

Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref:	CE071	Site Name:	Nelson and Colne College, Barrowford Road	
		Settlement:	Colne	
Ward:	Vivary Bridge Ward		SHLAA Typology:	RCB
		Co-ordinates:	387300, 440033	
Planning App No.:	13/08/0401P, 13/09/0110P			
Development:	Convert main building to 24 apartments and erect 32 dwelling houses to rear			
Site Area (gross):	2.8350 ha	Indicative No. Dwellings:	55	Indicative Density:
				20 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Marginal	(V3) Viability Model Ref:	Scheme 14
Comments:	The Council's viability model suggests that this type of site is marginally viable to develop. Development at the site has started and work is progressing well.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
10	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

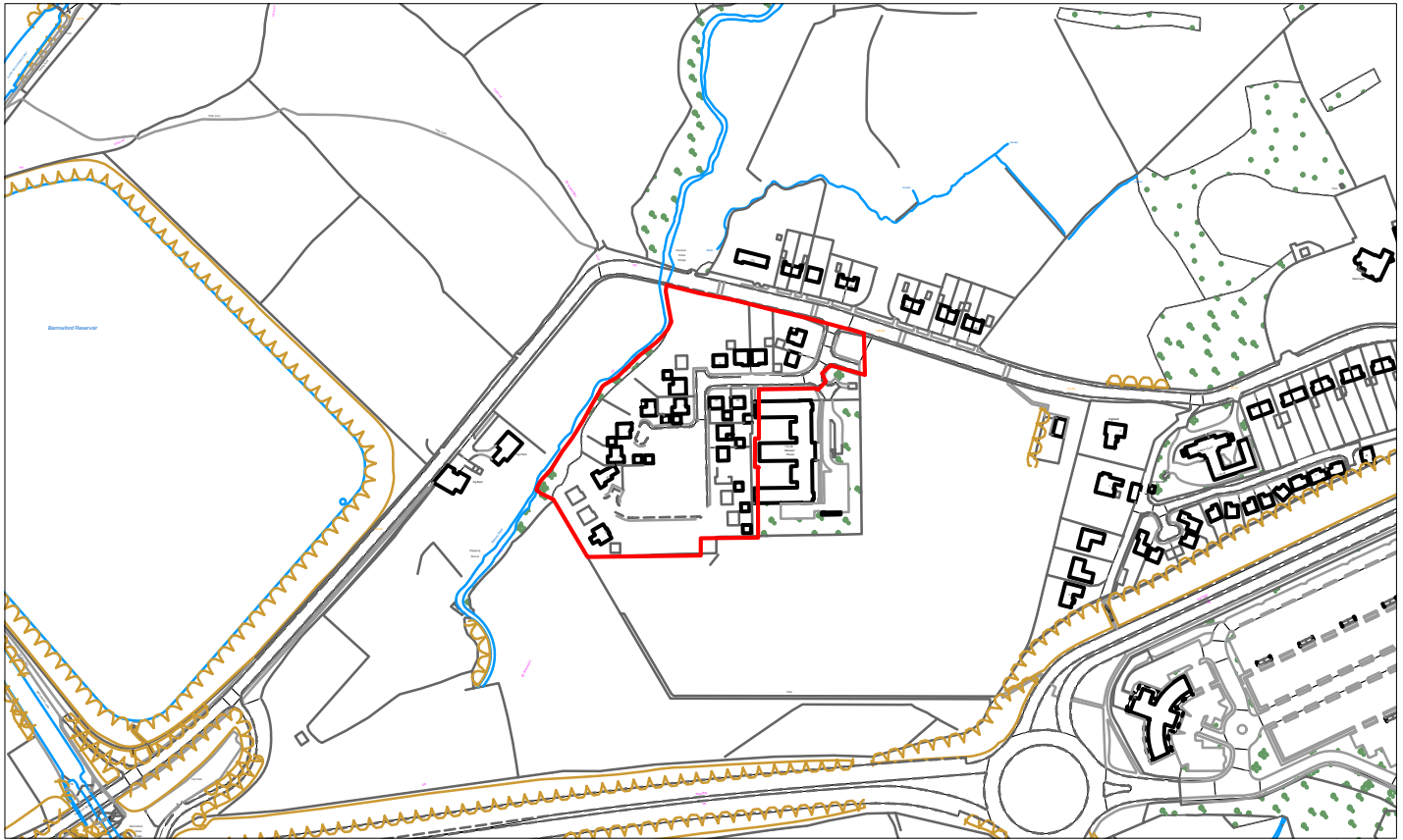
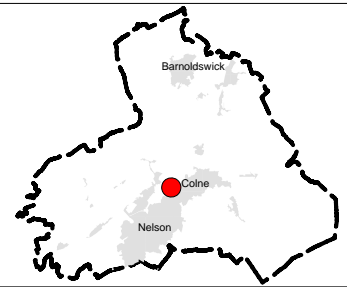
Site Name: Nelson and Colne College, Barrowford Road

Location: Colne

Site Ref: CE071

Site Area: 2.84 ha

Grid Ref: SD 387 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

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Site Details

Site Ref: CE088	Site Name: Simpsons Garage Site, Knotts Lane	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: PDVDLB	Co-ordinates: 388188, 439617
Planning App No.: 13/07/0804P, 13/13/0585P		
Development:	Full: Major: Erect two 3/4 storey apartment blocks to create 26 units (11 x 1 bed & 15 x 2 bed) with basement parking; form access road and estate road. Full: Erection of five dwellinghouses (Height of ridge 7.5m) in one block. (Note part of site is still being developed under 13/04/0979P).	

Site Area (gross):	0.4990 ha	Indicative No. Dwellings:	39	Indicative Density:	106 dph
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Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. However, a new planning application has been approved for the site and the new owners are looking to restart the development soon. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome: No constraints identified.

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	15	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

