

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1053	Site Name: Spring Gardens Mill, Green Road	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: RCB	Site Area (gross): 3.11ha	Indicative No. Dwellings: 207
Indicative Density: 66dph	Co-ordinates: 388865, 439601	

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?	Partial
(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:	In Flood Zones 2 and 3.	Flood Zones 2 & 3	
(S28) Conservation Area:	No	0.250km	(S29) Listed Building: No 0.100km
(S30) Scheduled Monument:	No	1.186km	(S31) Archaeology: Yes
(S32) TPO:	Partial	0.002km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).	(S34) Nature Conservation Designation:	No 1.400km
(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:	Bad neighbouring uses - site adjacent to industrial units and open space. New development unlikely to have an impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.760	(S13) Bus stop:	0.076	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.623	(S15) Secondary school:	1.300	(S16) Sports/leisure centre:	0.760
(S17) Doctors:	0.600	(S18) Hospital:	3.200	(S19) Town / Local centre:	0.300
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.300	(S22) Public house:	0.216
(S23) Corner shop:	0.386	(S24) Post Office:	0.590	(S25) Open space:	0.000
(S26) PROW:	0.093	(S27) Cycle route:	0.247		

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?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 17

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site is consolidating their premises and has indicated their intention to release the site for housing. The mill building has now been demolished. The current economic circumstances are restricting the progress of this scheme.

Constraints: Potential economic issues.

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	0	207

Pendle Strategic Housing Land Availability Assessment

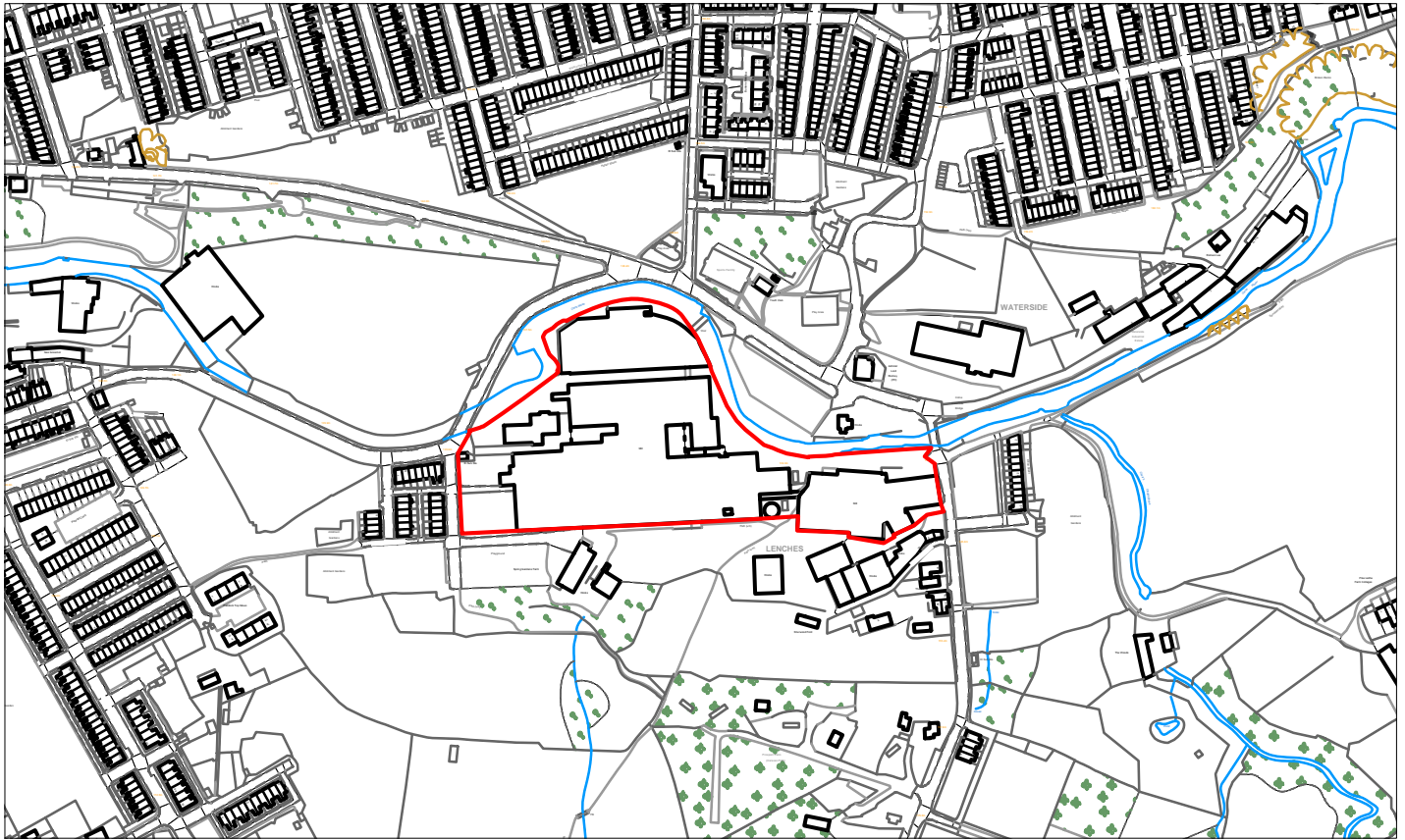
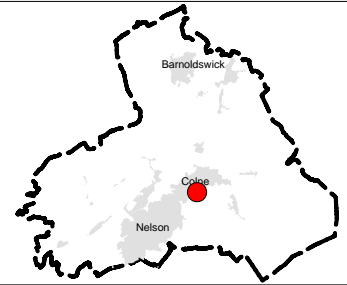
Site Name: Spring Gardens Mill, Green Road

Location: Colne

Site Ref: 1053

Site Area: 3.11 ha

Grid Ref: SD 388 439



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1052	Site Name: Walk Mill, Green Road / Spring Gardens Road	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: RCB	Site Area (gross): 2.99ha	Indicative No. Dwellings: 101
Indicative Density: 34dph	Co-ordinates: 388630, 439689	

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?	Partial
(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:	Part of site in Flood Zone 3, majority of the site in Flood Zone 2. However, some additional floodrisk work has been undertaken on the site.		Flood Zones 2 & 3
(S28) Conservation Area:	No	0.136km	(S29) Listed Building: No 0.260km
(S30) Scheduled Monument:	No	1.243km	(S31) Archaeology: Yes
(S32) TPO:	No	0.092km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation: No 0.880km
(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:	Bad neighbouring uses - site adjacent to industrial units and open space. New development unlikely to have an impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.445	(S13) Bus stop:	0.100	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.850	(S15) Secondary school:	1.300	(S16) Sports/leisure centre:	0.450
(S17) Doctors:	0.800	(S18) Hospital:	3.200	(S19) Town / Local centre:	0.200
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.200	(S22) Public house:	0.326
(S23) Corner shop:	0.446	(S24) Post Office:	0.759	(S25) Open space:	0.000
(S26) PROW:	0.181	(S27) Cycle route:	0.113		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 17

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site is consolidating their premises and has indicated their intention to release the site for housing. The current economic circumstances are restricting the progress of this scheme.

Constraints: Potential economic issues.

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	0	101

Pendle Strategic Housing Land Availability Assessment

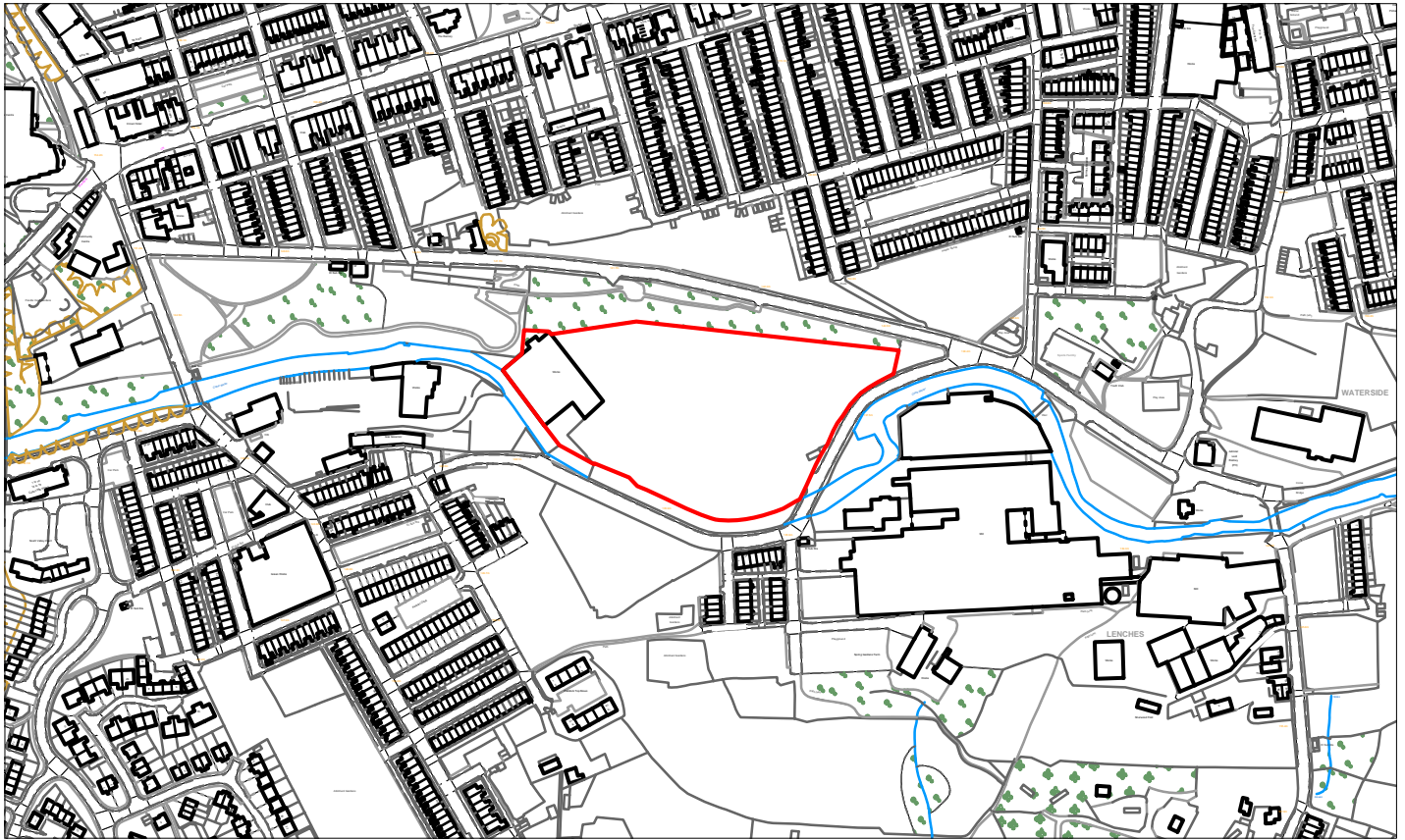
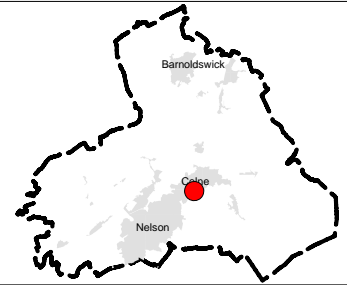
Site Name: Walk Mill, Green Road / Spring Gardens Road

