

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: CE078	Site Name: Oak Mill, Skipton Road			Settlement: Colne
Postcode Sector: BB8 0	Ward: Horsfield Ward	Planning App: 13/05/0964P	SHLAA Typology: RCB	
Site Area (gross): 0.7820ha	Indicative No. Dwellings: 58	Indicative Density: 74 dph	Co-ordinates:	389466, 440659

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	0.53 km	(S29) Listed Building: No 0.55 km
(S30) Scheduled Monument:	No	2.40 km	(S31) Archaeology: Yes
(S32) TPO:	No	0.17 km	(S37) Poor air quality: Potential
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.41 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium / bad neighbouring uses - the site is adjacent to existing residential properties, industrial units and a busy main road. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	1.782	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.513	(S15) Secondary school:	1.271	(S16) Sports/leisure centre:	1.758
(S17) Doctors:	0.736	(S18) Hospital:	4.727	(S19) Town / Local centre:	0.513
(S20) Supermarket/store:	0.476	(S21) Employment area:	0.513	(S22) Public house:	0.538
(S23) Corner shop:	0.548	(S24) Post Office:	0.371	(S25) Open space:	0.114
(S26) PROW:	0.342	(S27) Cycle route:	1.504		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has been started but work has stopped and the developer is no longer on site. The mill building has now been demolished and it is unclear how the site will be redeveloped.

Constraints: Financial position of the developer.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	58	0

Pendle Strategic Housing Land Availability Assessment

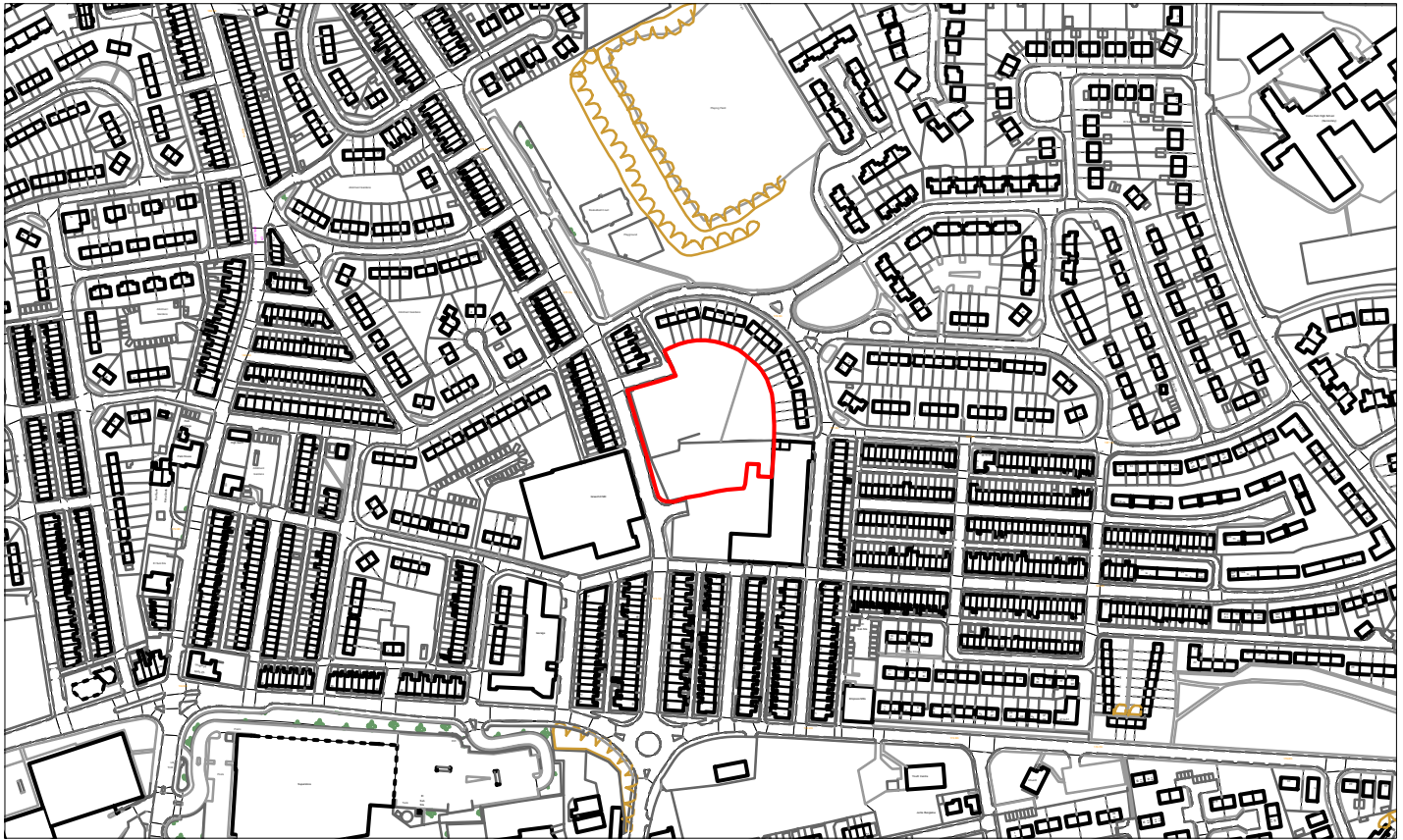
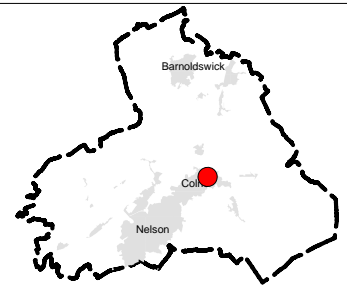
Site Name: Oak Mill, Skipton Road