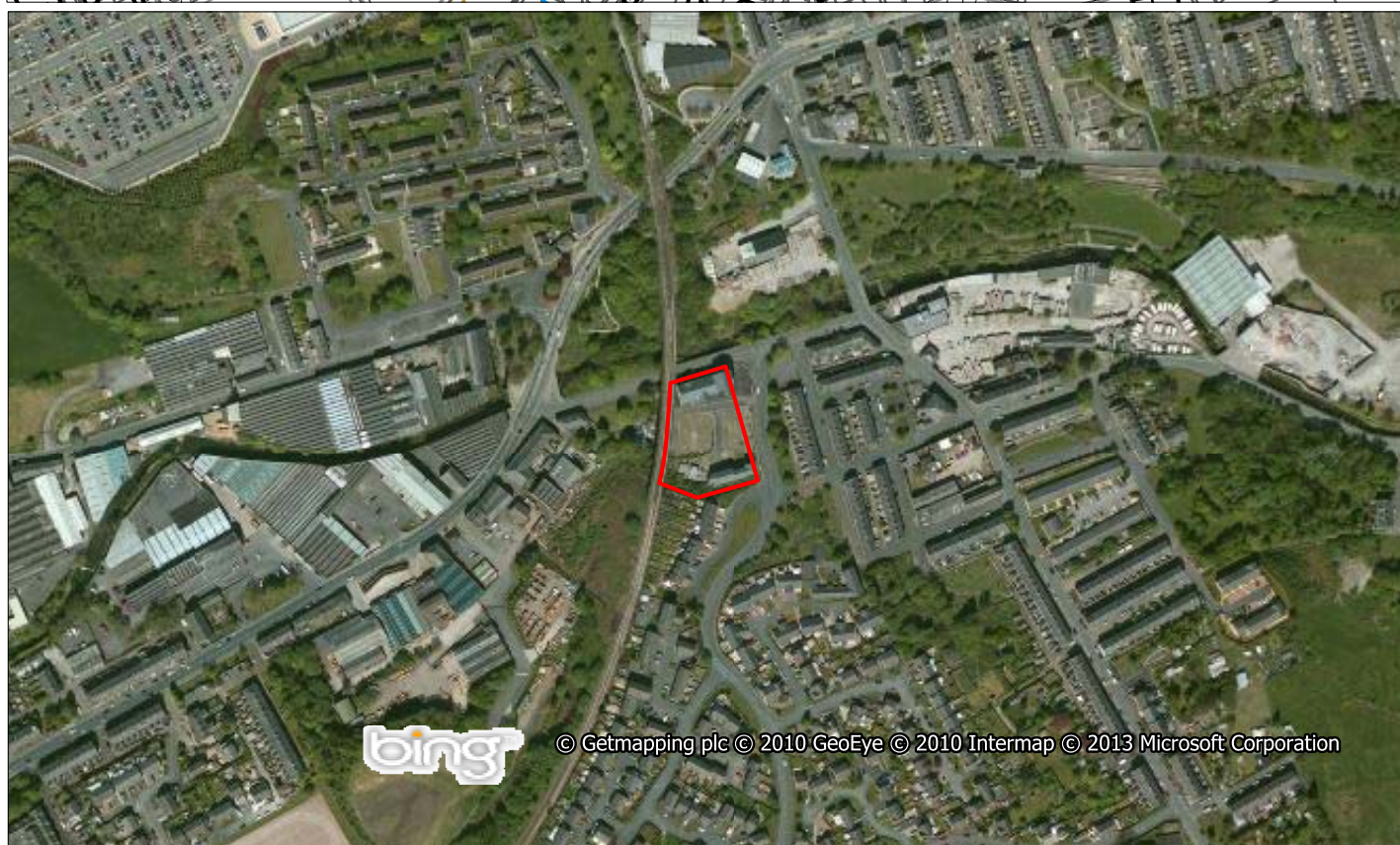
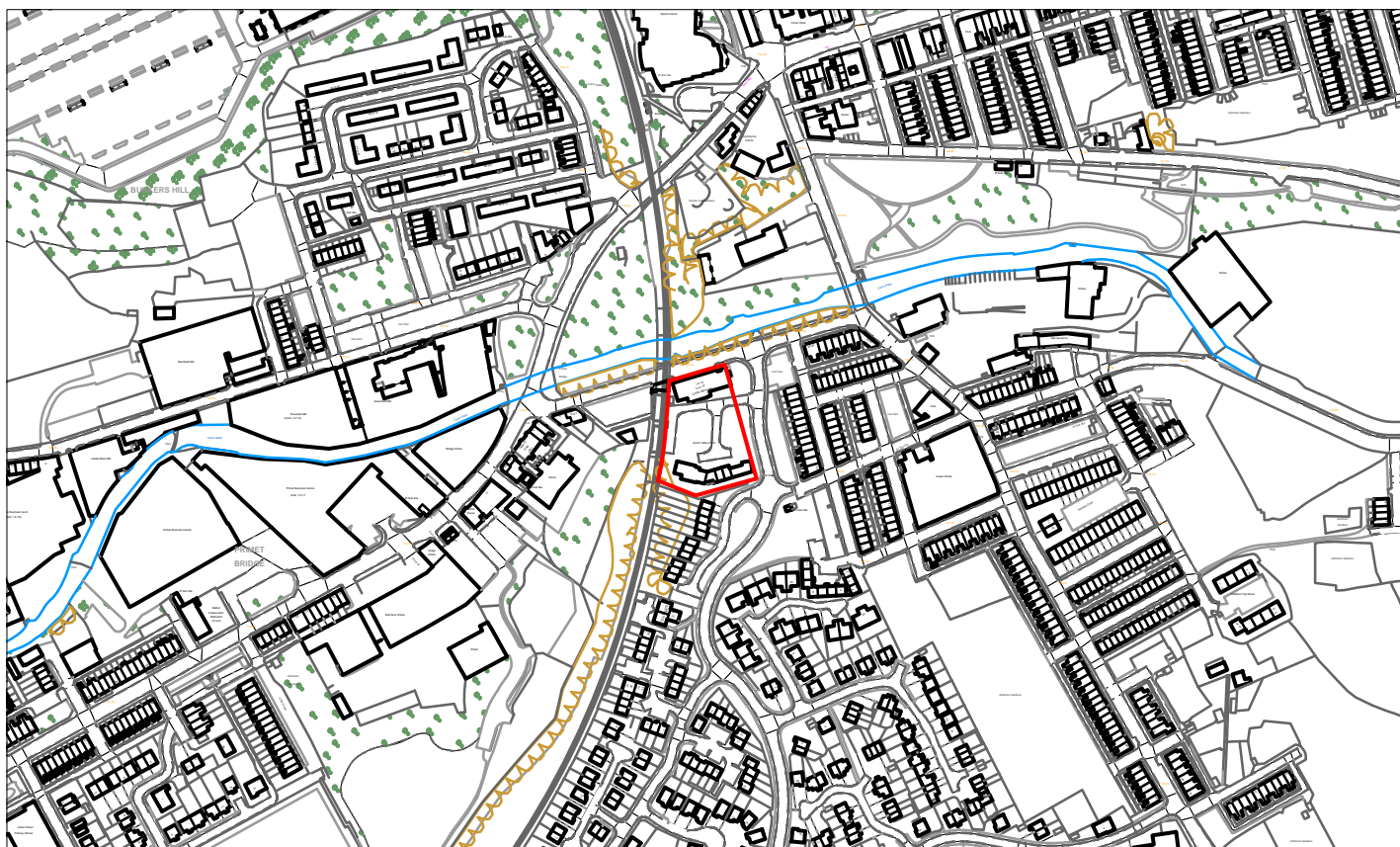
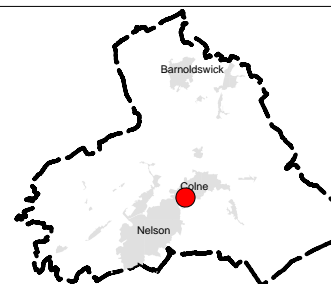
Site Name: Simpsons Garage Site, Knotts Lane

Location: Colne

Site Ref: CE088

Site Area: 0.499 ha

Grid Ref: SD 388 439



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Site Details

Site Ref: CE127	Site Name: Bunkers Hill off Hargreaves Street	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: I (Garage Site) / PDVDLB	Co-ordinates: 387900, 439732

Planning App No.: 13/12/0063P 13/12/0458P

Development: Full: Major: Erection of 30 dwellings mixed house types of 2 and 3 bedrooms and access. Full: Erection of 8 No dwellings on land bounded by Collingwood Street/Greenfield Road, End Street, Leopold Street and Bankfield Street.