Location: Colne

Site Ref: 1052

Site Area: 2.99 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 480	Site Name: Land behind Red Scar Works	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.10ha	Indicative No. Dwellings: 39
Indicative Density: 52dph	Co-ordinates: 387973, 439397	

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?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Site in Flood Zone 2. Main river (culverted) affects part of site.		Flood Zone 2
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building: No 0.302km
(S30) Scheduled Monument:	No	1.067km	(S31) Archaeology: Potential
(S32) TPO:	No	0.126km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation: Site within 250m of a designation 0.052km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation 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:	Bad neighbouring uses - site adjacent to industrial premises, the railway line and school playing fields. New development unlikely to have an impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	0.393	(S13) Bus stop:	0.135	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.239	(S15) Secondary school:	0.310	(S16) Sports/leisure centre:	0.435
(S17) Doctors:	0.210	(S18) Hospital:	2.500	(S19) Town / Local centre:	0.417
(S20) Supermarket/store:	1.000	(S21) Employment area:	0.129	(S22) Public house:	0.297
(S23) Corner shop:	0.605	(S24) Post Office:	0.969	(S25) Open space:	0.021
(S26) PROW:	0.000	(S27) Cycle route:	0.347		

Availability

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

Achievability

(V1) Competing land use?	Yes	(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. This site is located behind an existing commercial use and the owner of the site has obtained planning permission to use the land as open storage space. The site could still be developed for housing, however, the position of the site should be reviewed next year and removed if the storage development/use has commenced.

Constraints: Potential alternative use for the site.

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	0	39

Pendle Strategic Housing Land Availability Assessment

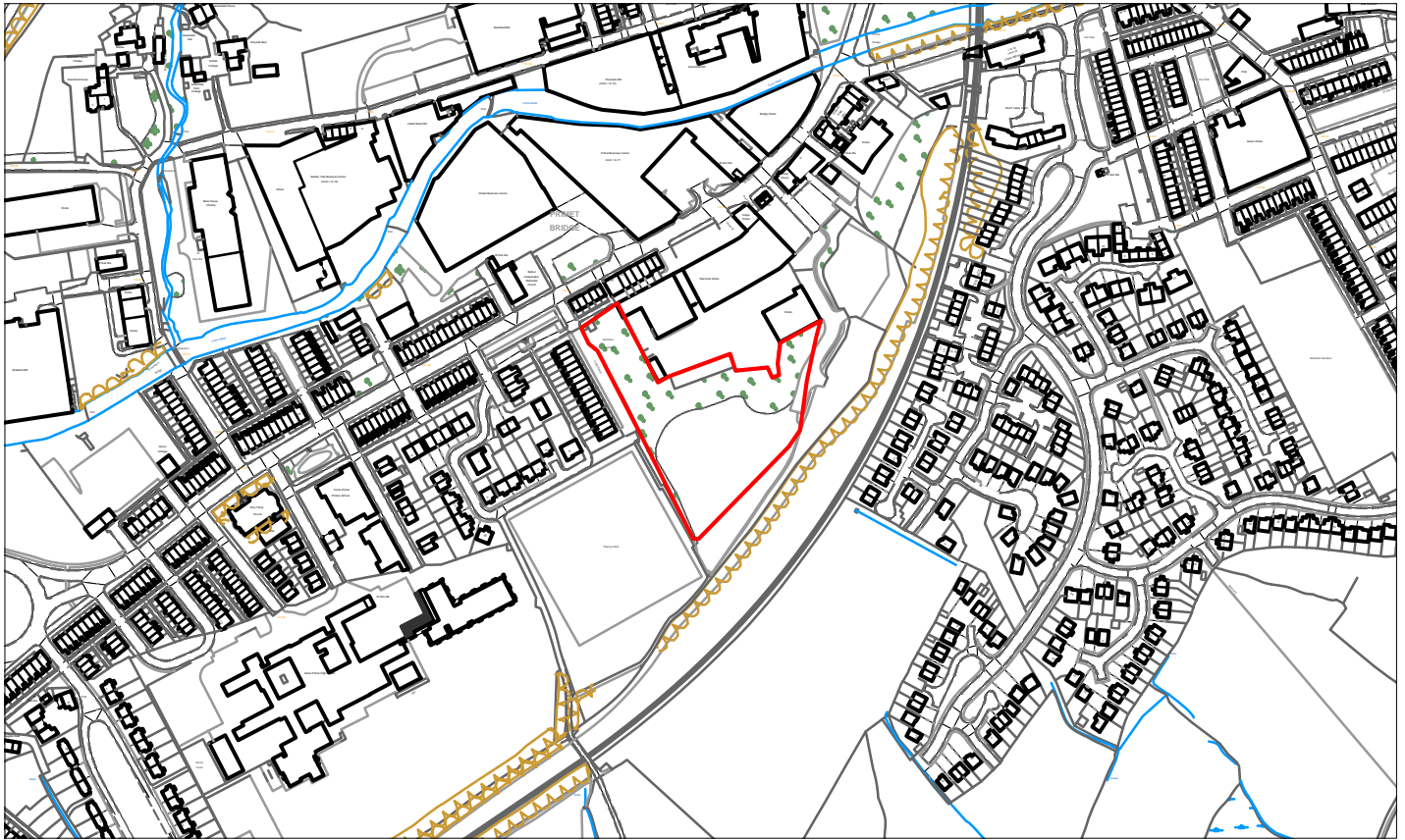
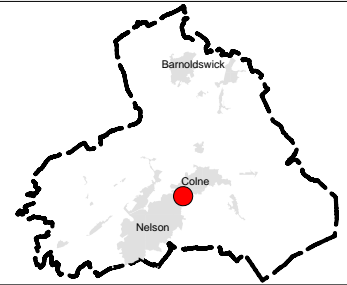
Site Name: Land behind Red Scar Works

Location: Colne

Site Ref: 480

Site Area: 0.7576 ha

Grid Ref: SD 387 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1059	Site Name: Green Works, Knotts Lane	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A 13/07/0748P
SHLAA Typology: RCB	Indicative No. Dwellings: 29	Indicative Density: 102dph
Site Area (gross): 0.29ha	Co-ordinates: 388349, 439586	

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?	Yes	(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	0.155km	(S29) Listed Building: No 0.313km
(S30) Scheduled Monument:	No	1.175km	(S31) Archaeology: Potential
(S32) TPO:	No	0.069km	(S37) Poor air quality: No
(S33) Ecology:	None identified		(S34) Nature Conservation Designation: No 0.654km
(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 mainly surrounded by residential development. New development unlikely to have an impact on the surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	0.417	(S13) Bus stop:	0.014	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.638	(S15) Secondary school:	0.959	(S16) Sports/leisure centre:	0.344
(S17) Doctors:	1.201	(S18) Hospital:	2.985	(S19) Town / Local centre:	0.336
(S20) Supermarket/store:	1.598	(S21) Employment area:	0.336	(S22) Public house:	0.385
(S23) Corner shop:	0.058	(S24) Post Office:	0.738	(S25) Open space:	0.020
(S26) PROW:	0.104	(S27) Cycle route:	0.000		

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. This site has a number of contamination issues that need to be resolved before development can be undertaken. The owner of the site has previously indicated that the current economic circumstances are having an impact on development timescales.

Constraints: Contaminated site - remediation works required. Potential economic issues.