Location: Colne

Site Ref: CE078

Site Area: 0.7820 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: CE080	Site Name: Standroyd Mill, Cotton Tree Lane			Settlement: Colne
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: 13/10/0367P	SHLAA Typology: RCB	
Site Area (gross): 1.0940ha	Indicative No. Dwellings: 45	Indicative Density: 41 dph	Co-ordinates: 390752, 440143	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Flat		
(S11) Flooding issues / Flood zone:	Site within Flood Zones 2 and 3.				Flood Zones 2 & 3
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	Potential/adjacent	0.03 km
(S30) Scheduled Monument:	No	2.55 km	(S31) Archaeology:	Yes	
(S32) TPO:	Partial	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation:	No	0.45 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. Part of the site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site mainly surrounded by existing residential properties and a play ground. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	2.835	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.290	(S15) Secondary school:	1.490	(S16) Sports/leisure centre:	2.738
(S17) Doctors:	0.990	(S18) Hospital:	5.624	(S19) Town / Local centre:	1.593
(S20) Supermarket/store:	1.727	(S21) Employment area:	1.593	(S22) Public house:	0.912
(S23) Corner shop:	0.721	(S24) Post Office:	1.447	(S25) Open space:	0.000
(S26) PROW:	0.094	(S27) Cycle route:	1.285		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	High
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has not been started and the planning permission has now expired. The development of this site was linked to the consolidation of a number of business units owned by the LBS group. The current economic circumstances have delayed this consolidation and it is unclear as to the timescales for bringing this site forward.

Constraints: No constraints identified.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	45	0

Pendle Strategic Housing Land Availability Assessment

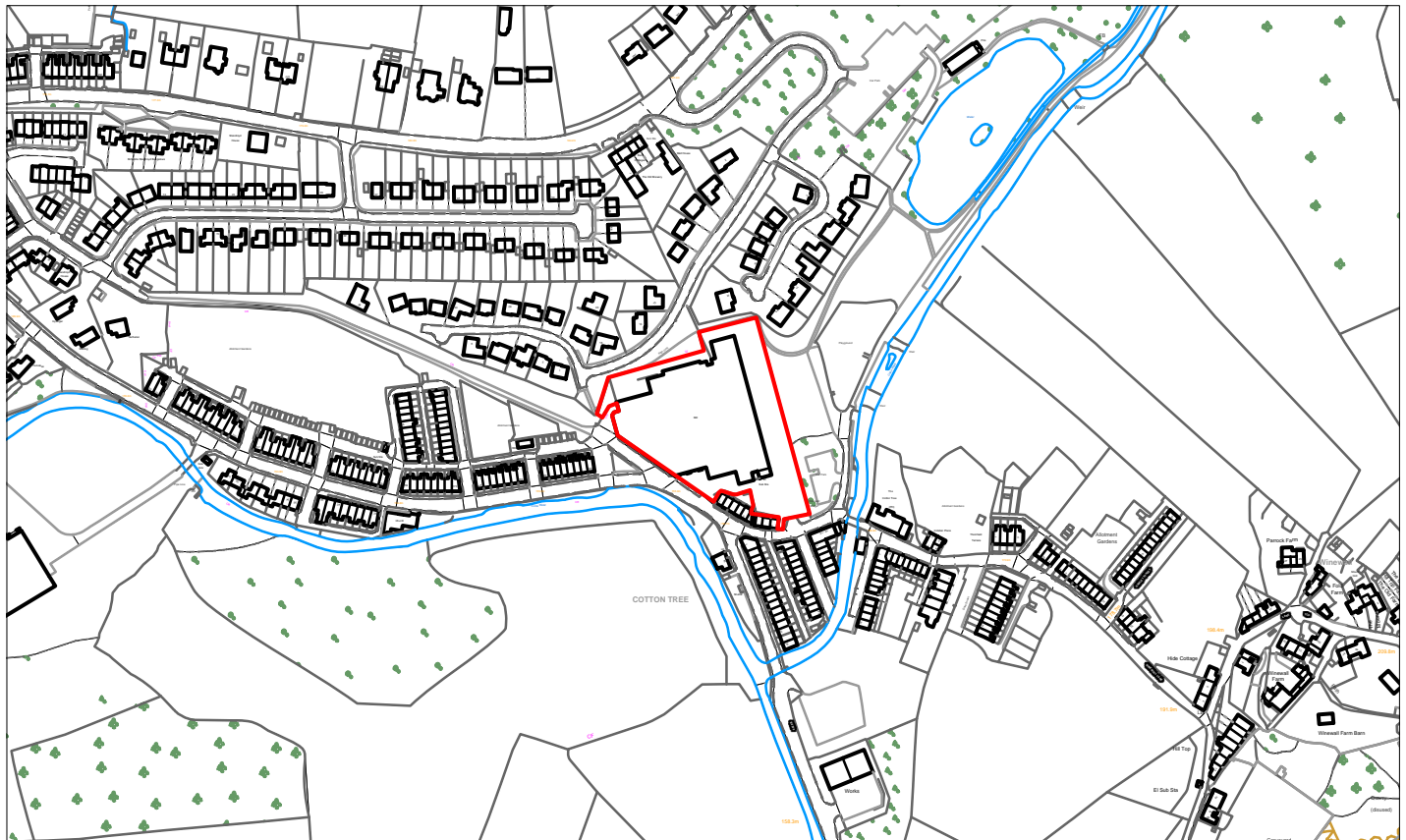
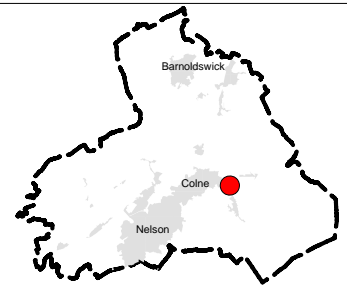
Site Name: Standroyd Mill, Cotton Tree Lane