Site Area (gross): 1.5000 ha	Indicative No. Dwellings: 32	Indicative Density: 21 dph
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Deliverability and Timescales

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*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) Viable	(V3) Viability Model Ref: Site Specific Viability Work
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Comments: This site is a major development and a site specific viability appraisal was carried out as part of the planning application process. This appraisal indicated that the development of the site is viable. Development of the first phase of 8 units is now complete. It is unclear when work on the remaining phases will be started.

Constraints to overcome: No constraints identified.

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	24	0	0

Pendle Strategic Housing Land Availability Assessment

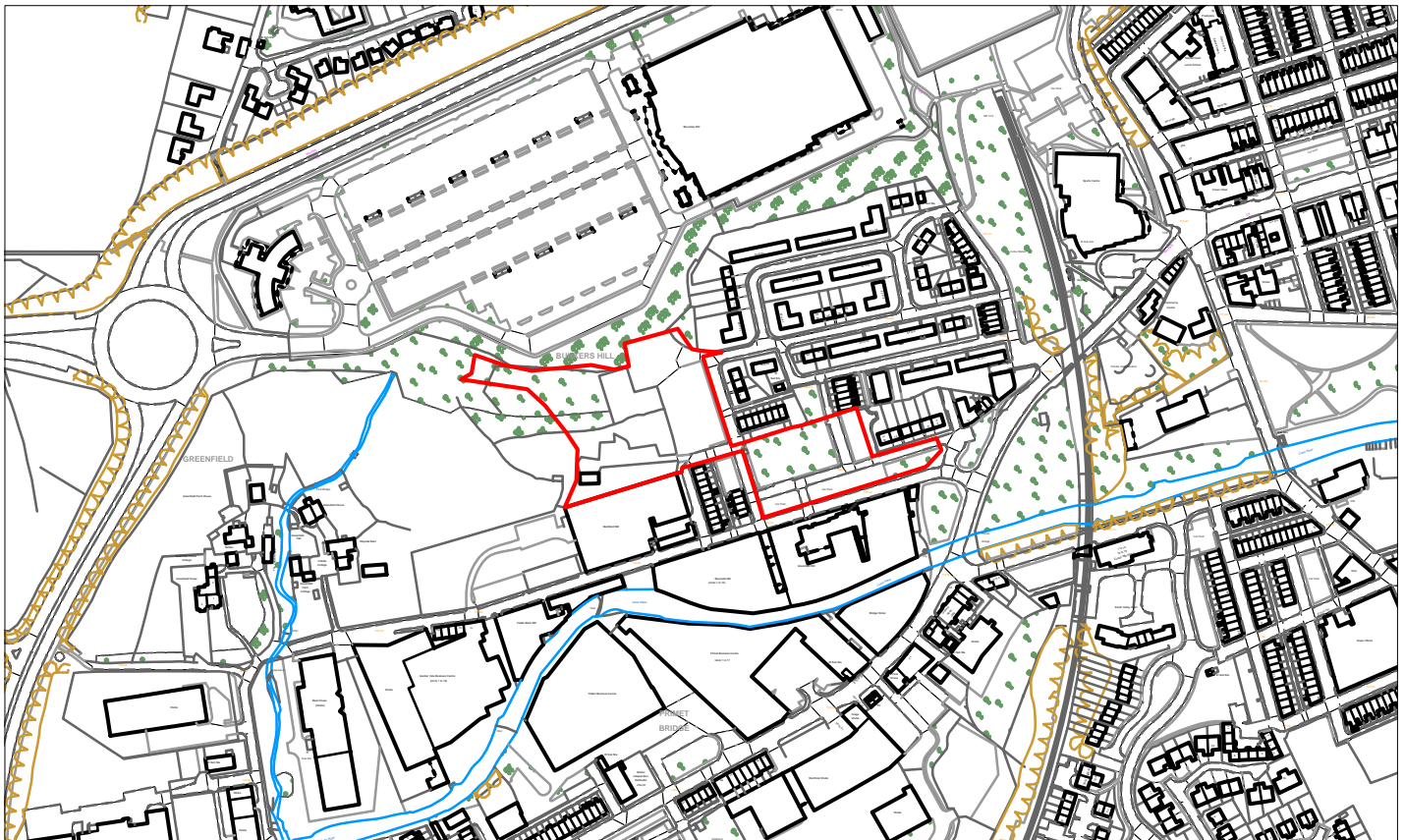
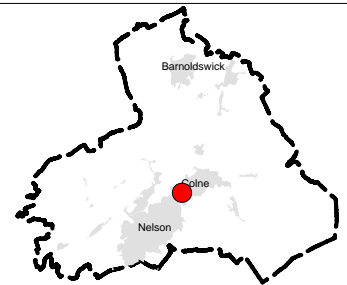
Site Name: Bunkers Hill off Hargreaves Street

Location: Colne

Site Ref: CE127

Site Area: 1.5 ha

Grid Ref: SD 387 439



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Site Details

Site Ref: S246	Site Name: Land at Keighley Road / Carry Lane	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: VLNPD	Co-ordinates: 389440, 439977
Planning App No.: 13/14/0077P		
Development:	Outline: Major: Erect 30 dwellinghouses (access only) (1.135ha) with access from Peter Birtwistle Close for 11 dwellinghouses and access off Carry Lane for 19 dwellinghouses	
Site Area (gross):	1.13 ha	Indicative No. Dwellings: 30
		Indicative Density: 27 dph

Deliverability and Timescales

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The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 13
Comments:	The Council's viability model indicates that this type of site is not currently viable to develop. However, outline planning permission was granted in May 2014 indicating the owner's intention to bring the site forward for development.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
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Pendle Strategic Housing Land Availability Assessment