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	0	29

Pendle Strategic Housing Land Availability Assessment

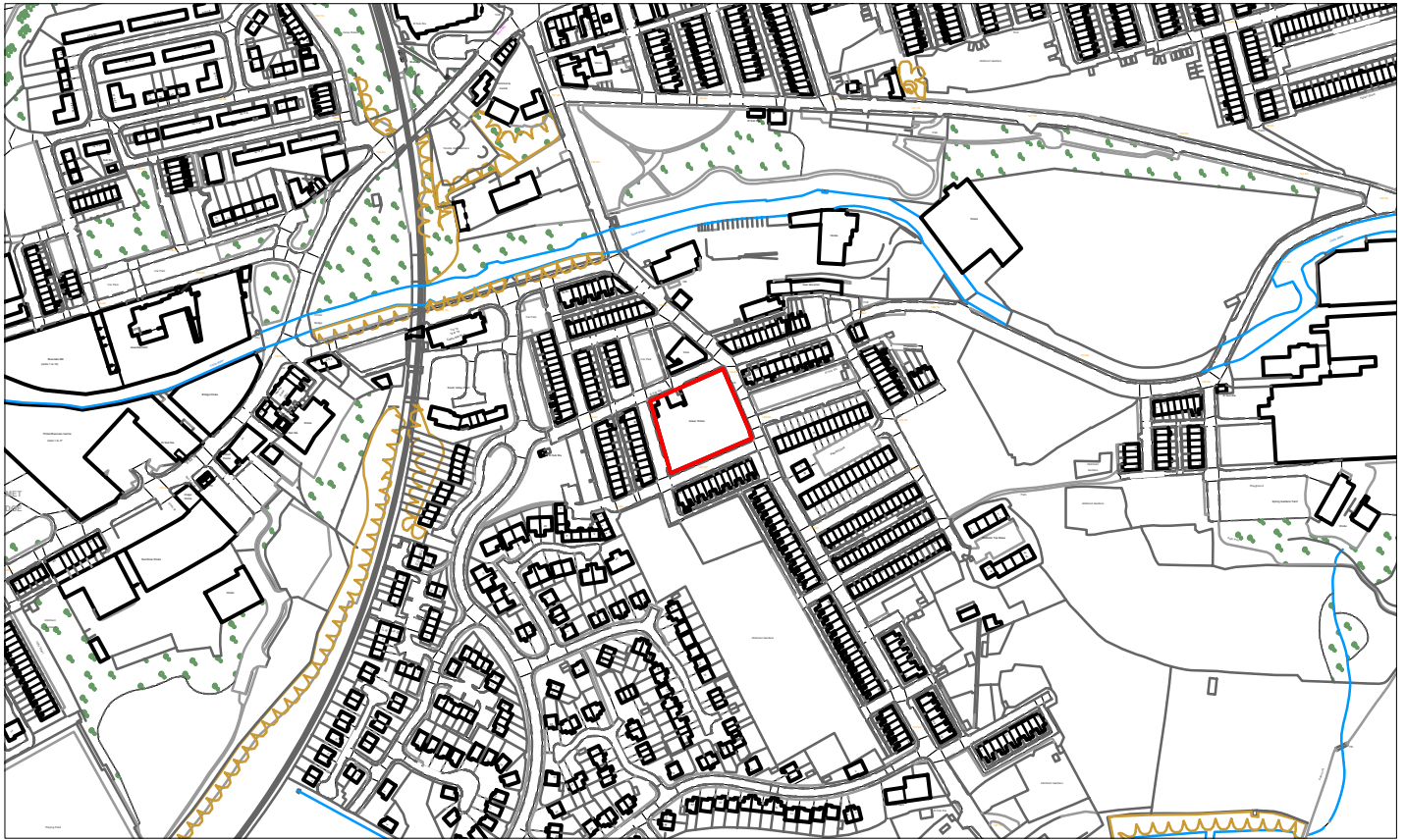
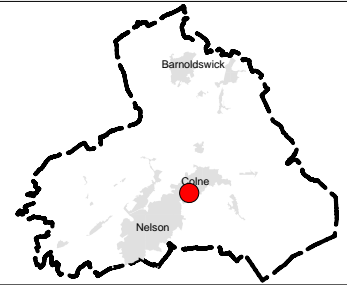
Site Name: Green Works, Knotts Lane

Location: Colne

Site Ref: 1059

Site Area: 0.2850 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1054	Site Name: Northern Polytunnels, Mill Green, Waterside Road	Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: RCB	Site Area (gross): 0.43ha	Indicative No. Dwellings: 25
Indicative Density: 58dph	Co-ordinates: 389037, 439679	

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?	Partial
(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. Site is close to Colne Water.		Flood Zone 1
(S28) Conservation Area:	No	0.340km	(S29) Listed Building: Potential/adjacent 0.042km
(S30) Scheduled Monument:	No	1.377km	(S31) Archaeology: Yes
(S32) TPO:	No	0.153km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation: No 1.500km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near 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:	Bad neighbouring uses - site adjacent to industrial units and open space. New development unlikely to have an impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.900	(S13) Bus stop:	0.040	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.527	(S15) Secondary school:	1.675	(S16) Sports/leisure centre:	0.900
(S17) Doctors:	0.539	(S18) Hospital:	3.600	(S19) Town / Local centre:	0.330
(S20) Supermarket/store:	1.300	(S21) Employment area:	0.330	(S22) Public house:	0.050
(S23) Corner shop:	0.605	(S24) Post Office:	0.734	(S25) Open space:	0.000
(S26) PROW:	0.030	(S27) Cycle route:	0.060		

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 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site is consolidating their premises and has indicated their intention to release the site for housing. This site is still in use. The current economic circumstances are restricting the progress of this scheme.

Constraints: Potential alternative use for the site. Potential economic issues.

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	0	25

Pendle Strategic Housing Land Availability Assessment

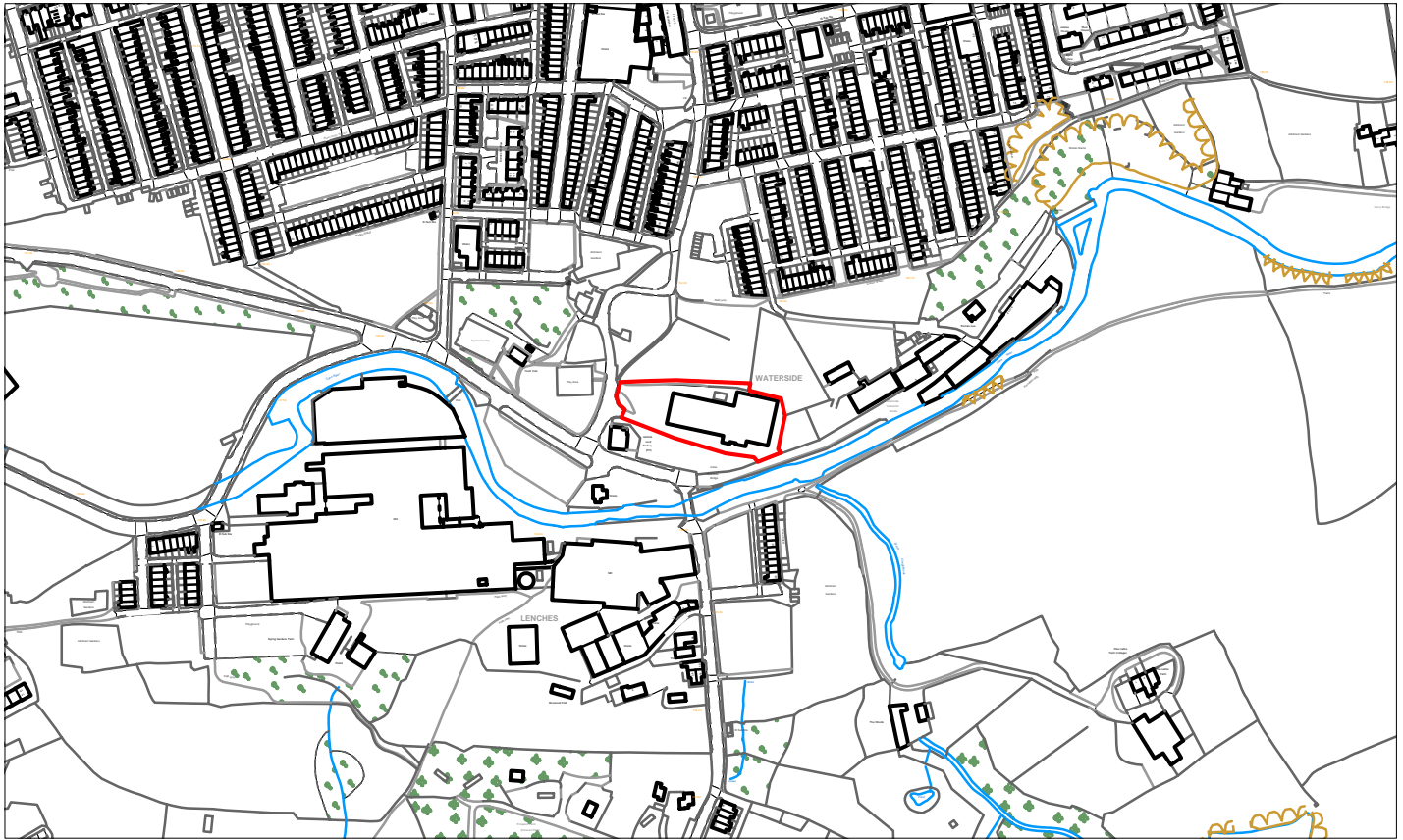
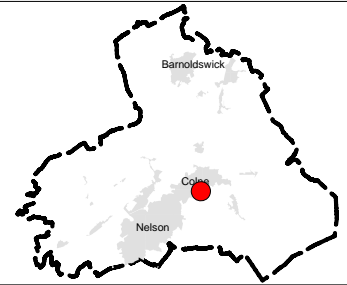
Site Name: Northern Polytunnels, Mill Green

Location: Colne

Site Ref: 1054

Site Area: 0.43 ha

Grid Ref: SD 389 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 505	Site Name: Land off Hartleys Terrace	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Indicative No. Dwellings: 9	Indicative Density: 33dph
Site Area (gross): 0.27ha	Co-ordinates: 389060, 439534	

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?	No
(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. There is a sink to the south of the site.		Flood Zone 1
(S28) Conservation Area:	No	0.418km	(S29) Listed Building: Potential/adjacent 0.064km
(S30) Scheduled Monument:	No	1.242km	(S31) Archaeology: Potential
(S32) TPO:	No	0.156km	(S37) Poor air quality: No
(S33) Ecology:	None identified		(S34) Nature Conservation Designation: No 0.804km
(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 Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - site in close proximity to industrial premises, caravan park, existing residential properties and open countryside. New development unlikely to have an impact on the surrounding uses.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	No

Suitability – distance to services (km)

(S12) Railway station:	0.934	(S13) Bus stop:	0.180	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.447	(S15) Secondary school:	1.374	(S16) Sports/leisure centre:	0.927
(S17) Doctors:	0.565	(S18) Hospital:	3.800	(S19) Town / Local centre:	0.380
(S20) Supermarket/store:	1.400	(S21) Employment area:	0.983	(S22) Public house:	0.185
(S23) Corner shop:	0.711	(S24) Post Office:	0.812	(S25) Open space:	0.024
(S26) PROW:	0.069	(S27) Cycle route:	0.000		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(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 9

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a small Greenfield site on the edge of Colne and is owned by the Council. The site has not been identified for disposal at the current time.

