from Princess Way and Clifton St. UCLan sits directly to the south east of the site."/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1&2&3a"/>

Flood Risk Issues:
Approx 40% of total site FZ2, mostly western portion. EA class as Flood Zone 2 - sequential test required. 8m easement required from to of river bank. Flood Map for Surface Water- Areas of low and high annual probability in both portions of site. Pond and watercourse in western portion of site.

Heritage Asset Comment:	<input type="text" value="ARCHAEOLOGY - The site boundary encompasses the footprint of the 1865 Stonyholme Shed, a later C19-20 colliery tramway and viaduct and the site of some later C19 and C20 housing. A brief note has been made of the first two of these but no detailed investigation undertaken. Standing and buried remains of these heritage assets may be present on site. The closest"/>
<input type="checkbox"/> Listed Building	
<input type="checkbox"/> Conservation Area	
<input type="checkbox"/> Ancient Monument	
<input type="checkbox"/> Local List	
TPO on site?:	<input type="text" value="No"/>

Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>

Nature Conservation Comment
Adjacent River Calder and M65 corridor. Records of European protected, Lancs BAP Long List species within site. Pond within site. Includes National Priority Habitat (Deciduous Woodland). Bat survey recommended (BBC Protected Species Survey 2014).

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Marketable -residential properties close by"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/Commercial Area?:	<input type="text" value="Mixed"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Council (BBC)"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Owned by BBC, applicaton submitted for employment end use"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="None known"/>

Comments:
The site is in a highly sustainable location and would provide employment opportunities adjacent to Burnley town centre.
Planning app:APP/2014/0397 on part of site
LCC Highways: The extension of the site would add to the current demand at the roundabout and raise capacity concerns. There may be cumulative issues at adjacent junctions although the emerging Burnley Pendle Corridor Project may serve to mitigate increased demand on the highway network.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/171"/>	Site Area (Ha):	<input type="text" value="9.27"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Shuttleworth Mead South (Eaves)"/>			Initial Source of Supply:	<input type="text" value="Call for Sites"/>
Street:	<input type="text" value="Off A6068"/>			Sub Sources	<input type="text"/>
Location:	<input type="text" value="Padiham"/>			Extant Planning Permission?	<input type="text" value="No"/>
Ward:	<input type="text" value="Hapton with Park"/>			Allocation in Saved Local Plan:	<input type="text" value="Green Belt"/>
Parish:	<input type="text" value="Hapton"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="37080"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="37080"/>

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Green Belt"/>
Green Belt:	<input type="text" value="Yes"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="Grade 3a"/>

Landscape/ Topography	<input type="text" value="Open flat grassed fields but with a proliferation of electricity pylons. Adjacent to the River Calder. The existing Shuttleworth Mead Business Park sits to the north"/>
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Visual Prominence:	<input type="text" value="Contours of surrounding land and existing buildings screen the site to a certain extent."/>
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Contaminated Land Register:	<input type="text" value="No"/>
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Contamination Comments:	<input type="text"/>
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Flood Zone:	<input type="text" value="1&2&3a"/>
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Flood Risk Issues:	<input type="text" value="Adjacent River Calder (MR). Adjacent Castle Clough Brook (OW) Flood Map for Surface Water- Areas of high annual probability in western part of site. EA class as Flood Zone 2 (Sequential test required. 8m easement required from top of river bank (EA comments on Issues and Options)"/>
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Heritage Asset Comment:	<input type="text" value="The site lies approx 200m north east of the Listed Workhouse Farm. Development is unlikely to impact on the setting of the listed building but needs to be considered. ARCHAEOLOGY: No HER entries fall within the site boundary and there is no obvious concentration of early sites in the vicinity which may indicate medieval or earlier occupation. The site is therefore unlikely to"/>
<input type="checkbox"/> Listed Building	
<input type="checkbox"/> Conservation Area	
<input type="checkbox"/> Ancient Monument	
<input type="checkbox"/> Local List	
TPO on site?:	<input type="text" value="No"/>

Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
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Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>
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Nature Conservation Comment	<input type="text" value="Record(s) of European Protected species, NERC Section 41 species and Lancs BAP Long List species within site. Invasive non native species recorded within site. Within ecological networks (Woodland including Stepping Stone Habitat, and Grassland). Includes National Priority Habitat (Deciduous Woodland). Bat and breeding bird surveys recommended (BBC Protected Species Survey 2014)."/>
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400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/ Commercial Area?:	<input type="text" value="No"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Site put forward by land owner"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="This site is directly adjacent to an existing business park and is well located in relation to the strategic road network. LCC Highways: There is no public transport available to the site. Cycle links involve using the bypass with its inherent safety issues. Ideally cycle links could be provided by utilising and upgrading the existing public footpath network along the river. Access would require localised widening on the A6068. There may be cumulative congestion issues at the Blackburn Road / M65 junctions particularly if the Blackburn Road site comes forward."/>
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Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/174"/>	Site Area (Ha):	<input type="text" value="0.63"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Widow Hill Road South"/>	Initial Source of Supply:	<input type="text" value="Allocation"/>		
Street:	<input type="text" value="Balderstone Lane"/>	Sub Sources	<input type="text" value="Saved LP"/>		
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Ward:	<input type="text" value="Briercliffe"/>	Allocation in Saved Local Plan:	<input type="text" value="Employment"/>		
Parish:	<input type="text" value="Briercliffe"/>			Theoretic Yield at Standard Density	<input type="text" value="2520"/>
				Anticipated Yield (m2 or number of dwellings):	<input type="text" value="2560"/>

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Flat undeveloped grassed site on Heasandford Industrial Estate with a few trees scattered on the site. Adjacent to existing industrial units to north and west, BHS to the"/>
Visual Prominence:	<input type="text" value="Low as on an existing industrial estate."/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text"/>
Flood Zone:	<input type="text" value="1"/>
Flood Risk Issues:	<input type="text" value="No Local Flood risk issues. Flood Map for Surface Water -Very low annual probability."/>
Heritage Asset Comment:	<input type="text" value="ARCHAEOLOGY: The site does not contain any known heritage assets and there is not considered to be any potential for buried remains to exist."/>
<input type="checkbox"/> Listed Building <input type="checkbox"/> Conservation Area <input type="checkbox"/> Ancient Monument <input type="checkbox"/> Local List	
TPO on site?:	<input type="text" value="No"/>
Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="Yes BHS"/>
Nature Conservation Comment	<input type="text" value="Adjacent BHS River Don/Brun Valley. Within ecological networks (Stepping Stones areas for both Woodland and Grassland)."/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/ Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Part BBC owned, part private"/>
Estimated number of Landowners	<input type="text" value="2"/>
Tenancies or restrictive covenants:	<input type="text" value="None"/>

Comments:

The site is on an existing industrial estate within the existing urban boundary.

LCC Highways: No highway concerns

Planning apps:

APP/2014/0539 - Erection of 2no. industrial units for storage of plant/machinery and equipment

APP/2014/0537 - Erection of general purpose industrial building (use class B2)

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

400m of a bus stop?	<input type="text" value="No"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="No"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No/Yes - petrol station shop, primary"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/175"/>	Site Area (Ha):	<input type="text" value="2.17"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Widow Hill Road"/>	Initial Source of Supply:	<input type="text" value="Allocation"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Widow Hill Road"/>	Sub Sources:	<input type="text" value="Saved LP"/>	Theoretic Yield at Standard Density:	<input type="text" value="8680"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="8691"/>
Ward:	<input type="text" value="Briercliffe"/>	Allocation in Saved Local Plan:	<input type="text" value="Employment"/>		
Parish:	<input type="text" value="Briercliffe"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land:	<input type="text" value="N/A"/>

Landscape/Topography:

Visual Prominence:

Contaminated Land Register:

Contamination Comments:

Flood Zone:

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?

800m of a train station?

30 minutes public transport time of key borough services?

8km cycling distance of key borough services?