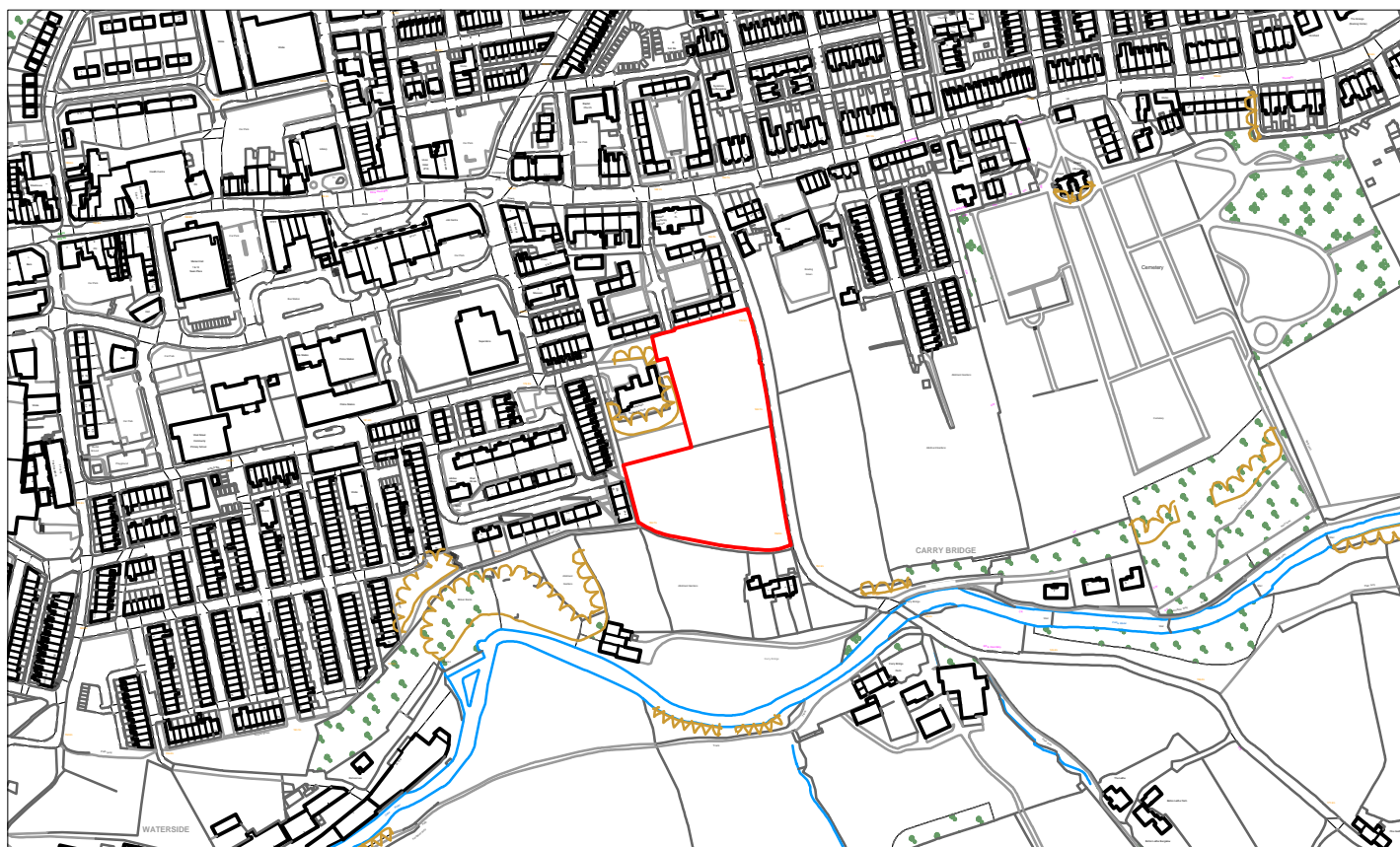
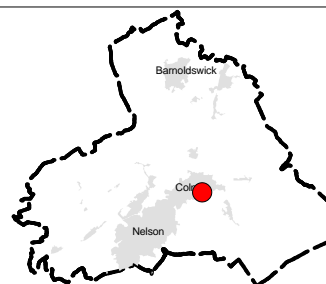
Site Name: Land at Keighley Road / Carry Lane

Location: Colne

Site Ref: S246

Site Area: 1.13

Grid Ref: SD 389 439



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Site Details

Site Ref: CE144	Site Name: Land at Ivegate, Windy Bank	Settlement: Colne
Ward: Horsfield Ward	SHLAA Typology: VLNPD	Co-ordinates: 388942, 440247
Planning App No.: 13/13/0544P		
Development:	Full: Major: Erection of 22 No. apartments in one two/three storey block, formation of 33 space car park with access off Ivegate.	
Site Area (gross):	0.2780 ha	Indicative No. Dwellings: 22
		Indicative Density: 79 dph

Deliverability and Timescales

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The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. Development at the site has not yet started, however, the planning permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

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	11	11	0	0	0

Pendle Strategic Housing Land Availability Assessment

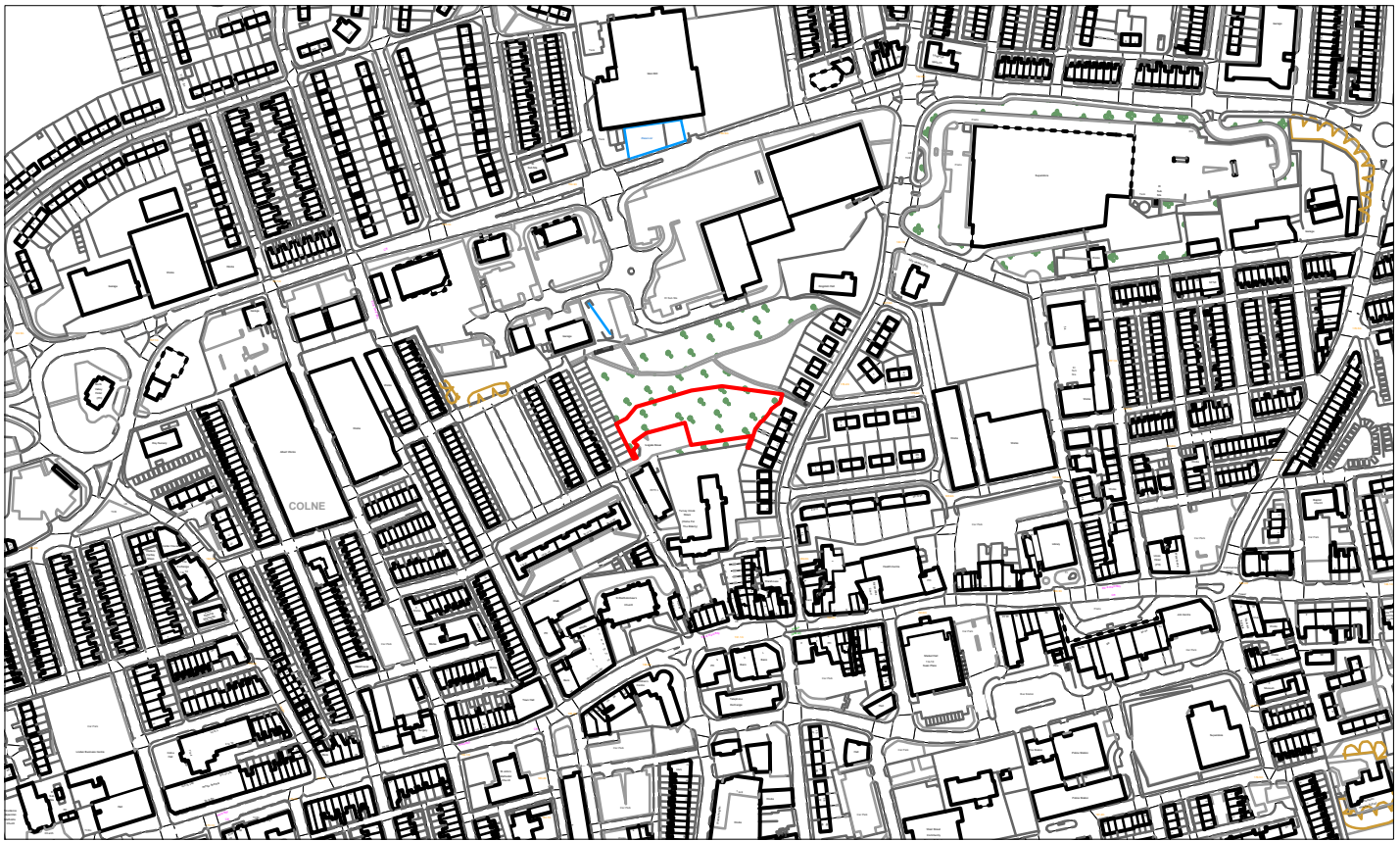
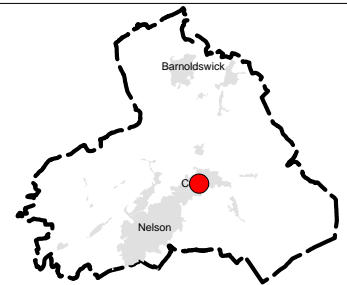
Site Name: Land at Ivegate / Windy Bank

Location: Colne

Site Ref: CE144

Site Area: 0.278 ha

Grid Ref: SD 388 440



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Site Details

Site Ref: CE142/1032	Site Name: Haverholt Day Nursery	Settlement: Colne
Ward: Vivary Bridge Ward	SHLAA Typology: PDVDLB	Co-ordinates: 388241, 440442
Planning App No.: 13/13/0338P		
Development: Outline: Erection of eight dwelling houses (Access only).		