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	0	9

Pendle Strategic Housing Land Availability Assessment

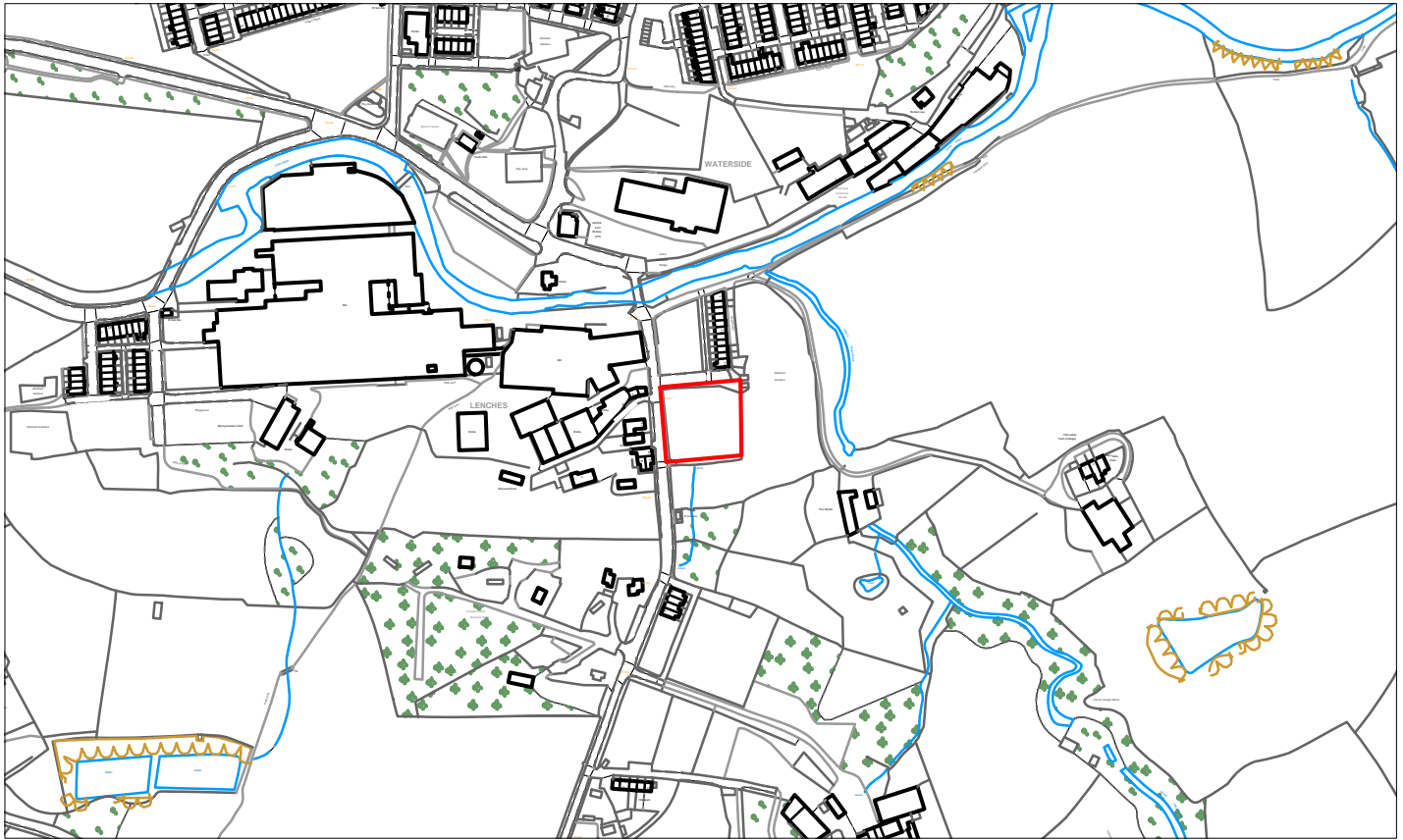
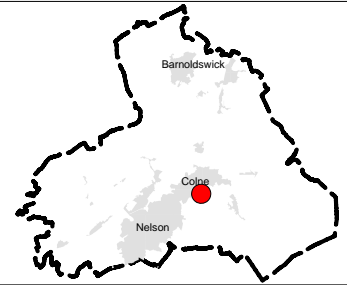
Site Name: Land off Hartleys Terrace

Location: Colne

Site Ref: 505

Site Area: 0.2654 ha

Grid Ref: SD 389 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 636	Site Name: Land at Allison Grove	Settlement: Colne
Postcode Sector: BB8 0	Ward: Horsfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.15ha	Indicative No. Dwellings: 5
Indicative Density: 34dph	Co-ordinates: 389532, 440743	

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?	No	(S8) Infrastructure capacity?	Partial
(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	0.633km	(S29) Listed Building: No 0.601km
(S30) Scheduled Monument:	No	2.546km	(S31) Archaeology: None identified
(S32) TPO:	No	0.077km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.390km
(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 and open space. New development may have some amenity issues for the existing residential developments.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.620	(S13) Bus stop:	0.191	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.452	(S15) Secondary school:	0.357	(S16) Sports/leisure centre:	1.581
(S17) Doctors:	0.727	(S18) Hospital:	6.000	(S19) Town / Local centre:	0.560
(S20) Supermarket/store:	0.694	(S21) Employment area:	1.788	(S22) Public house:	0.734
(S23) Corner shop:	0.501	(S24) Post Office:	0.502	(S25) Open space:	0.024
(S26) PROW:	0.111	(S27) Cycle route:	1.692		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate/Minor issues
(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 is a small undeveloped, grassed area owned by the Council. The site has not been identified for disposal at the current time.

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	0	5

Pendle Strategic Housing Land Availability Assessment

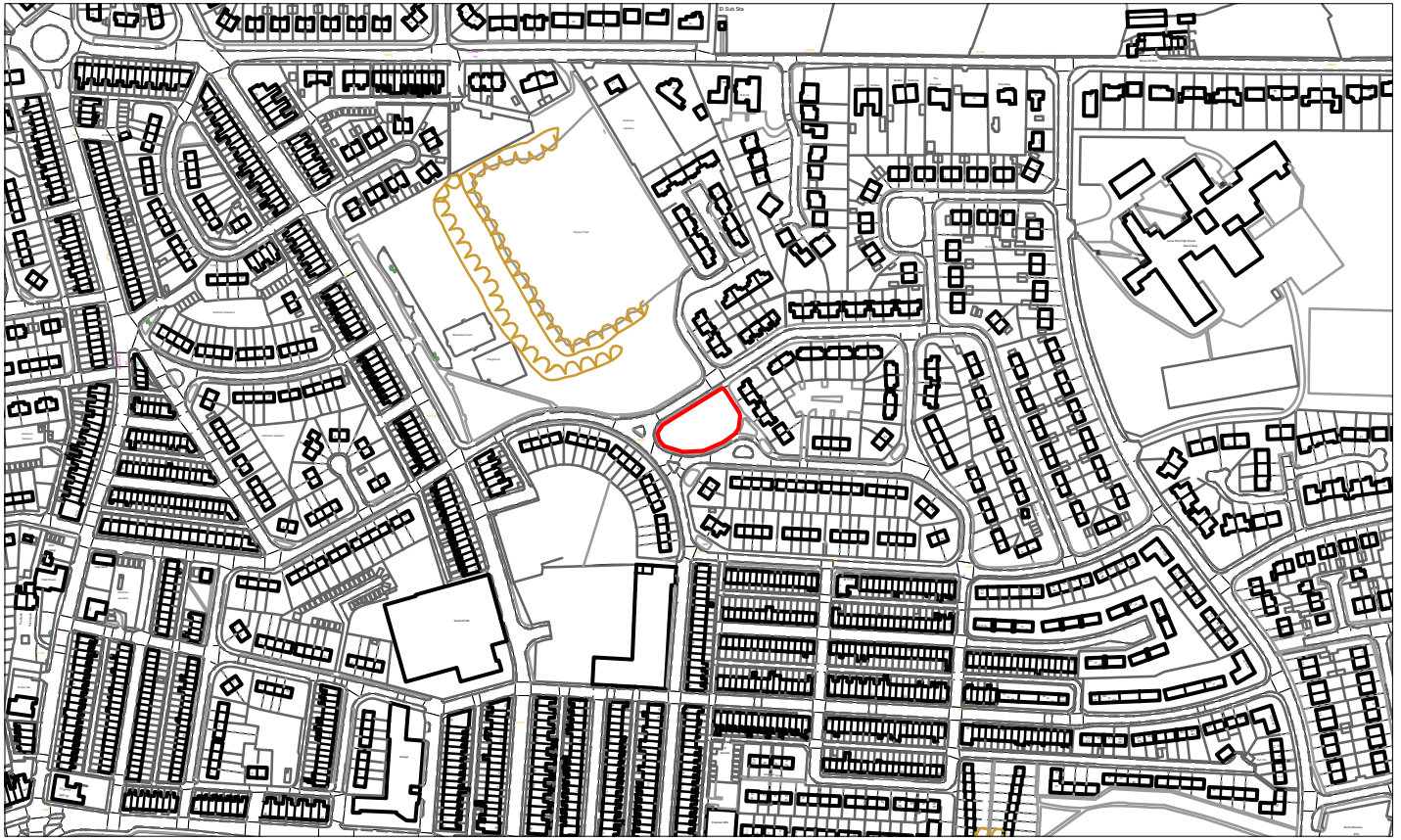
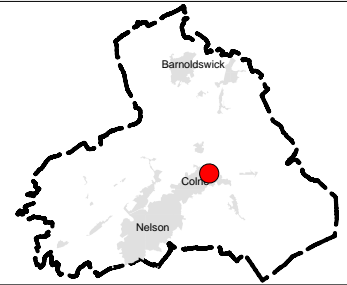
Site Name: Land at Allison Grove