400m of a defined on or off-road cycle route:

Within 1200m of a primary school, GP, shop, community facility?

Achievability

Likely marketability of site:	<input type="text" value="Marketable - species issues need to be addressed"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable - dependent on environmental"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/178"/>	Site Area (Ha):	<input type="text" value="0.31"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Former LCC Household Waste Fac"/>			Initial Source of Supply:	<input type="text" value="Planning Permission"/>
Street:	<input type="text" value="Park Road, Padiham"/>			Sub Sources	<input type="text" value="Extant PP"/>
Location:	<input type="text" value="Padiham"/>			Extant Planning Permission?	<input type="text" value="Yes"/>
Ward:	<input type="text" value="Hapton with Park"/>			Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>
Parish:	<input type="text" value="Padiham"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="1240"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="963"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Other"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/Topography	<input type="text" value="Flat developed site with hardstanding and fencing surrounding the site. Existing industrial units surround to the north, east and west, allotments to the south."/>
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Visual Prominence:	<input type="text" value="Low as the site is mainly surrounded by existing industrial units and is not a main through route."/>
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Contaminated Land Register:	<input type="text" value="Yes"/>
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Contamination Comments:	<input type="text" value="Site of potential concern"/>
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Flood Zone:	<input type="text" value="1"/>
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Flood Risk Issues:	<input type="text" value="Flood Map for Surface Water- Very low annual probability. No Local Flood Risk issues."/>
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Heritage Asset Comment:	<input type="text" value="None"/>
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- Listed Building
- Conservation Area
- Ancient Monument
- Local List

TPO on site?:	<input type="text" value="No"/>
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Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
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Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>
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Nature Conservation Comment:	<input type="text"/>
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400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Marketable but access road to site narrow and low bridge"/>
Local Housing/Commercial market/demand:	<input type="text" value="Weak"/>
Established Residential/Commercial Area?:	<input type="text" value="No"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Council (LCC)"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="planning application submitted and approved"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="Planning app: APP/2014/0155 - Proposed erection of industrial unit (B2)."/> <input type="text" value="LCC Highways: The proposal is similar to the previous application for an industrial unit on the site, albeit slightly larger. Raise no objection."/> <input type="text" value="Site below 0.4Ha threshold, therefore cannot allocated in Local Plan but counted as part of employment supply going forward."/>
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Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/187"/>	Site Area (Ha):	<input type="text" value="0.28"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Land at Mead Way"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Mead Way"/>	Sub Sources:	<input type="text" value="Extant PP"/>	Theoretic Yield at Standard Density:	<input type="text" value="1120"/>
Location:	<input type="text" value="Padiham"/>	Extant Planning Permission?	<input type="text" value="Yes"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="511"/>
Ward:	<input type="text" value="Hapton with Park"/>	Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>		
Parish:	<input type="text" value="Padiham"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/Topography	<input type="text" value="Flat site on existing industrial estate with existing hardstanding. Elevated from road but screened by established trees."/>
Visual Prominence:	<input type="text" value="Low as on the existing Shuttleworth Mead Business Park."/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>
Flood Risk Issues:	<input type="text" value="Flood Map for Surface Water - Very low annual probability. No Local Flood Risk issues"/>

Heritage Asset Comment:

Listed Building

Conservation Area

Ancient Monument

Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?

800m of a train station?

30 minutes public transport time of key borough services?

8km cycling distance of key borough services?

400m of a defined on or off-road cycle route:

Within 1200m of a primary school, GP, shop, community facility?

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable as owner put forward plannin"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Planning application submitted and approved"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Planning app:APP/2014/0373

Site below 0.4Ha threshold, therefore cannot be allocated in Local Plan but counted as part of employment supply going forward.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/188"/>	Site Area (Ha):	<input type="text" value="0.31"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Land at Pendle Way"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Pendle Way"/>	Sub Sources:	<input type="text" value="Extant PP"/>	Theoretic Yield at Standard Density:	<input type="text" value="1240"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="Yes"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="1233"/>
Ward:	<input type="text" value="Whittlefield with Ightenhill"/>	Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>		
Parish:	<input type="text"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Vacant land"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Slight downward gradient from west to east. Unkept vegetated site with a number of trees on site adjacent to hotel and residential properties. A path crosses to the east"/>
Visual Prominence:	<input type="text" value="Local prominence - Visible from M65 and from housing adjacent."/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text" value="EA records show site is a recorded landfill site, and would require investigation (committee report for app)"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Flood Map for Surface Water - Small area of low annual probability at south eastern corner of site.