Site Area (gross): 0.2395 ha	Indicative No. Dwellings: 8	Indicative Density: 35 dph
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Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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 is outline only and a reserved matters application has not yet been submitted. The site is in Council ownership and could be brought forward by its development partner or sold to a private developer.		
Constraints to overcome:	No constraints identified.		

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	8	0	0

Pendle Strategic Housing Land Availability Assessment

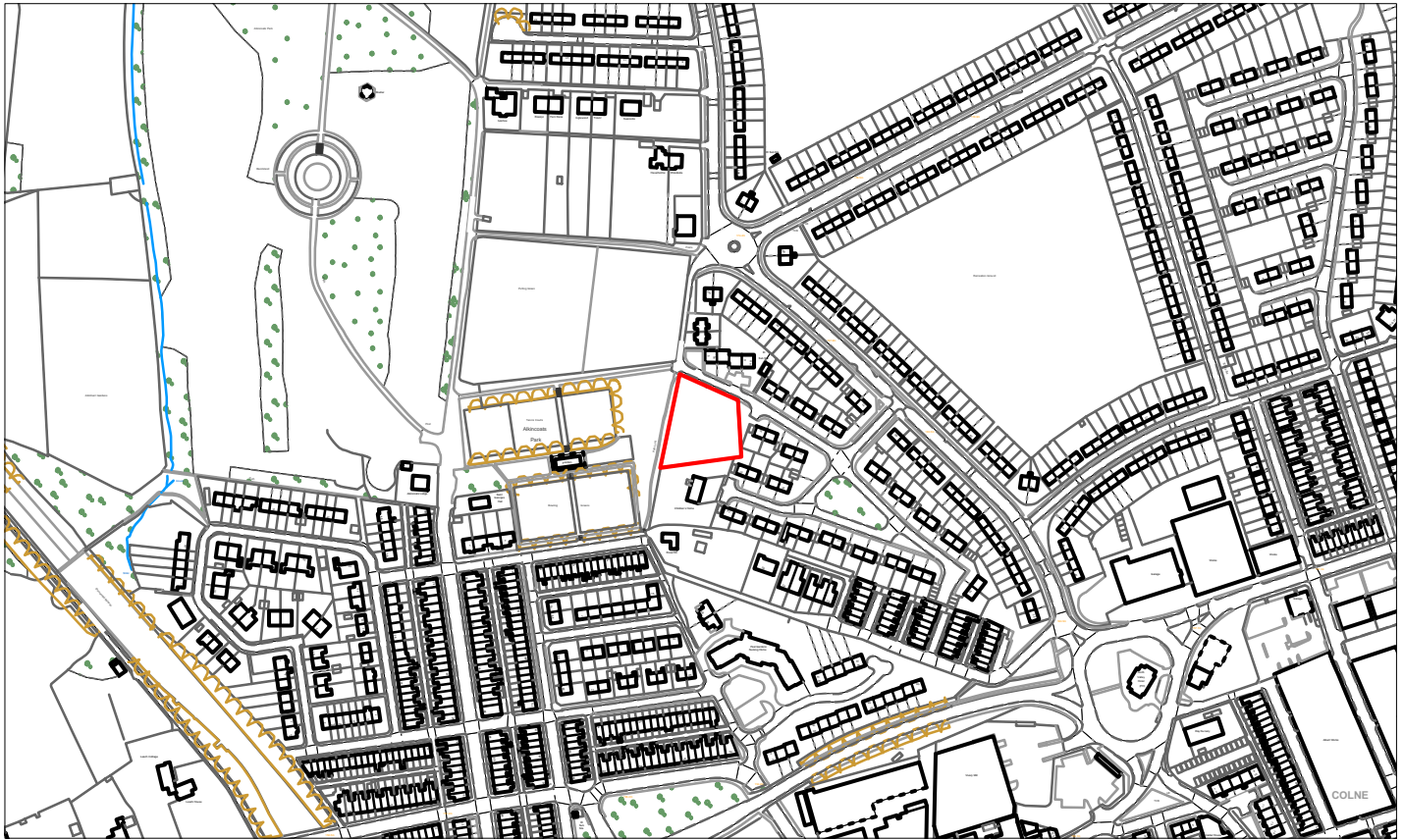
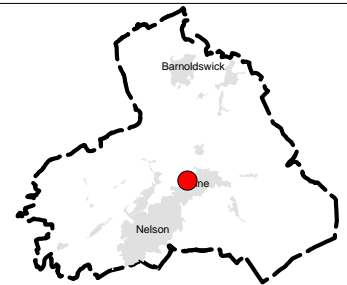
Site Name: Haverholt Day Nursery

Location: Colne

Site Ref: CE142 / 1032

Site Area: 0.2395 ha

Grid Ref: SD 388 440



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Site Details

Site Ref:	CE137	Site Name:	4A Keighley Road	Settlement:	Colne
Ward:	Waterside Ward	SHLAA Typology:	PDVDLB	Co-ordinates:	389352, 440112
Planning App No.:	13/13/0052P				
Development:	Full: Change of use from care home to 6 no. apartments				

Site Area (gross):	0.0300 ha	Indicative No. Dwellings:	6	Indicative Density:	200 dph
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Deliverability and Timescales

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*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Not Viable	(V3) Viability Model Ref:	Scheme 5
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Comments: The Council's viability model suggests that this type of site is unlikely to be viable to develop. Development at the site has started and work is progressing.

Constraints to overcome: No constraints identified.

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

Pendle Strategic Housing Land Availability Assessment

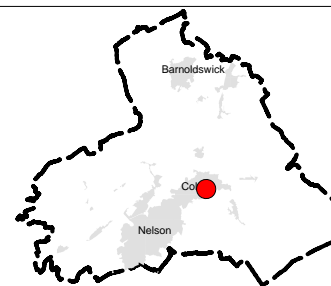
Site Name: 4A Keighley Road

Location: Colne

Site Ref: CE137

Site Area: 0.03 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Site Details

Site Ref: CE069	Site Name: Land at North Street	Settlement: Colne
Ward: Vivary Bridge Ward	SHLAA Typology: PDVDLB	Co-ordinates: 389057, 440531
Planning App No.: 13/13/0238P		
Development: Full: Erection of two pairs of semi detached houses and garages. (Extension of time)		
Site Area (gross): 0.0590 ha	Indicative No. Dwellings: 4	Indicative Density: 68 dph

Deliverability and Timescales

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*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. An extension of time application has been approved which indicates that the owner of the site still has the intention to carry out the development. Development at the site has not yet started, however, the extension of time permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