Location: Colne

Site Ref: 636

Site Area: 0.1466 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 639	Site Name: Land to side of 47 Townley Street	Settlement: Colne
Postcode Sector: BB8 9	Ward: Horsfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Indicative No. Dwellings: 4	Indicative Density: 135dph
Site Area (gross): 0.03ha	Co-ordinates: 389194, 440624	

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?	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 1
(S28) Conservation Area:	No	0.447km	(S29) Listed Building: No 0.482km
(S30) Scheduled Monument:	No	2.331km	(S31) Archaeology: Potential
(S32) TPO:	No	0.069km	(S37) Poor air quality: No
(S33) Ecology:	None identified		(S34) Nature Conservation Designation: No 0.512km
(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 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:	1.292	(S13) Bus stop:	0.073	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.516	(S15) Secondary school:	0.714	(S16) Sports/leisure centre:	1.253
(S17) Doctors:	0.488	(S18) Hospital:	5.300	(S19) Town / Local centre:	0.401
(S20) Supermarket/store:	0,250	(S21) Employment area:	1.465	(S22) Public house:	0.729
(S23) Corner shop:	0.381	(S24) Post Office:	0.515	(S25) Open space:	0.116
(S26) PROW:	0.633	(S27) Cycle route:	1.224		

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?	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 is a small, vacant piece of land in the urban area of Colne. Planning permission for housing has previously been granted on this site, however the development never came to fruition. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

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	0	4

Pendle Strategic Housing Land Availability Assessment

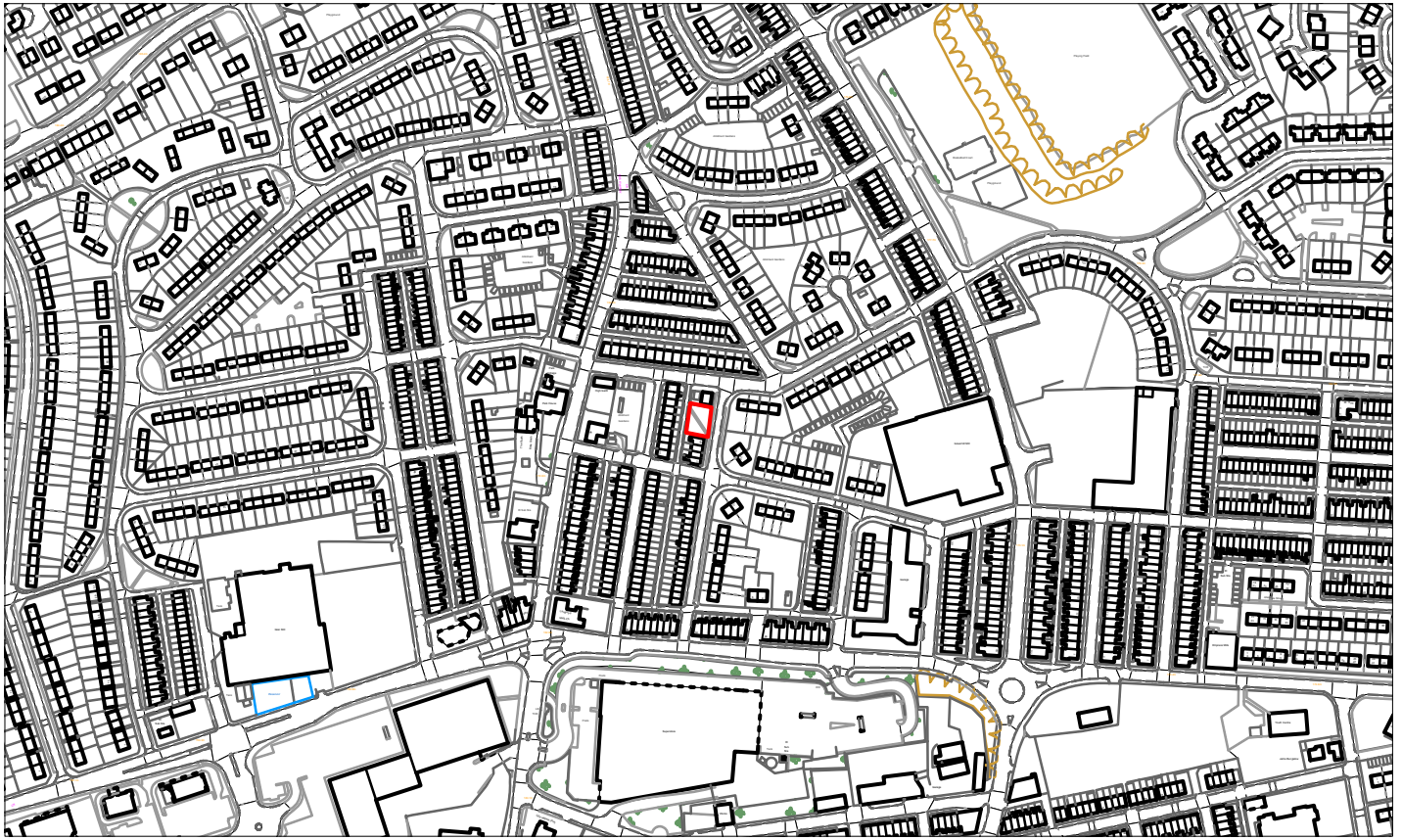
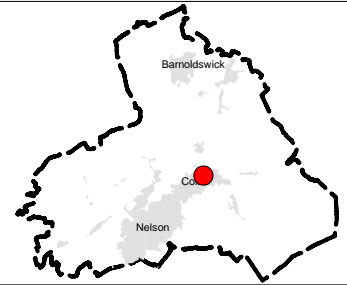
Site Name: Land to side of 47 Townley Street

Location: Colne

Site Ref: 639

Site Area: 0.0295 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 612	Site Name: Land at Carry Lane	Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.09ha	Indicative No. Dwellings: 4
Indicative Density: 50dph	Co-ordinates: 389480, 440074	

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:	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	0.356km	(S29) Listed Building: No 0.178km
(S30) Scheduled Monument:	No	1.928km	(S31) Archaeology: Yes
(S32) TPO:	No	0.276km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.022km
(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 and open space. The scale of new development is unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.340	(S13) Bus stop:	0.070	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.248	(S15) Secondary school:	0.885	(S16) Sports/leisure centre:	1.313
(S17) Doctors:	0.389	(S18) Hospital:	4.300	(S19) Town / Local centre:	0.131
(S20) Supermarket/store:	0.650	(S21) Employment area:	1.470	(S22) Public house:	0.214
(S23) Corner shop:	0.332	(S24) Post Office:	0.386	(S25) Open space:	0.000
(S26) PROW:	0.205	(S27) Cycle route:	1.009		

Availability

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

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 is a small, untidy piece of land on the edge of Colne. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