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes/No - bus every hour but journey"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes. Good motorway access. Limited B1 market, easement issues."/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/ Commercial Area?:	<input type="text" value="Residential"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Business registry and expired planning permission"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Expired planning app:APP/2008/0109

Site below 0.4Ha threshold, therefore cannot be allocated in Local Plan but counted as part of employment supply going forward.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/189"/>	Site Area (Ha):	<input type="text" value="13.32"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Land south of Network 65"/>		Initial Source of Supply:	<input type="text" value="Desktop"/>	
Street:	<input type="text" value="Accrington Road, Hapton"/>		Sub Sources	<input type="text"/>	
Location:	<input type="text" value="Hapton"/>		Extant Planning Permission?	<input type="text" value="No"/>	
Ward:	<input type="text" value="Hapton with Park"/>		Allocation in Saved Local Plan:	<input type="text" value="Rural Areas"/>	
Parish:	<input type="text" value="Hapton"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="53280"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="53280"/>

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Agricultural"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>

Landscape/ Topography	<input type="text" value="Grassland with site sloping upwards from north to south from Accrington road with distant view of hills. Drystone wall to road and some trees. Northern corner young"/>
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Visual Prominence:	<input type="text" value="Prominent site on main road between Burnley and Hapton. Directly adjacent to the Network 65 Business Park."/>
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Contaminated Land Register:	<input type="text" value="No"/>
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Contamination Comments:	<input type="text" value="Adjacent to a former landfill site (EA comments IOAS)"/>
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Flood Zone:	<input type="text" value="1&2&3a&3b"/>
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Flood Risk Issues:	<input type="text" value="Small area of site to south west in FZ2 and 3. Adjacent Hapton Clough (OW) (open and culverted sections). Flood Map for Surface Water - very low annual probability."/>
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Heritage Asset Comment:	<input type="text" value="ARCHAEOLOGY - The site is of unknown archaeological significance. The pale (boundary) of the Medieval Hapton Deer Park may lie a few metres to the southeast of the site or fall within the site. Such remains would be of local-regional importance. A desk based assessment and walk over, concentrating of the medieval deer park is recommended. If remains of the"/>
<input type="checkbox"/> Listed Building	
<input type="checkbox"/> Conservation Area	
<input type="checkbox"/> Ancient Monument	
<input type="checkbox"/> Local List	
TPO on site?:	<input type="text" value="No"/>

Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
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Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>
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Nature Conservation Comment	<input type="text" value="Record(s) of European Protected, Lancs BAP Long List Species within site. Within ecological network (Grassland). Pond within site. Includes National Priority Habitat (Deciduous Woodland). Breeding bird survey recommended (Protected Species Survey 2014)."/>
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400m of a bus stop?	<input type="text" value="No"/>
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800m of a train station?	<input type="text" value="No"/>
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30 minutes public transport time of key borough services?	<input type="text" value="No"/>
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8km cycling distance of key borough services?	<input type="text" value="Yes"/>
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400m of a defined on or off-road cycle route:	<input type="text" value="No"/>
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Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No/Yes shop, primary school and hall"/>
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Achievability