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	4	0	0

Pendle Strategic Housing Land Availability Assessment

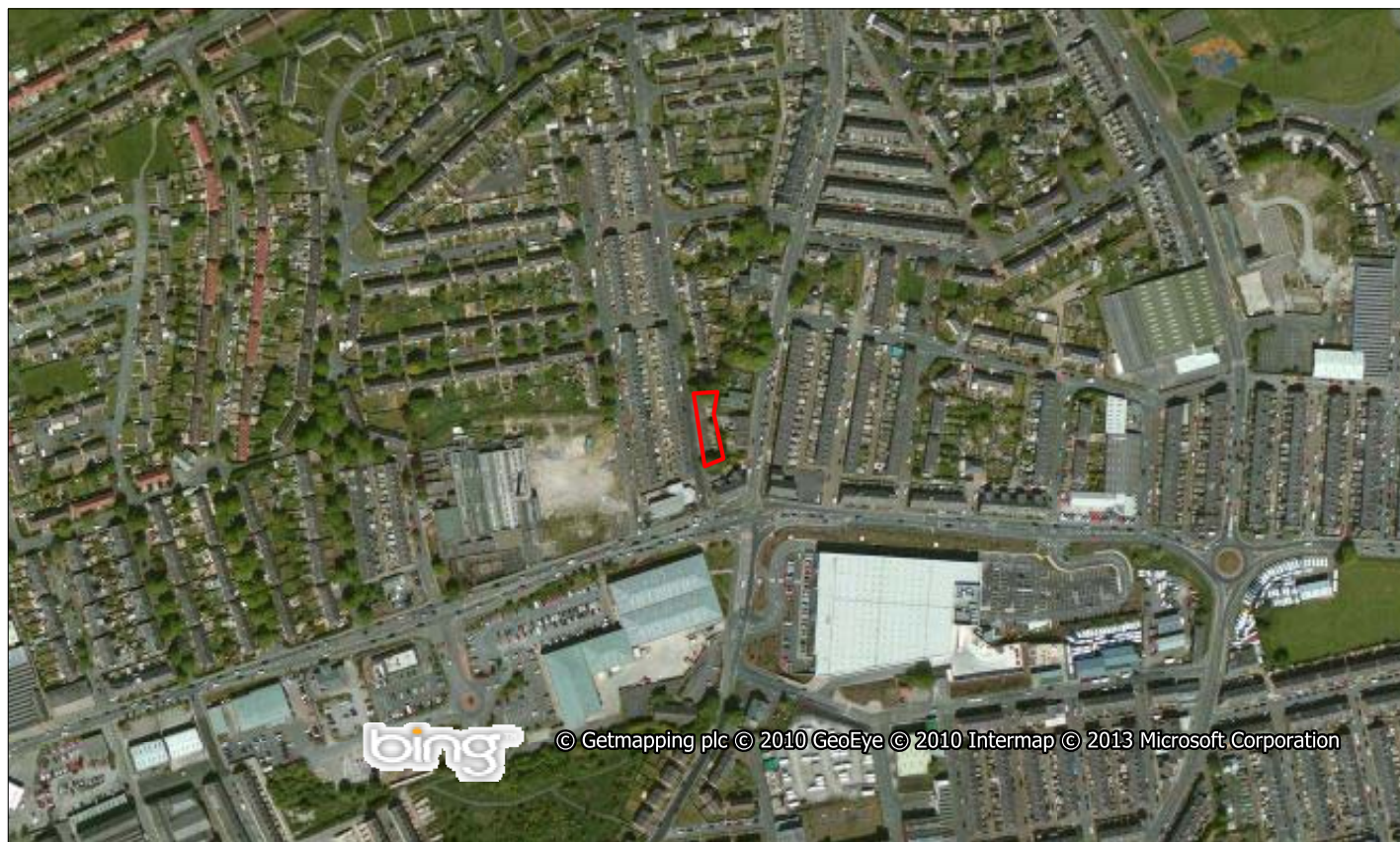
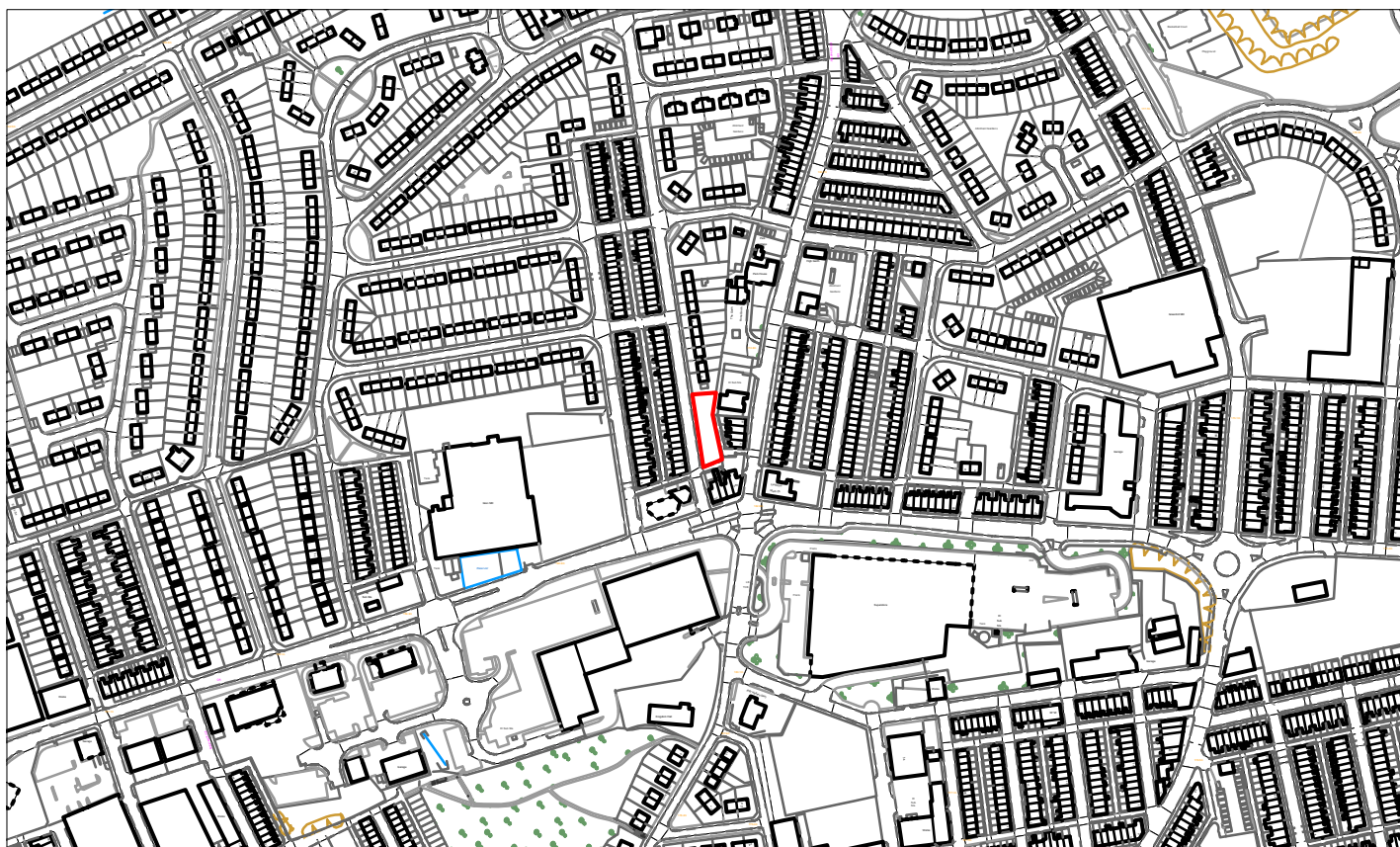
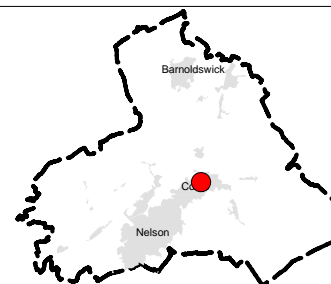
Site Name: Land at North Street

Location: Colne

Site Ref: CE069

Site Area: 0.0590 ha

Grid Ref: SD 389 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE126	Site Name: 2-4 Walton Street	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: RCB	Co-ordinates: 388930, 440014
Planning App No.: 13/11/0588P		
Development: Full: Change of use of working mens club to form four dwellings.		