Location: Colne

Site Ref: CE080

Site Area: 1.0940 ha

Grid Ref: SD 390 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: CE122	Site Name: Land off Laithe Street			Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: 13/11/0378P	SHLAA Typology: VLNPD	
Site Area (gross): 0.2280ha	Indicative No. Dwellings: 9	Indicative Density: 39 dph	Co-ordinates:	388323, 439499

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	No	0.16 km	(S29) Listed Building: No 0.32 km
(S30) Scheduled Monument:	No	1.09 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.07 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.65 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		

(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site surrounded by existing residential properties and allotments. New development is unlikely to have an adverse impact on surrounding uses.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	0.490	(S13) Bus stop:	0.111	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.738	(S15) Secondary school:	0.988	(S16) Sports/leisure centre:	0.453
(S17) Doctors:	1.305	(S18) Hospital:	2.980	(S19) Town / Local centre:	0.440
(S20) Supermarket/store:	1.544	(S21) Employment area:	0.440	(S22) Public house:	0.507
(S23) Corner shop:	0.173	(S24) Post Office:	0.822	(S25) Open space:	0.000
(S26) PROW:	0.049	(S27) Cycle route:	0.428		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The planning permission is outline only and a reserved matters application has not yet been submitted.		
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Constraints:	Position of the landowner unknown.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	9	0

Pendle Strategic Housing Land Availability Assessment

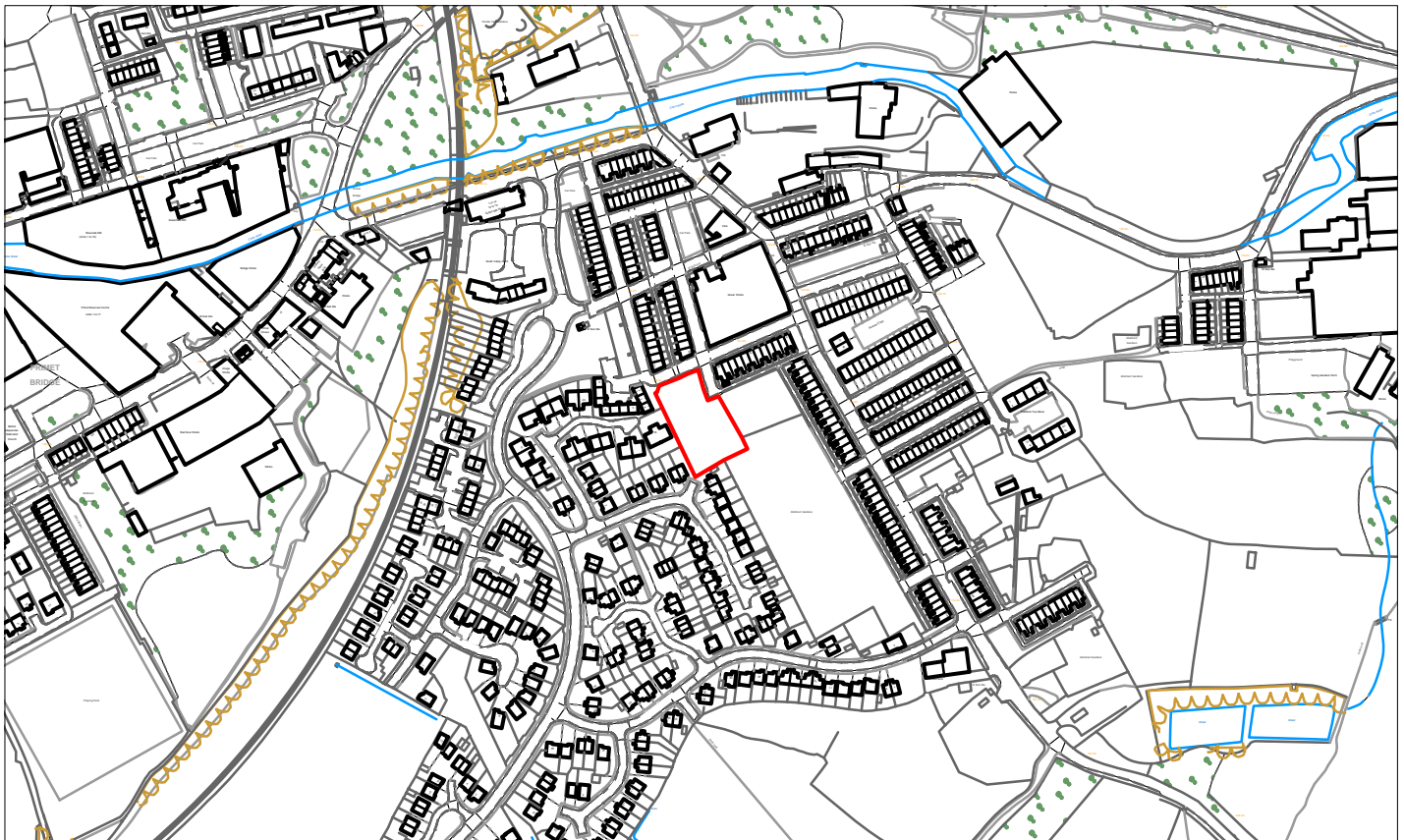
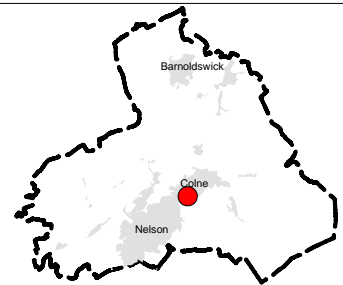
Site Name: Land off Laithe Street