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	0	4

Pendle Strategic Housing Land Availability Assessment

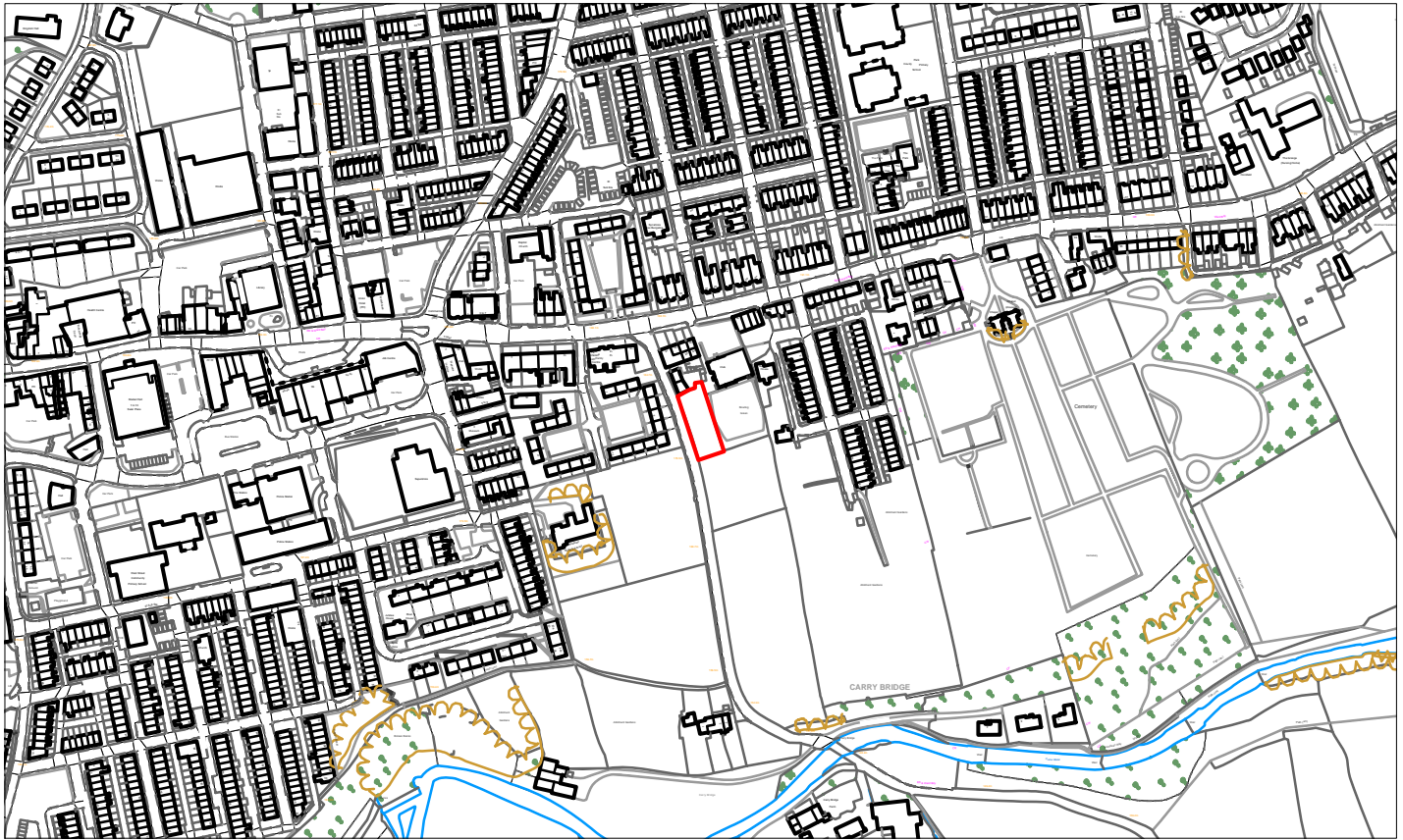
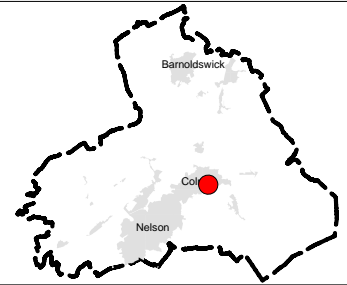
Site Name: Land at Carry Lane

Location: Colne

Site Ref: 612

Site Area: 0.0857 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 632	Site Name: Land between 271 and 273 Keighley Road	Settlement: Colne
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.18ha	Indicative No. Dwellings: 2
Indicative Density: 11dph	Co-ordinates: 390504, 440372	

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?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Connect to existing networks.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(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:	Yes	0.000km	(S29) Listed Building: No 0.169km
(S30) Scheduled Monument:	No	2.787km	(S31) Archaeology: None identified
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.764km
(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. The scale of 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:	2.387	(S13) Bus stop:	0.029	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.245	(S15) Secondary school:	0.809	(S16) Sports/leisure centre:	2.358
(S17) Doctors:	1.287	(S18) Hospital:	5.200	(S19) Town / Local centre:	1.152
(S20) Supermarket/store:	1.322	(S21) Employment area:	2.517	(S22) Public house:	0.591
(S23) Corner shop:	0.440	(S24) Post Office:	1.266	(S25) Open space:	0.184
(S26) PROW:	0.335	(S27) Cycle route:	1.900		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 2

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site could provide access to land which has been designated under Policy 3A of the Replacement Pendle Local Plan (2001-2016) for possible development to meet future long term requirements. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues. Potential alternative use for the site.

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	0	2

Pendle Strategic Housing Land Availability Assessment

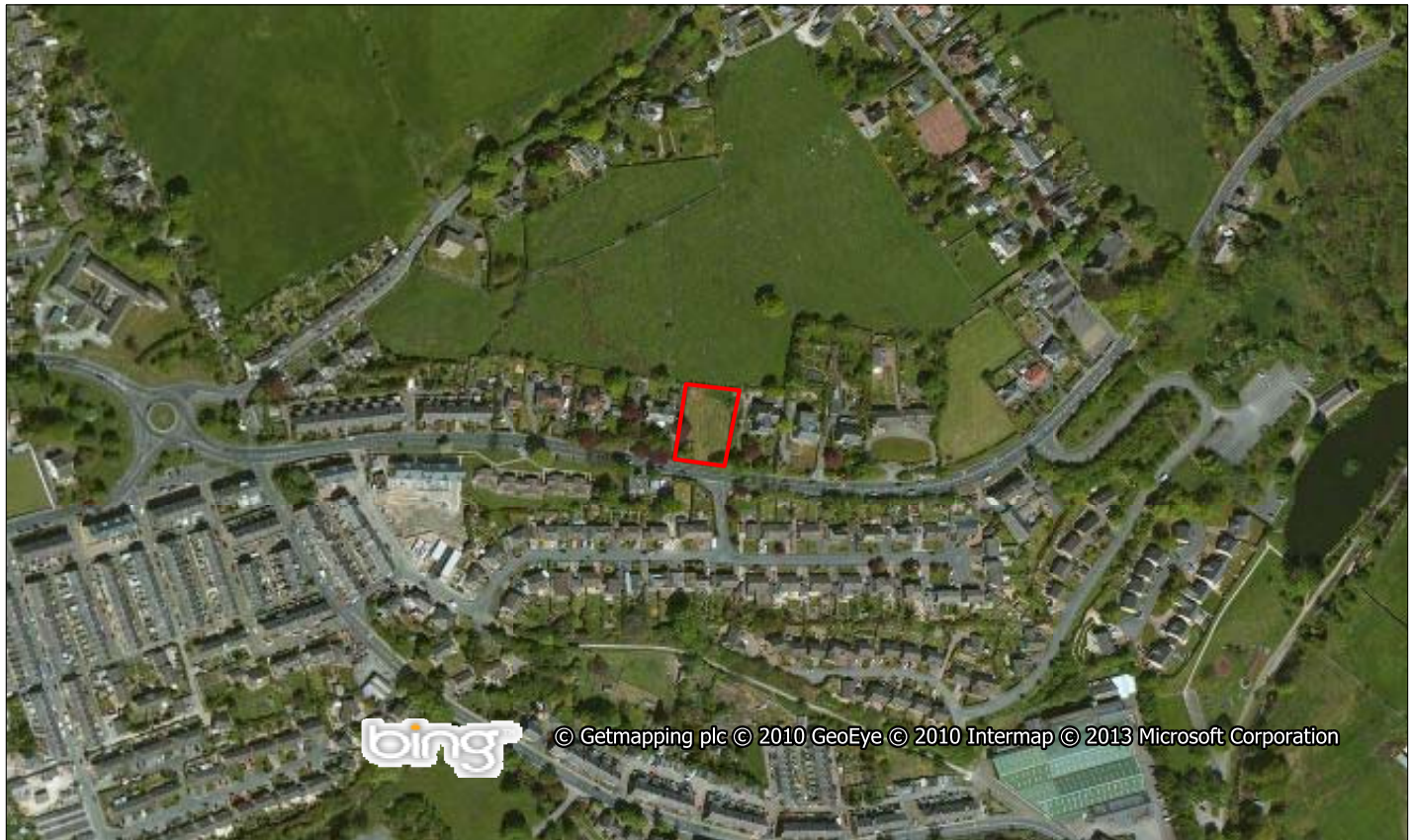
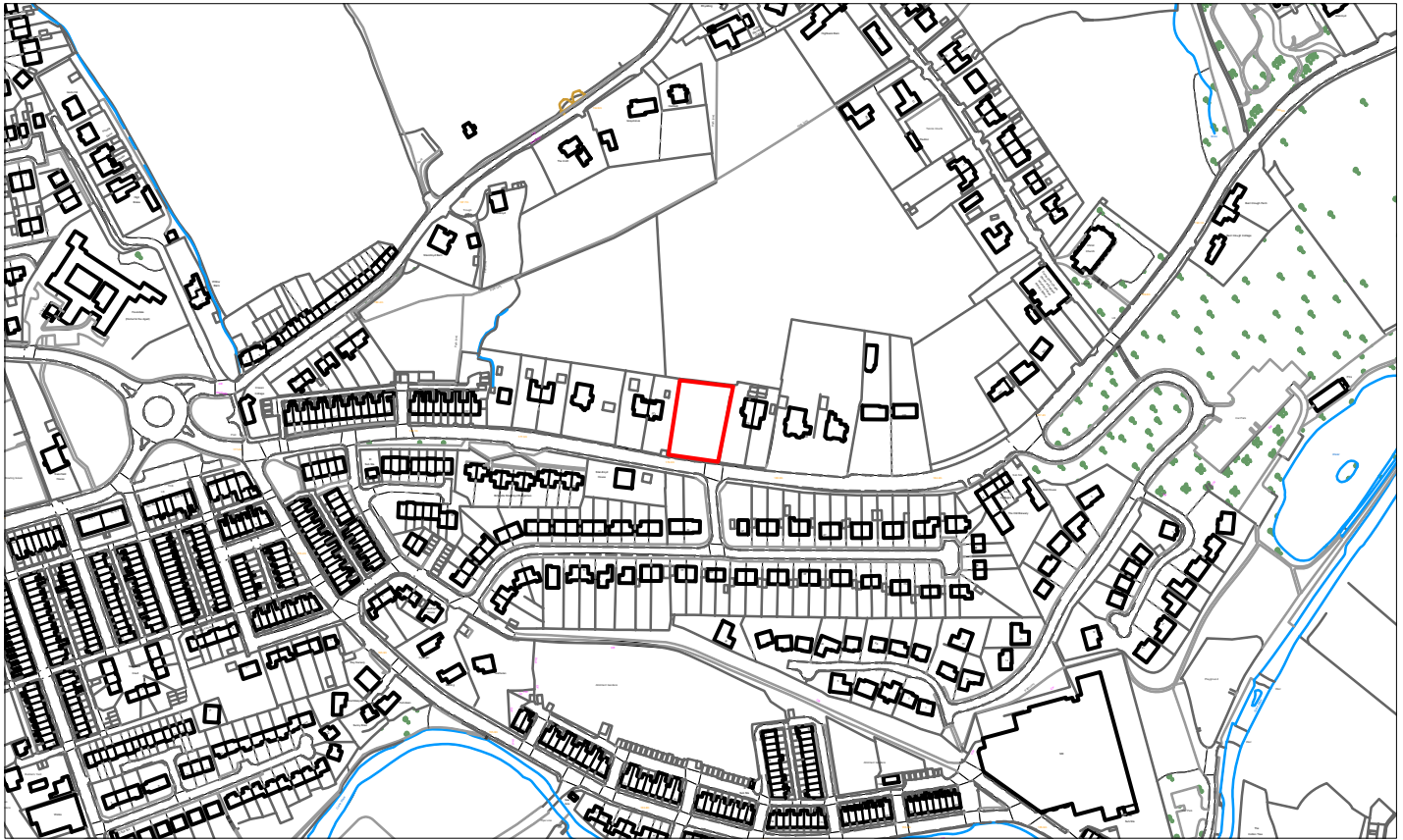
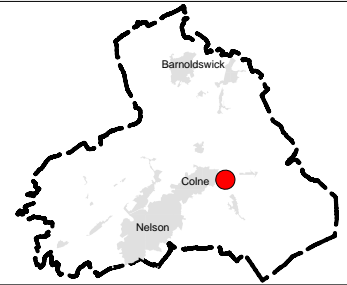
Site Name: Land between 271 and 273 Keighley Road