Site Area (gross): 0.0280 ha	Indicative No. Dwellings: 4	Indicative Density: 143 dph
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Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

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The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. Development at the site has not yet started and the planning permission is over one year old. Building Control records indicate that the developer is progressing with the commencement of the development. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome: No constraints identified.

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	4	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

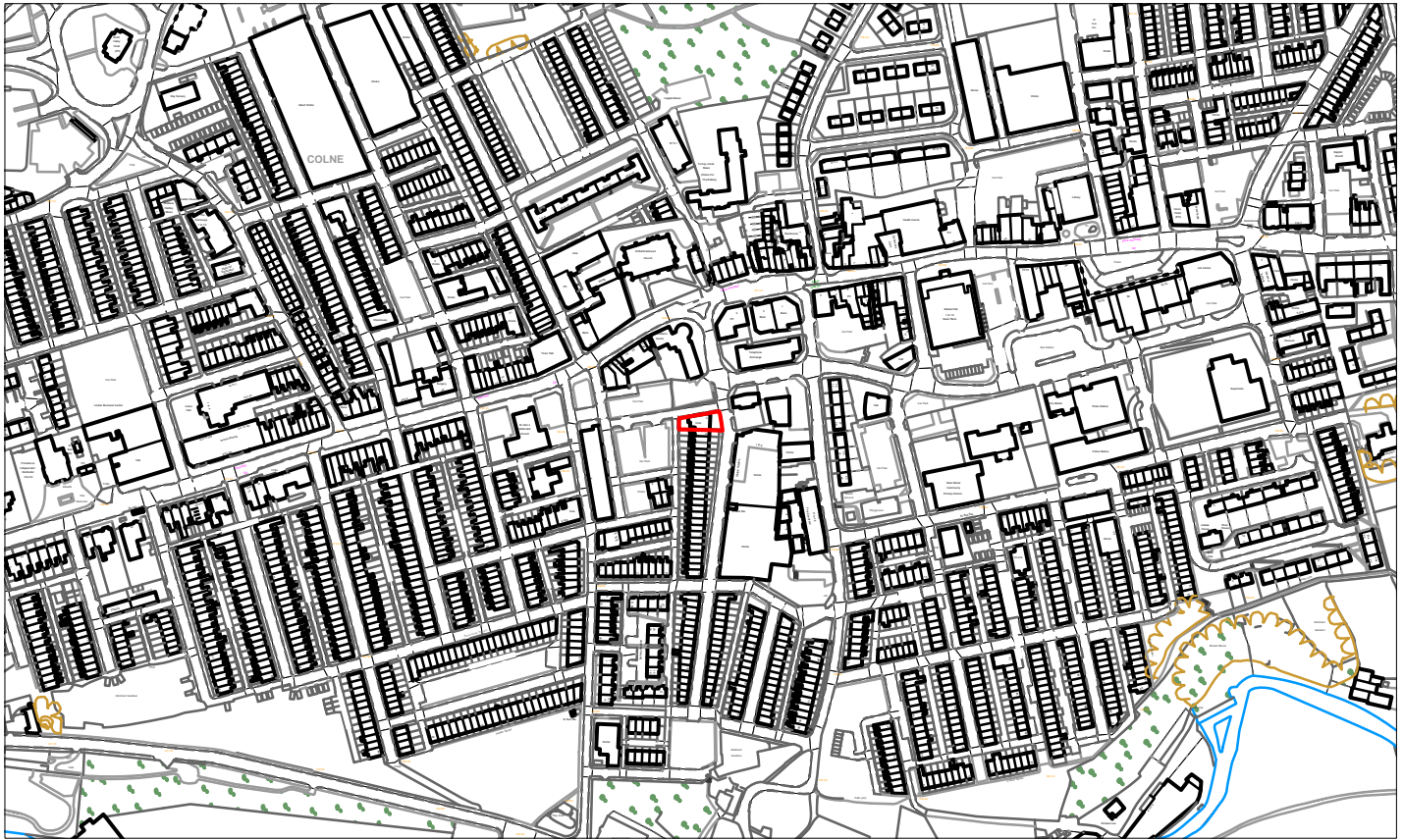
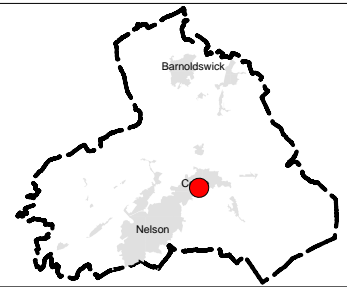
Site Name: 2-4 Walton Street

Location: Colne

Site Ref: CE126

Site Area: 0.0280 ha

Grid Ref: SD 388 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE141 | Site Name: 4 Lord Street | Settlement: Colne

Ward: Vivary Bridge Ward | SHLAA Typology: I (Conversion) | Co-ordinates: 388382, 439992

Planning App No.: 13/13/0279P

Development: Full: Change of use of a church to four self contained flats and external alterations.

Site Area (gross): 0.0080 ha | Indicative No. Dwellings: 4 | Indicative Density: 500 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) 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. Development at the site has started and work is well underway.

Constraints to overcome: No constraints identified.