Location: Colne

Site Ref: CE122

Site Area: 0.2280 ha

Grid Ref: SD 388 439



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: CE120	Site Name: J Blackburn, Clarence Street			Settlement: Colne
Postcode Sector: BB8 0	Ward: Boulsworth Ward	Planning App: 13/10/0309P	SHLAA Typology: RCB	
Site Area (gross): 0.2380ha	Indicative No. Dwellings: 8	Indicative Density: 34 dph	Co-ordinates: 390064, 440115	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Potential	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.		Flood Zone 1
(S28) Conservation Area:	No	0.23 km	(S29) Listed Building: No 0.26 km
(S30) Scheduled Monument:	No	2.30 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.17 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.05 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		

(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site surrounded by existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	2.238	(S13) Bus stop:	0.214	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.049	(S15) Secondary school:	1.063	(S16) Sports/leisure centre:	2.115
(S17) Doctors:	1.167	(S18) Hospital:	4.983	(S19) Town / Local centre:	0.942
(S20) Supermarket/store:	1.608	(S21) Employment area:	0.942	(S22) Public house:	0.538
(S23) Corner shop:	0.312	(S24) Post Office:	1.140	(S25) Open space:	0.077
(S26) PROW:	0.086	(S27) Cycle route:	1.700		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	2 owners - Private		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The planning permission for this site has now expired and a new permission would need to be granted for development to go ahead.		
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Constraints:	Position of the landowner unknown.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	8	0

Pendle Strategic Housing Land Availability Assessment

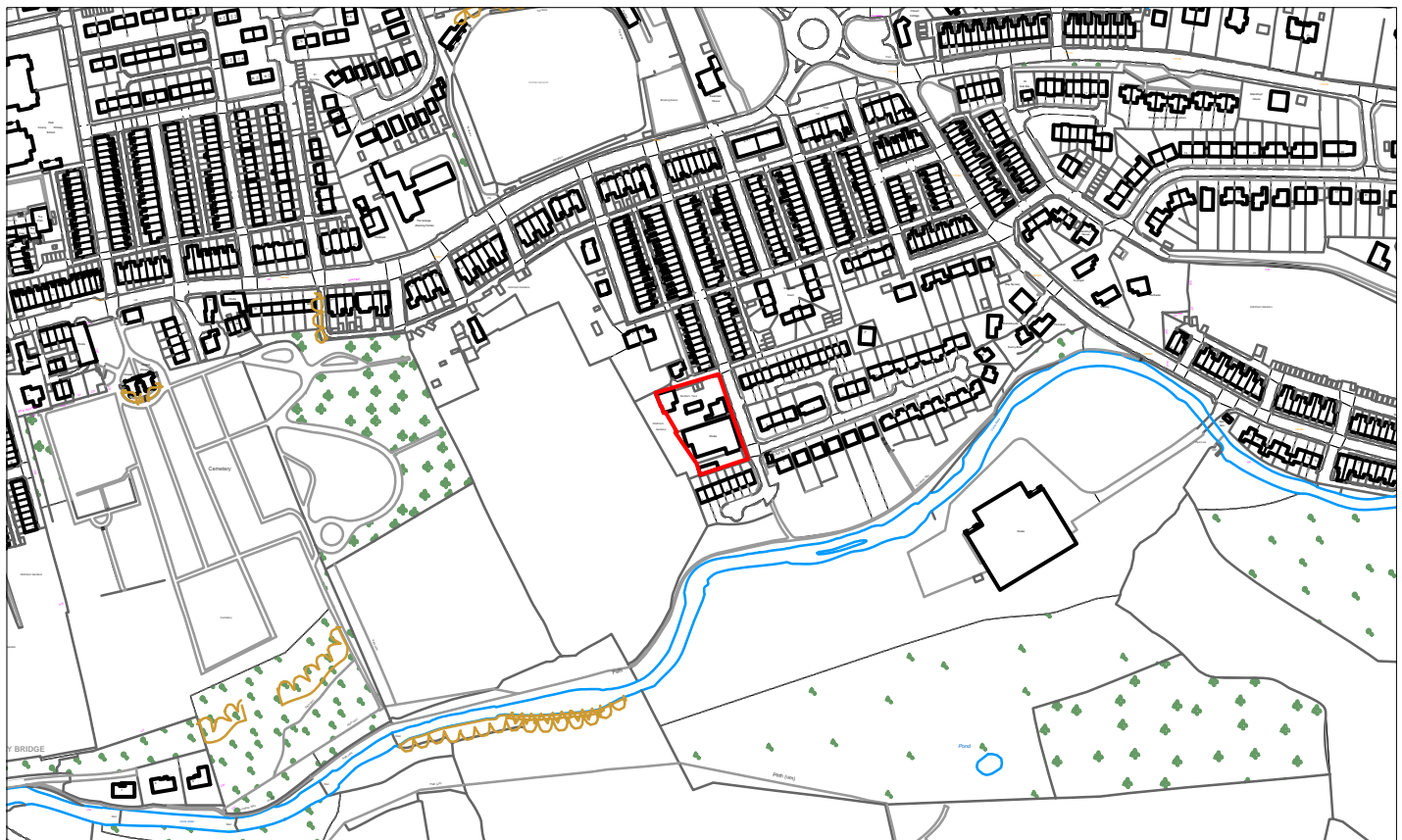
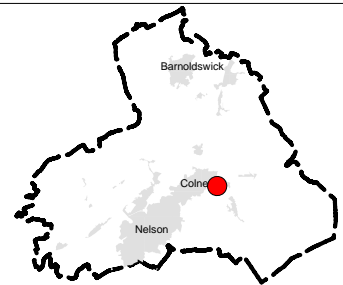
Site Name: J Blackburn, Clarence Street