Likely marketability of site:	<input type="text" value="Yes - high"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Put forward following Local Plan Issues & Options consultation and again for larger site at IOAS"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="Prominent site adjacent to an existing industrial estate and large industrial building and is directly adjacent to the existing urban boundary. It is well located in relation to the strategic road network."/>
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LCC Highways:	<input type="text" value="Limited access to public transport and cycle facilities. Unless the site is an extension to the existing site the only access available is via a new junction on Accrington Road which will require localised widening and some form of access control. The additional traffic associated with the site would add to the existing concerns at the Rosegrove signals"/>
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Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IOAS"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/190"/>	Site Area (Ha):	<input type="text" value="2.12"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Balderstone Lane"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Balderstone Lane"/>	Sub Sources:	<input type="text" value="Saved LP"/>	Theoretic Yield at Standard Density:	<input type="text" value="8480"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="8480"/>
Ward:	<input type="text" value="Briercliffe"/>	Allocation in Saved Local Plan:	<input type="text" value="Employment"/>		
Parish:	<input type="text" value="Briercliffe"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Other"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Greenfield"/>
BMV Agricultural Land:	<input type="text" value="N/A"/>
Landscape/Topography:	<input type="text" value="Slight upward gradient from south to north. Grassed site on the existing Heasandford Industrial Estate. Adjacent to recycling centre"/>
Visual Prominence:	<input type="text" value="On existing industrial estate, but directly to south of residential properties."/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Adjacent Walshaw Clough (OW) (to east) and unnamed watercourse (to west). Flood Map for Surface Water- Mainly very low annual probability with small areas of low annual probability.

Heritage Asset Comment:

Listed Building

Conservation Area

Ancient Monument

Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

Record(s) of NERC Sect 41 species

400m of a bus stop?	<input type="text" value="No"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="No"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No/Yes - primary school, GP and petrol"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes but Ground conditions, mineshafts need to be addressed"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Council (BBC)"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Site marketed and on business registry"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="None"/>

Comments:

The site is on an existing industrial estate within the urban /development boundary.

Expired planning app: APP/2007/0541

LCC Highways: No access concerns. Existing industrial estate. Measures to improve sustainability (walking, cycling, public transport) would be sought.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/194"/>	Site Area (Ha):	<input type="text" value="0.05"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Balmers Garden Machinery Centr"/>		Initial Source of Supply:	<input type="text" value="Planning Permission"/>	
Street:	<input type="text" value="Manchester Road, Dunnockshaw"/>				
Location:	<input type="text" value="Burnley"/>	Sub Sources	<input type="text" value="Extant PP"/>		
Ward:	<input type="text" value="Coal Clough with Deerplay"/>	Extant Planning Permission?	<input type="text" value="Yes"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Parish:	<input type="text" value="Dunnockshaw"/>	Allocation in Saved Local Plan:	<input type="text" value="Rural Areas"/>		
		Theoretic Yield at Standard Density	<input type="text" value="200"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="546"/>

Density and Yield

Suitability

Site Location:	<input type="text" value="Open Countryside adjoining named settlement"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Flat, tarmaced site within the boundaries of an existing business unit. The site is within the rural area and surrounded by fields and Clow Bridge reservoir to the"/>
Visual Prominence:	<input type="text" value="Low - situated behind existing building"/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="No"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="No"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/ Commercial Area?:	<input type="text" value="Mixed/rural"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Recently moved into the site"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Planning app:APP/2014/0512 - Proposed construction of a storage building to house garden machinery.

LCC Highways: Raised no objection to the planning application on highway grounds

Site below 0.4Ha threshold, therefore cannot be allocated in Local Plan but counted as s part of employment supply going forward.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/203"/>	Site Area (Ha):	<input type="text" value="0.26"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Unit B, Smallshaw Industrial Esta"/>			Initial Source of Supply:	<input type="text" value="Planning Permission"/>
Street:	<input type="text" value="Phoenix Way"/>			Sub Sources	<input type="text" value="Extant PP"/>
Location:	<input type="text" value="Burnley"/>			Extant Planning Permission?	<input type="text" value="Yes"/>
Ward:	<input type="text" value="Rosegrove with Lowerhouse"/>			Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>
Parish:	<input type="text"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="1040"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="1383"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Flat, tarmaced land within existing industrial estate surrounded by existing units. The site is screened to the south by mature trees."/>
Visual Prominence:	<input type="text" value="Low as set off Accrington Rd and at a lower lying topography."/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment:

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/ Commercial Area?:	<input type="text" value="Yes"/>
Likely viability of site:	<input type="text" value="Viable - as planning app submitted"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Planning application approved"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

LCC Highways: The proposed development is within an existing site in a small industrial estate and is unlikely to generate any significant increase in traffic movements.