Location: Colne

Site Ref: 632

Site Area: 0.1780 ha

Grid Ref: SD 390 440



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 645	Site Name: Land to rear of Langroyd Road	Settlement: Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.01ha	Indicative No. Dwellings: 1
Indicative Density: 70dph	Co-ordinates: 389090, 440692	

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:	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	0.508km	(S29) Listed Building: No 0.398km
(S30) Scheduled Monument:	No	2.370km	(S31) Archaeology: None identified
(S32) TPO:	No	0.062km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.453km
(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 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:	1.259	(S13) Bus stop:	0.034	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.461	(S15) Secondary school:	0.790	(S16) Sports/leisure centre:	1.218
(S17) Doctors:	0.545	(S18) Hospital:	5.300	(S19) Town / Local centre:	0.486
(S20) Supermarket/store:	0.350	(S21) Employment area:	1.437	(S22) Public house:	0.535
(S23) Corner shop:	0.375	(S24) Post Office:	0.684	(S25) Open space:	0.053
(S26) PROW:	0.584	(S27) Cycle route:	1.249		

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?	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 is a very small urban Brownfield site in Colne. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

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	0	1

Pendle Strategic Housing Land Availability Assessment

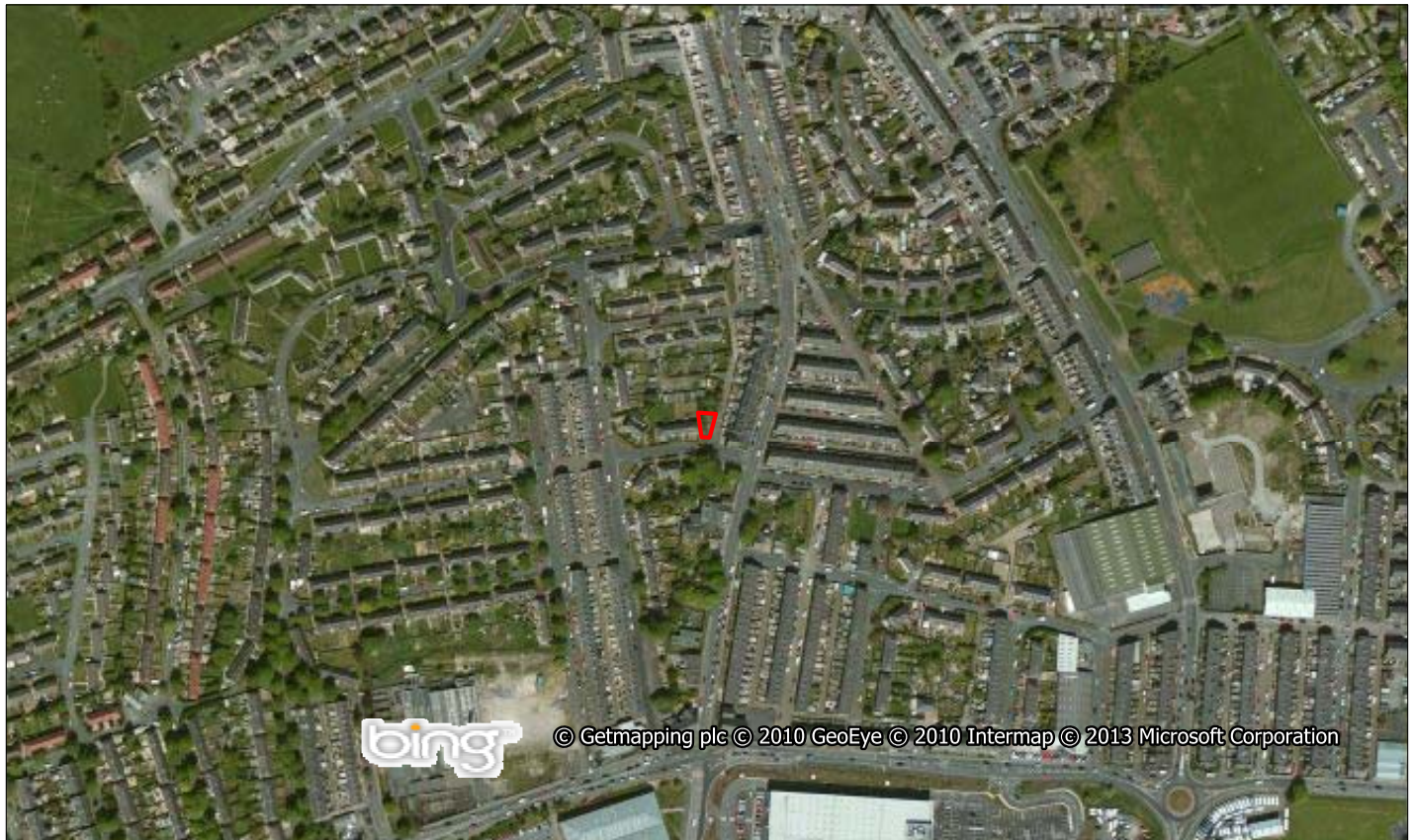
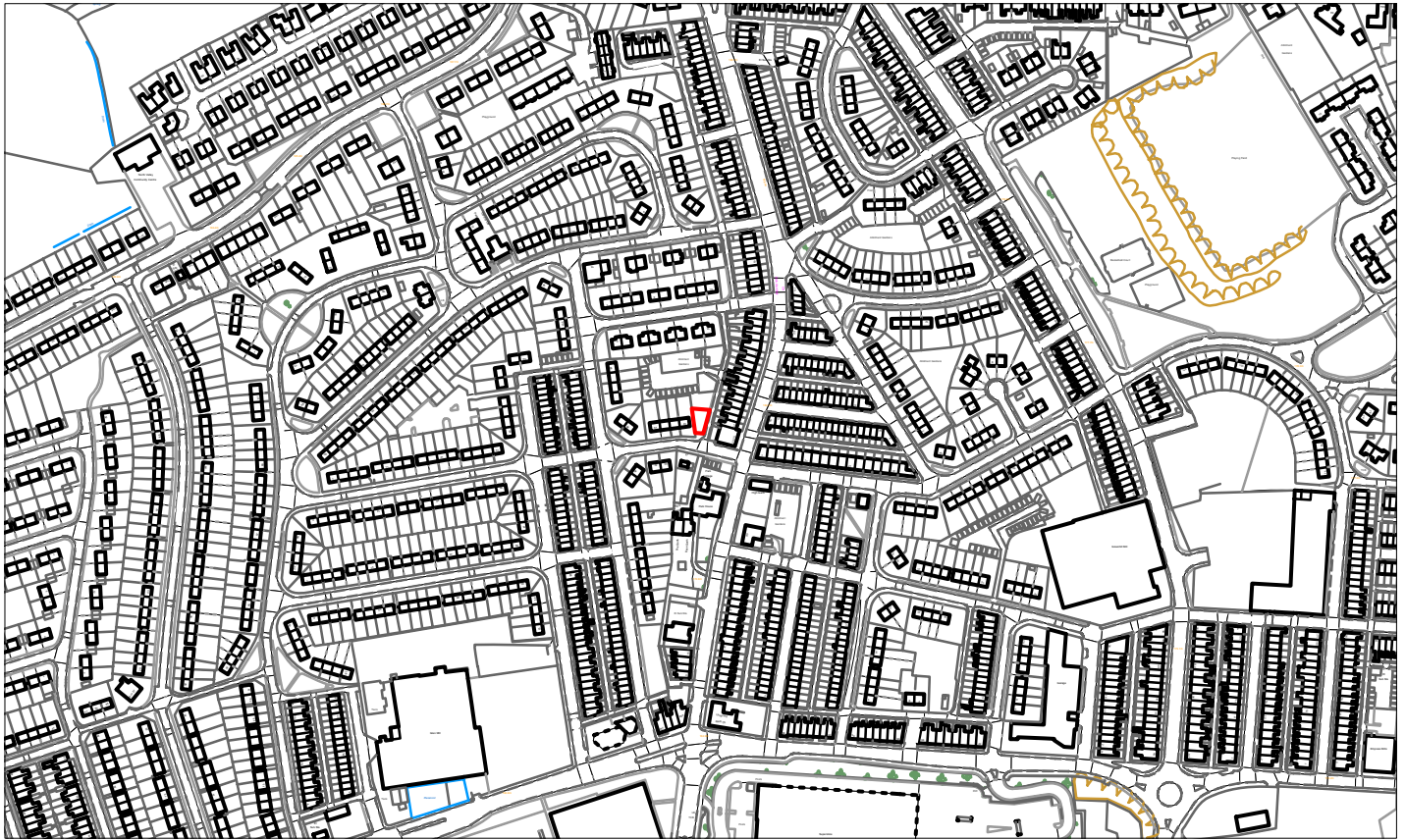
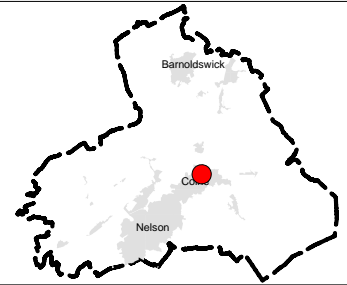
Site Name: Land to rear of Langroyd Road