Location: Colne

Site Ref: CE120

Site Area: 0.2380 ha

Grid Ref: SD 390 440



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1065	Site Name: Bright Street	Settlement: Colne
Postcode Sector: BB8 9	Ward:	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.2885ha	Indicative No. Dwellings: 6
Indicative Density: 21 dph	Co-ordinates: 388816, 440223	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Steep slope
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.		Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.03 km	(S29) Listed Building:
(S30) Scheduled Monument:	No	1.82 km	(S31) Archaeology:
(S32) TPO:	No	0.08 km	(S37) Poor air quality:
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is adjacent to existing residential properties. New development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.895	(S13) Bus stop:	0.200	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.549	(S15) Secondary school:	1.747	(S16) Sports/leisure centre:	0.846
(S17) Doctors:	0.415	(S18) Hospital:	3.705	(S19) Town / Local centre:	0.109
(S20) Supermarket/store:	0.664	(S21) Employment area:	0.109	(S22) Public house:	0.190
(S23) Corner shop:	0.342	(S24) Post Office:	0.413	(S25) Open space:	0.196
(S26) PROW:	0.659	(S27) Cycle route:	0.530		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is owned by Pendle Borough Council. The Council and its development partner are looking at bringing this site forward in the future once a viable scheme can be prepared.

Constraints: No constraints identified.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	6	0

Pendle Strategic Housing Land Availability Assessment

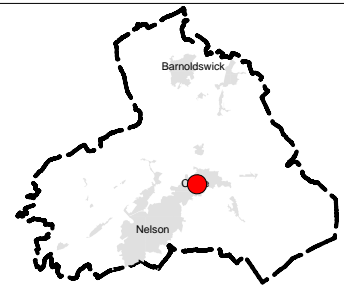
Site Name: Bright Street

Location: Colne

Site Ref: 1065

Site Area: 0.2885 ha

Grid Ref: SD 388 440



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 527	Site Name: Land to side of 2 Hawley Street			Settlement:	Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A	SHLAA Typology: I (Car Park)		
Site Area (gross): 0.0376ha	Indicative No. Dwellings: 4	Indicative Density: 100 dph	Co-ordinates:	388238, 439656	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.	Flood Zone 2	
(S28) Conservation Area:	No	0.07 km	(S29) Listed Building: No 0.49 km
(S30) Scheduled Monument:	No	1.28 km	(S31) Archaeology: Potential
(S32) TPO:	Partial	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	No 0.56 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is adjacent to existing residential properties. New development is unlikely to have an adverse impact on surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.201	(S13) Bus stop:	0.156	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.444	(S15) Secondary school:	0.677	(S16) Sports/leisure centre:	0.229
(S17) Doctors:	0.588	(S18) Hospital:	2.570	(S19) Town / Local centre:	0.165
(S20) Supermarket/store:	1.200	(S21) Employment area:	0.177	(S22) Public house:	0.210
(S23) Corner shop:	0.163	(S24) Post Office:	0.665	(S25) Open space:	0.014
(S26) PROW:	0.127	(S27) Cycle route:	0.069		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is owned by Pendle Borough Council and has been identified for disposal.

Constraints: No constraints identified.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	4	0

Pendle Strategic Housing Land Availability Assessment

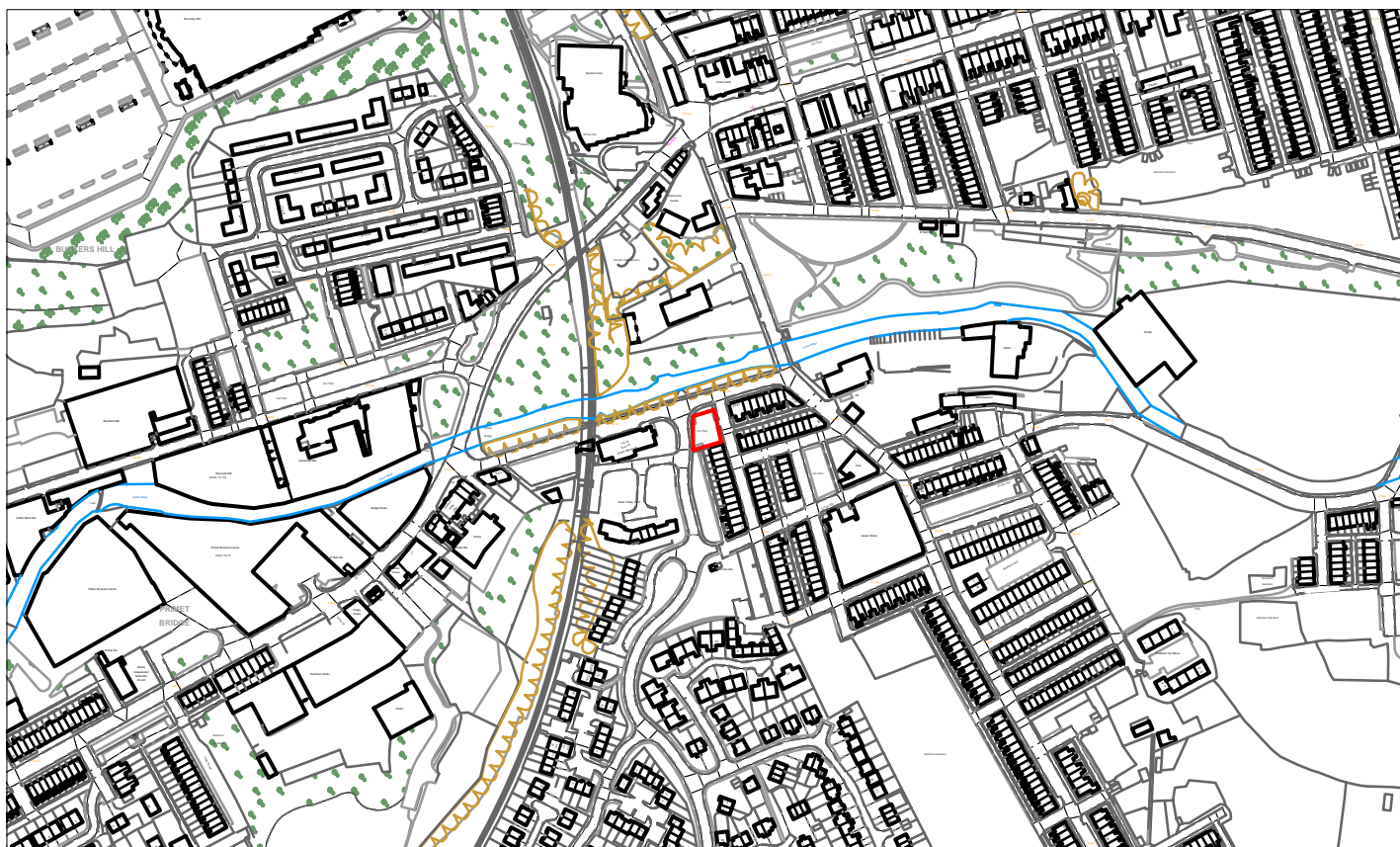
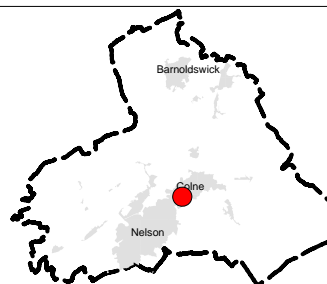
Site Name: Land to side of 2 Hawley Street