Site below 0.4Ha threshold, therefore cannot be allocated in Local Plan but counted as part of employment supply going forward.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/208"/>	Site Area (Ha):	<input type="text" value="1.8"/>	Category:	<input type="text" value="Employment"/>	Density and Yield
Site Name:	<input type="text" value="Westgate"/>	Initial Source of Supply:	<input type="text" value="Allocation"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>	
Street:	<input type="text" value="Westgate"/>	Sub Sources:	<input type="text" value="Saved LP"/>	Theoretic Yield at Standard Density:	<input type="text" value="7200"/>	
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="7200"/>	
Ward:	<input type="text" value="Trinity"/>	Allocation in Saved Local Plan:	<input type="text" value="Employment"/>			
Parish:	<input type="text"/>					

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land:	<input type="text" value="N/A"/>
Landscape/Topography:	<input type="text" value="Slight gradient down from west to east, grassed site fronted by car sales garage. Railway line to north, Leeds & Liverpool canal to west and Westgate and Weavers"/>
Visual Prominence:	<input type="text" value="On main road into Burnley town centre from Gannow roundabout - high visual prominence. Weavers Triangle disorient high visibility"/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text" value="Only car sales garage (to front of site) is a site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>
Flood Risk Issues:	<input type="text" value="Adjacent Leeds Liverpool Canal. Flood Map for Surface Water- Area of high annual probability within site."/>

Heritage Asset Comment:	<input type="text" value="Parts of the site are within the setting of Listed Buildings. Any development would need to assess impact. ARCHAEOLOGY: This site was occupied by later C19 terraced housing, demolished after 1960. No other remains are likely to survive here. The west side of the site lies along the Leeds and Liverpool Canal. The closest designated heritage assets lie close outside the"/>
<input type="checkbox"/> Listed Building	
<input type="checkbox"/> Conservation Area	
<input type="checkbox"/> Ancient Monument	
<input type="checkbox"/> Local List	
TPO on site?:	<input type="text" value="No"/>

Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>

Nature Conservation Comment:	<input type="text" value="Adjacent Leeds Liverpool Canal. Potential for habitat creation."/>
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400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes but land assembly issues"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="No"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Council (BBC)"/>
Ownership notes/evidence of landowner intentions:	<input type="text" value="Part BBC ownership, part LCC"/>
Estimated number of Landowners:	<input type="text" value="2"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="Allocated in 2006 Local Plan for employment use. The site is in a highly sustainable location and would provide employment opportunities adjacent to Burnley town centre."/>
LCC Highways:	<input type="text" value="a full movement junction onto Westgate would not be permitted due to safety concerns particularly for any right turners out of the site and the proximity to the Mitre Signals. A left only turn may be possible. All exits from the site and right turns in should be via Clifton Street or Hattersley Street. The latter requiring widening and waiting restriction or subject to one way working."/>

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/217b"/>	Site Area (Ha):	<input type="text" value="0.15"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Lava & Ignite"/>	Initial Source of Supply:	<input type="text" value="Desktop"/>	Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Street:	<input type="text" value="Hammerton Street"/>	Sub Sources:	<input type="text"/>	Theoretic Yield at Standard Density:	<input type="text" value="600"/>
Location:	<input type="text" value="Burnley"/>	Extant Planning Permission?	<input type="text" value="No"/>	Anticipated Yield (m2 or number of dwellings):	<input type="text" value="3159"/>
Ward:	<input type="text" value="Daneshouse with Stoneyholme"/>	Allocation in Saved Local Plan:	<input type="text" value="Urban area"/>		
Parish:	<input type="text"/>				

Density and Yield

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Vacant"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Attractive 3-4 storey stone former mill and foundry building with industrial chimney in town centre with river frontage to rear and small forecourt to Hammerton Street"/>
Visual Prominence:	<input type="text" value="Prominent and attractive 3 storey stone building in town centre"/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="2&3"/>

Flood Risk Issues:

Adjacent River Calder. Flood Map for Surface Water - Low/medium annual probability on streets around site.