Location: Colne

Site Ref: 645

Site Area: 0.0141 ha

Grid Ref: SD 389 440



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 619	Site Name: Land to side of 1 Sagar Fold	Settlement: Colne
Postcode Sector: BB8 0	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: PDVDLB	Site Area (gross): 0.02ha	Indicative No. Dwellings: 1
Indicative Density: 16dph	Co-ordinates: 389700, 440191	

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 1
(S28) Conservation Area:	No	0.486km	(S29) Listed Building: No 0.372km
(S30) Scheduled Monument:	No	2.156km	(S31) Archaeology: Yes
(S32) TPO:	No	0.106km	(S37) Poor air quality: No
(S33) Ecology:	None identified		(S34) Nature Conservation Designation: No 0.967km
(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 and open land. The scale of new development is unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.582	(S13) Bus stop:	0.019	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.149	(S15) Secondary school:	0.700	(S16) Sports/leisure centre:	1.553
(S17) Doctors:	0.615	(S18) Hospital:	4.500	(S19) Town / Local centre:	0.349
(S20) Supermarket/store:	1.000	(S21) Employment area:	1.715	(S22) Public house:	0.416
(S23) Corner shop:	0.545	(S24) Post Office:	0.597	(S25) Open space:	0.000
(S26) PROW:	0.212	(S27) Cycle route:	1.203		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(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 is a very small urban Brownfield site in Colne. The intentions of the owner are unclear and the current economic circumstances will restrict the site from being brought forward.

Constraints: Position of the landowner unknown. Potential economic issues.

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	0	1

Pendle Strategic Housing Land Availability Assessment

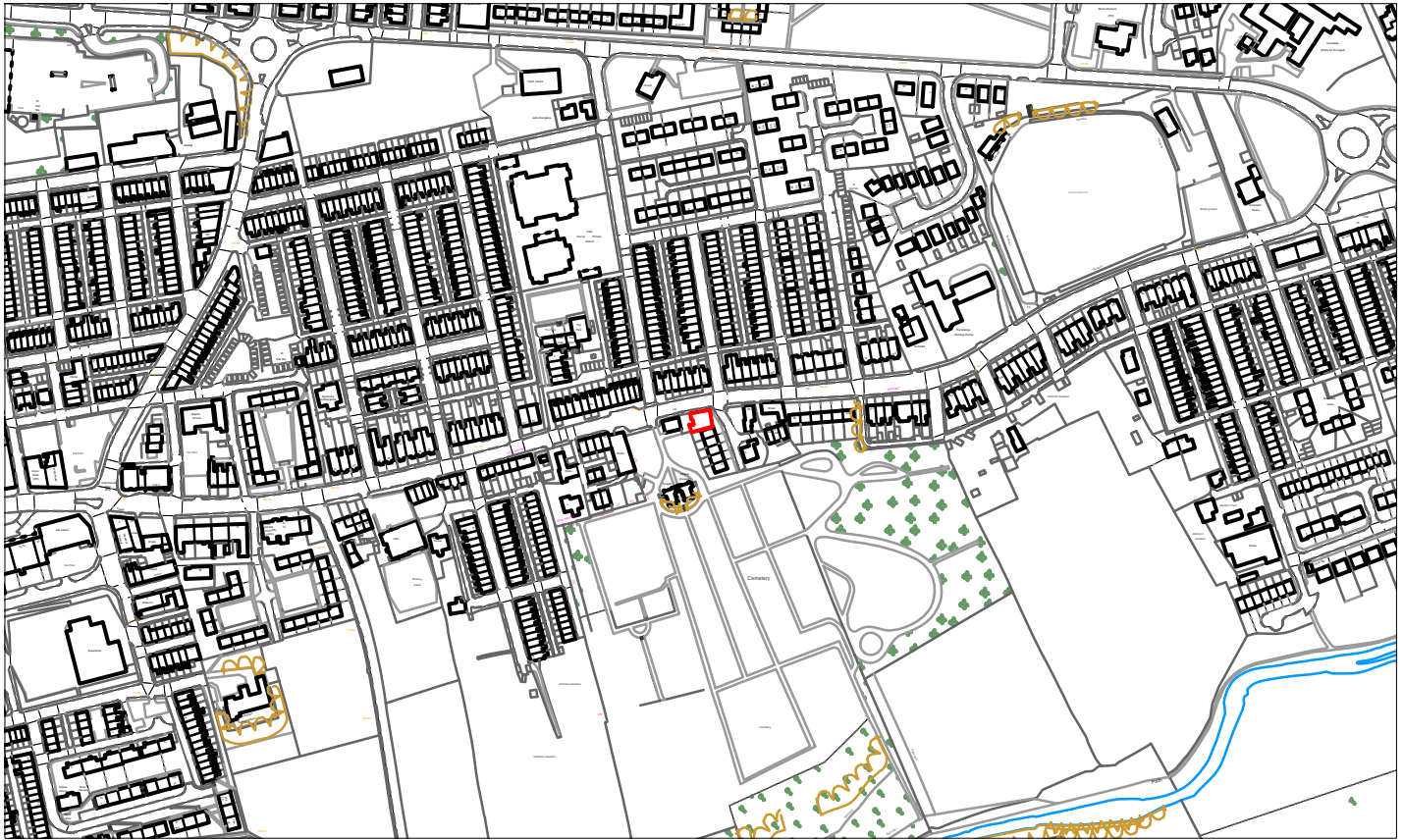
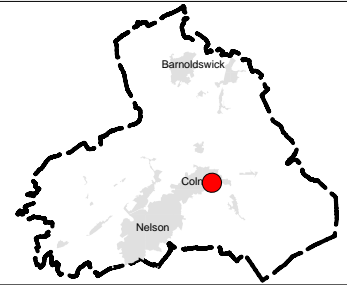
Site Name: Land to side of 1 Sagar Fold

Location: Colne

Site Ref: 619

Site Area: 0.0164 ha

Grid Ref: SD 389 440



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 618	Site Name: Land at Primrose Hill	Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: I (Garden Land)	Site Area (gross): 0.02ha	Indicative No. Dwellings: 1
Indicative Density: 51dph	Co-ordinates: 389650, 440141	

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	0.526km	(S29) Listed Building: No 0.300km
(S30) Scheduled Monument:	No	2.091km	(S31) Archaeology: Yes
(S32) TPO:	No	0.167km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 1.007km
(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 and the cemetery. The scale of new development is unlikely to have an adverse impact on surrounding uses.

(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	1.519	(S13) Bus stop:	0.059	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.164	(S15) Secondary school:	0.761	(S16) Sports/leisure centre:	1.491
(S17) Doctors:	0.558	(S18) Hospital:	4.400	(S19) Town / Local centre:	0.293
(S20) Supermarket/store:	0.950	(S21) Employment area:	1.650	(S22) Public house:	0.377
(S23) Corner shop:	0.522	(S24) Post Office:	0.559	(S25) Open space:	0.000
(S26) PROW:	0.476	(S27) Cycle route:	1.163		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Poor
(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 1

Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. This is a very small urban Brownfield site in Colne. The site is owned by the Council but has not been identified for disposal at the current time.

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	0	1

Pendle Strategic Housing Land Availability Assessment

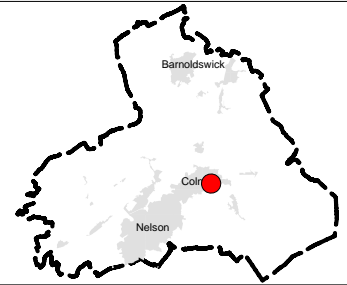
Site Name: Land at Primrose Hill

Location: Colne

Site Ref: 618

Site Area: 0.0193 ha

Grid Ref: SD 389 440



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