Location: Colne

Site Ref: 527

Site Area: 0.0376 ha

Grid Ref: SD 388 439



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 470	Site Name: Land to side of 19 Briercliffe Avenue			Settlement:	Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 0.1106ha	Indicative No. Dwellings:	3	Indicative Density:	27 dph	Co-ordinates: 387711, 439071

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.		Flood Zone 1
(S28) Conservation Area:	No	0.34 km	(S29) Listed Building: No 0.44 km
(S30) Scheduled Monument:	No	1.02 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.24 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.38 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is close to a school and existing residential properties. The scale of new development is unlikely to have an adverse impact on surrounding uses.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	0.867	(S13) Bus stop:	0.242	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.294	(S15) Secondary school:	0.150	(S16) Sports/leisure centre:	0.910
(S17) Doctors:	0.309	(S18) Hospital:	2.092	(S19) Town / Local centre:	0.909
(S20) Supermarket/store:	0.571	(S21) Employment area:	0.346	(S22) Public house:	0.643
(S23) Corner shop:	0.450	(S24) Post Office:	1.379	(S25) Open space:	0.056
(S26) PROW:	0.000	(S27) Cycle route:	0.262		

Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	No
(A5) Ownership?	1 owner - Council		

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site is owned by Pendle Borough Council and has been declared surplus.		
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Constraints:	No constraints identified.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	3	0

Pendle Strategic Housing Land Availability Assessment

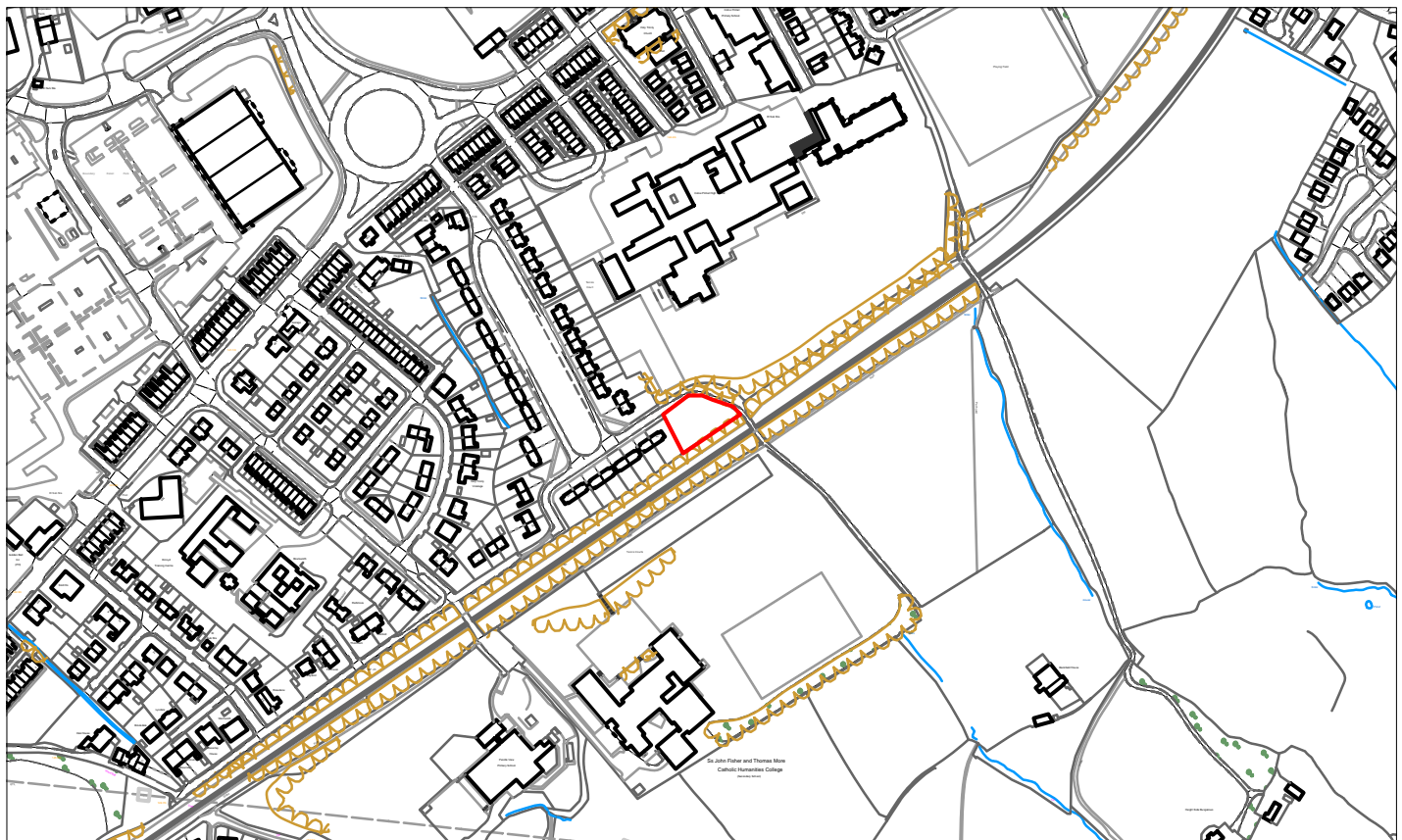
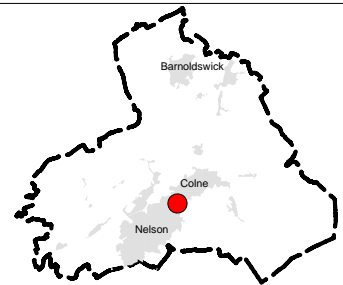
Site Name: Land to side of 19 Briercliffe Avenue