Heritage Asset Comment:

Listed Building
 Conservation Area
 Ancient Monument
 Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

Adjacent River Calder.

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes - large size of building will limit its appeal"/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair"/>
Established Residential/Commercial Area?:	<input type="text" value="Town Centre"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="For sale"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

Located within Burnley town centre with good accessibility by public transport. No private parking is available but public pay & display parking is available close-by.

Listed building with accommodation across 4 floors. Most recently used as a nightclub.

Site is below 0.4Ha therefore cannot be allocated in the Local Plan but is counted as part of the employment land supply.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/223"/>	Site Area (Ha):	<input type="text" value="0.65"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Thompson Centre Car Park"/>		Initial Source of Supply:	<input type="text" value="Desktop"/>	
Street:	<input type="text" value="Red Lion Street"/>		Sub Sources	<input type="text" value="BBC"/>	
Location:	<input type="text" value="Burnley"/>		Extant Planning Permission?	<input type="text" value="No"/>	
Ward:	<input type="text" value="Daneshouse with Stoneyholme"/>		Allocation in Saved Local Plan:	<input type="text" value="Burnley town centre"/>	
Parish:	<input type="text"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="2600"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="2600"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Car Park"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/ Topography	<input type="text" value="Flat tarmaced site currently used as a car park. Ajacent to Centenary Way with some established trees on the boundaries of the site. Within Burnley town centre and Burnley bus station"/>
Visual Prominence:	<input type="text" value="High - located adjacent to a main route/proposed key gateway (Centenary Way) into Burnley town centre and Burnley bus station"/>
Contaminated Land Register:	<input type="text" value="Yes"/>
Contamination Comments:	<input type="text" value="Site of potential concern"/>
Flood Zone:	<input type="text" value="1"/>

Flood Risk Issues:

Flood Map for Surface Water - Areas of low, medium and high annual probability.

Heritage Asset Comment:

Listed Building

Conservation Area

Ancient Monument

Local List

TPO on site?:

Within or adj to an SSSI, SAC, SPA, NNR?:

Within or adj to a Biological Heritage Site, LNR:

Nature Conservation Comment

400m of a bus stop?	<input type="text" value="Yes"/>
800m of a train station?	<input type="text" value="Yes"/>
30 minutes public transport time of key borough services?	<input type="text" value="Yes"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes, but potential for underground services."/>
Local Housing/Commercial market/demand:	<input type="text" value="Fair - good road frontage"/>
Established Residential/ Commercial Area?:	<input type="text" value="Yes, Burnley town centre"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Council (BBC)"/>
Ownership notes/ evidence of landowner intentions:	<input type="text" value="Currently a car park"/>
Estimated number of Landowners	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:

The site is in a highly sustainable location and would provide opportunities for high quality office accommodation and some non retail other town centre uses within Burnley town centre.

LCC Highways: Town centre location so excellent links to public transport links and town centre facilities. The loss of the car park may result in supply issues for car parking in the town centre. There should be no direct access onto Centenary Way from the development. The requirements of pedestrians should be considered in respect of the pedestrian desire line across Centenary Way to Tesco which should be discouraged and the link to the bus station.

Development will be expected to create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding townscape; and be of high design integrity.

Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="Yes IO"/>
In Preferred Options LP:	<input type="text" value="Yes"/>
In Proposed Submission LP:	<input type="text" value="Yes"/>
Developable but less than 0.4 ha:	<input type="text" value="N/A"/>

Burnley SHLAA: Site Information Form

Site Information

SHLAA Ref:	<input type="text" value="HEL/247"/>	Site Area (Ha):	<input type="text" value="0.16"/>	Category:	<input type="text" value="Employment"/>
Site Name:	<input type="text" value="Site on south of Billington Road"/>			Initial Source of Supply:	<input type="text" value="Desktop"/>
Street:	<input type="text" value="Billington Road"/>			Sub Sources:	<input type="text" value="Business Registry"/>
Location:	<input type="text" value="Burnley"/>			Extant Planning Permission?	<input type="text" value="No"/>
Ward:	<input type="text" value="Coal Clough with Deerplay"/>			Allocation in Saved Local Plan:	<input type="text" value="Employment"/>
Parish:	<input type="text" value="Habergham Eaves"/>				

Density and Yield

Standard Density:	<input type="text" value="40% of total plot - Employment"/>
Theoretic Yield at Standard Density	<input type="text" value="640"/>
Anticipated Yield (m2 or number of dwellings):	<input type="text" value="640"/>

Suitability

Site Location:	<input type="text" value="Within urban boundary"/>
Current Land Use:	<input type="text" value="Employment"/>
Green Belt:	<input type="text" value="No"/>
Greenfield/Brownfield:	<input type="text" value="Brownfield"/>
BMV Agricultural Land	<input type="text" value="N/A"/>
Landscape/Topography	<input type="text" value="Flat mainly tarmaced site on Rossendale Road Industrial Estate. Fields to west and south of site with existing industrial units to north and east."/>
Visual Prominence:	<input type="text" value="Low as on an existing industrial estate."/>
Contaminated Land Register:	<input type="text" value="No"/>
Contamination Comments:	<input type="text"/>
Flood Zone:	<input type="text" value="1"/>
Flood Risk Issues:	<input type="text" value="Flood Map for Surface Water - Very low annual probability"/>

Heritage Asset Comment:	<input type="text" value="None"/>
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<input type="checkbox"/> Listed Building <input type="checkbox"/> Conservation Area <input type="checkbox"/> Ancient Monument <input type="checkbox"/> Local List	<input type="text"/>
TPO on site?:	<input type="text" value="No"/>

Within or adj to an SSSI, SAC, SPA, NNR?:	<input type="text" value="No"/>
Within or adj to a Biological Heritage Site, LNR:	<input type="text" value="No"/>

Nature Conservation Comment	<input type="text"/>
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400m of a bus stop?	<input type="text" value="No"/>
800m of a train station?	<input type="text" value="No"/>
30 minutes public transport time of key borough services?	<input type="text" value="No"/>
8km cycling distance of key borough services?	<input type="text" value="Yes"/>
400m of a defined on or off-road cycle route:	<input type="text" value="Yes"/>
Within 1200m of a primary school, GP, shop, community facility?	<input type="text" value="Yes/No - no GP"/>

Achievability

Likely marketability of site:	<input type="text" value="Yes"/>
Local Housing/Commercial market/demand:	<input type="text" value="Strong"/>
Established Residential/Commercial Area?:	<input type="text" value="Commercial"/>
Likely viability of site:	<input type="text" value="Viable"/>

Availability

Ownership:	<input type="text" value="Private"/>
Ownership notes/evidence of landowner intentions:	<input type="text"/>
Estimated number of Landowners:	<input type="text" value="1"/>
Tenancies or restrictive covenants:	<input type="text" value="Not known"/>

Comments:	<input type="text" value="The site is under the 0.4Ha threshold for allocating within the Local Plan but is classed and counted as part of the overall supply of employment land available in the borough."/>
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Conclusion

Include/Exclude:	<input type="text" value="Include"/>
Availability Conclusion:	<input type="text" value="Available"/>
Suitability Conclusion:	<input type="text" value="Suitable"/>
Achievability Conclusion:	<input type="text" value="Achievable"/>
Developable:	<input type="text" value="Yes"/>

Local Plan

In Issues and Options LP:	<input type="text" value="No"/>
In Preferred Options LP:	<input type="text" value="No"/>
In Proposed Submission LP:	<input type="text" value="No"/>
Developable but less than 0.4 ha:	<input type="text" value="Yes"/>