Location: Colne

Site Ref: 470

Site Area: 0.1106 ha

Grid Ref: SD 387 439



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1012	Site Name: Glenroy Offices, Glenroy Avenue			Settlement: Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A	SHLAA Typology: RCB	
Site Area (gross): 0.0616ha	Indicative No. Dwellings: 2	Indicative Density: 32 dph	Co-ordinates: 388951, 440808	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.				Flood Zone 1
(S28) Conservation Area:	No	0.62 km	(S29) Listed Building:	No	0.30 km
(S30) Scheduled Monument:	No	2.44 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.16 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.42 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is adjacent to existing residential properties. Scale of new development unlikely to have an adverse impact on surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	1.606	(S13) Bus stop:	0.058	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.477	(S15) Secondary school:	1.161	(S16) Sports/leisure centre:	1.465
(S17) Doctors:	0.834	(S18) Hospital:	4.375	(S19) Town / Local centre:	0.838
(S20) Supermarket/store:	0.504	(S21) Employment area:	0.838	(S22) Public house:	0.526
(S23) Corner shop:	0.289	(S24) Post Office:	0.980	(S25) Open space:	0.176
(S26) PROW:	0.472	(S27) Cycle route:	1.176		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Private		

Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This site was previously put forward by Housing Pendle during the SHLAA site search consultation. It is unclear as to whether Housing Pendle still has intentions to convert this building to residential use.

Constraints: Position of the landowner unknown.

Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	2	0

Pendle Strategic Housing Land Availability Assessment

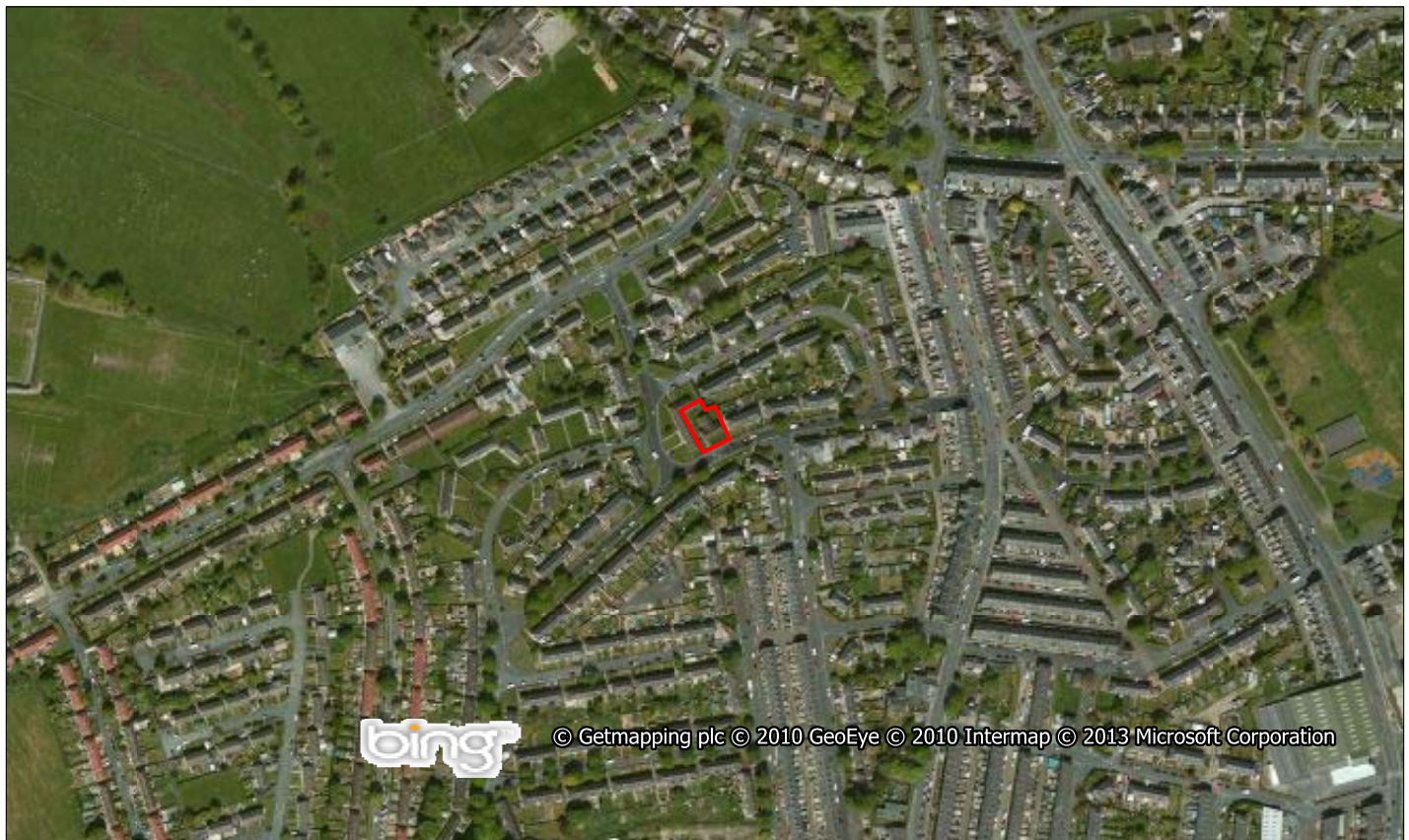
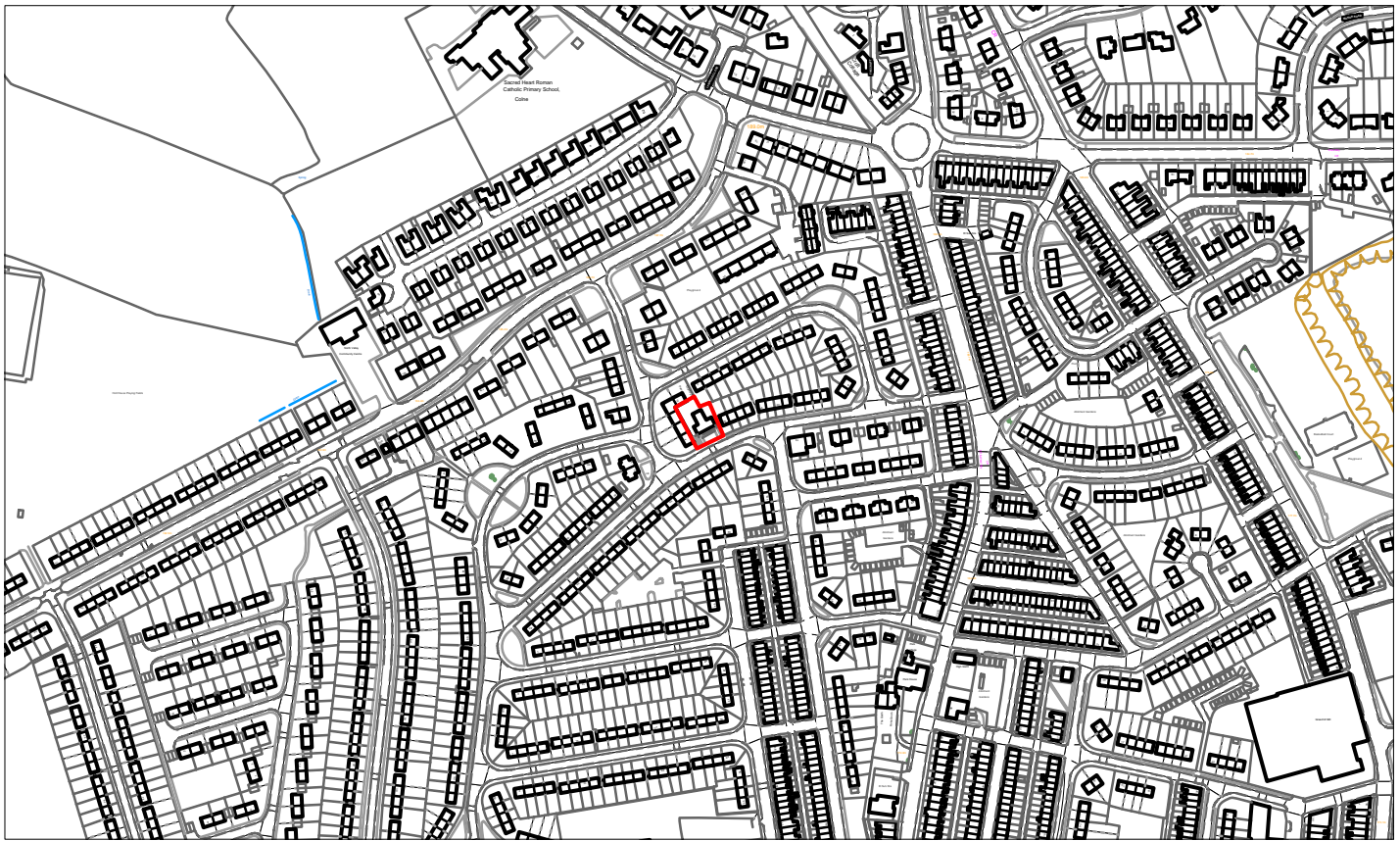
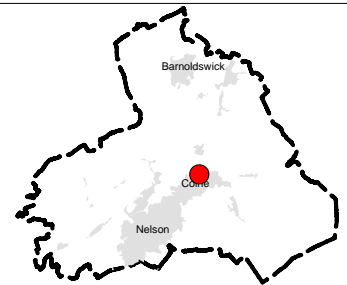
Site Name: Glenroy Offices, Glenroy Avenue

Location: Colne

Site Ref: 1012

Site Area: 0.0616 ha

Grid Ref: SD 388 440



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Scale: 1 : 5,000

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