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

Pendle Strategic Housing Land Availability Assessment

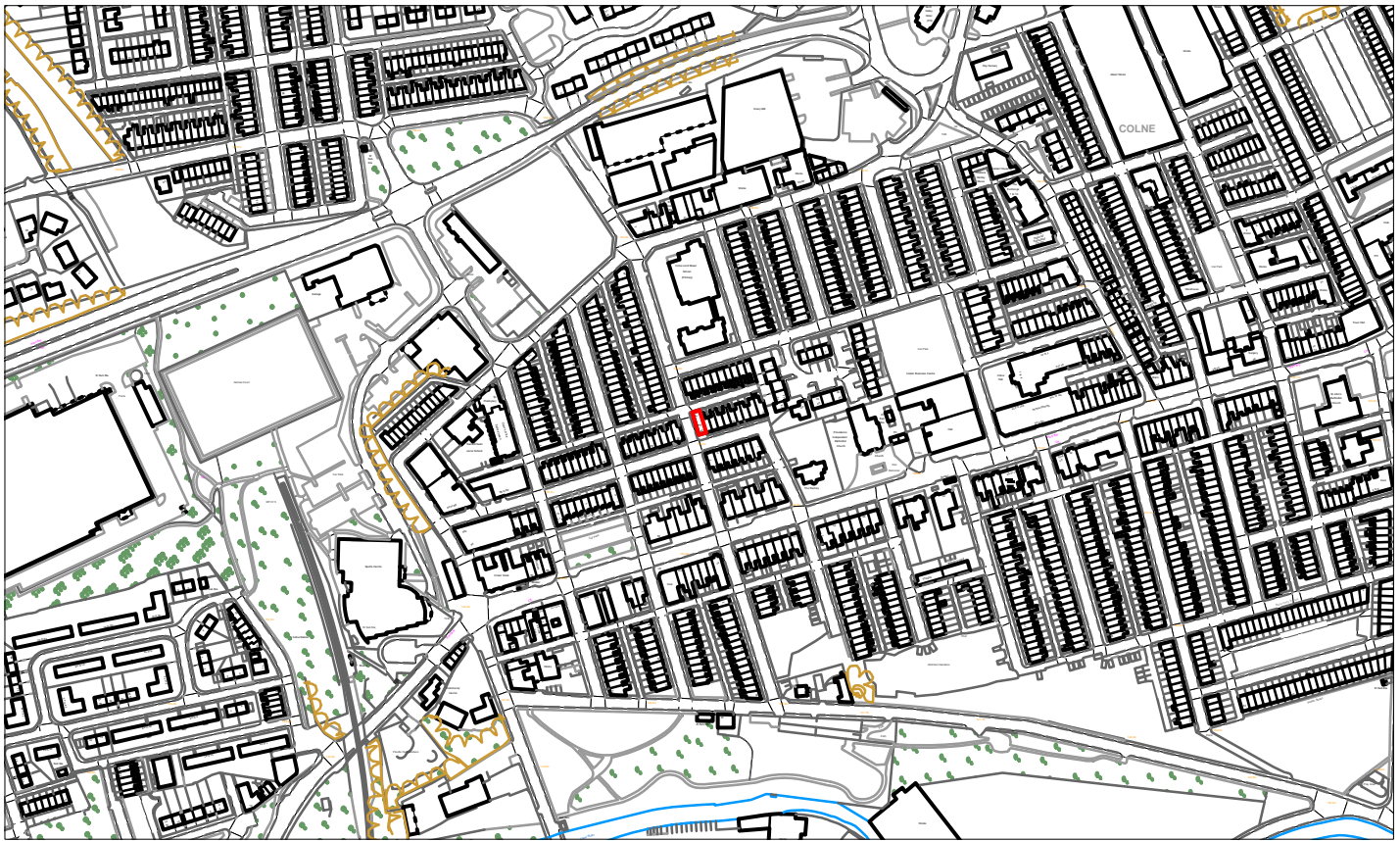
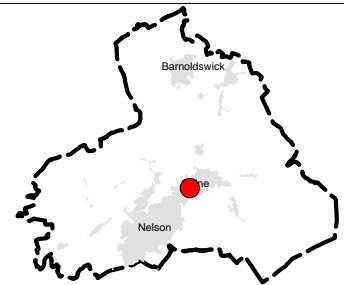
Site Name: 4 Lord Street

Location: Colne

Site Ref: CE141

Site Area: 0.008 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE143/486	Site Name: Former Cement Works	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: EHA	Co-ordinates: 388519, 439289
Planning App No.: 13/13/0387P		
Development: Full: Erection of one detached dwelling house and two semi-detached dwelling houses.		

Site Area (gross): 0.2876 ha	Indicative No. Dwellings: 3	Indicative Density: 35 dph
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Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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 site is allocated as HMR Reserved Housing Land in the Replacement Pendle Local Plan. Development at the site has not yet started, however, the planning permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome: No constraints identified.

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	3	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

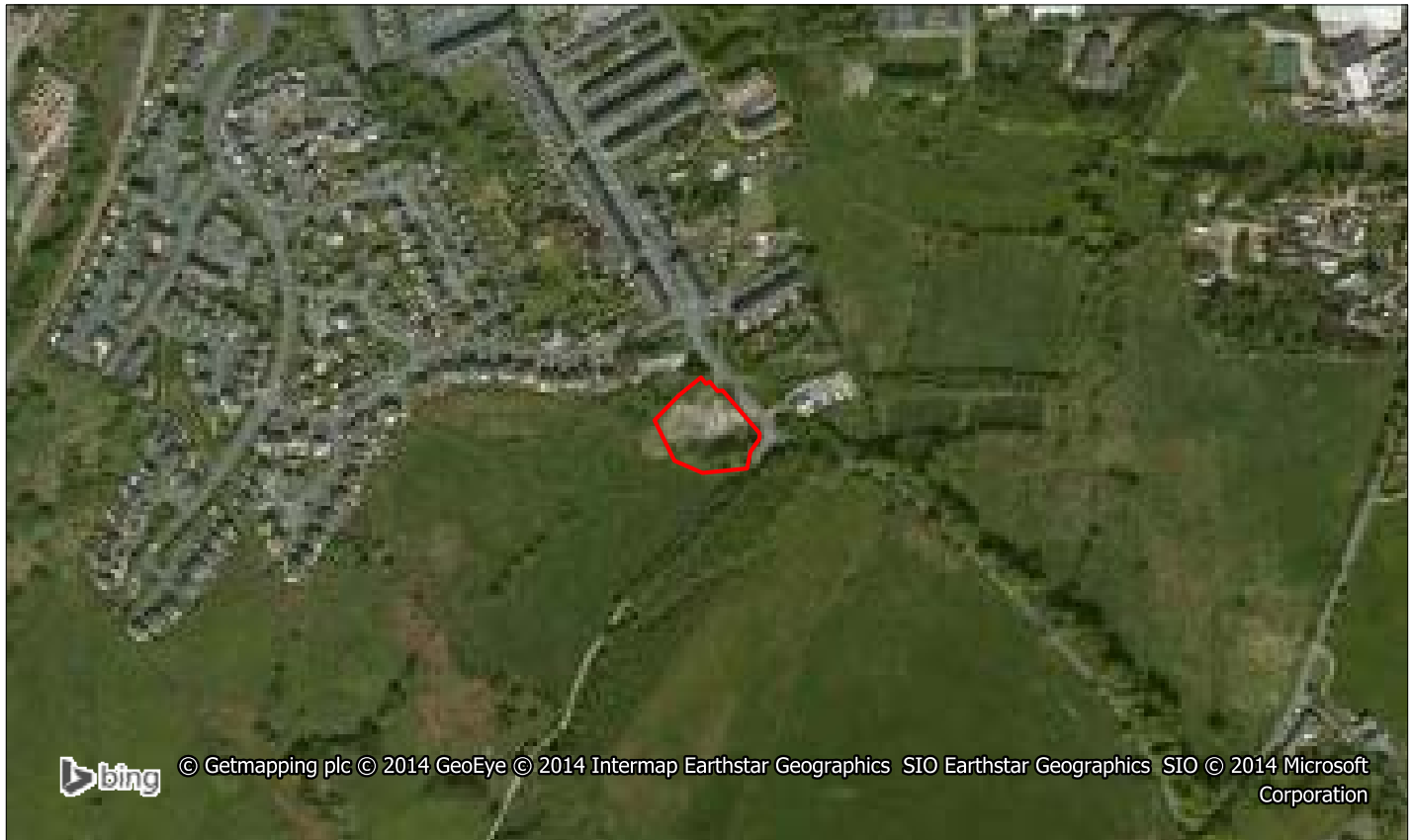
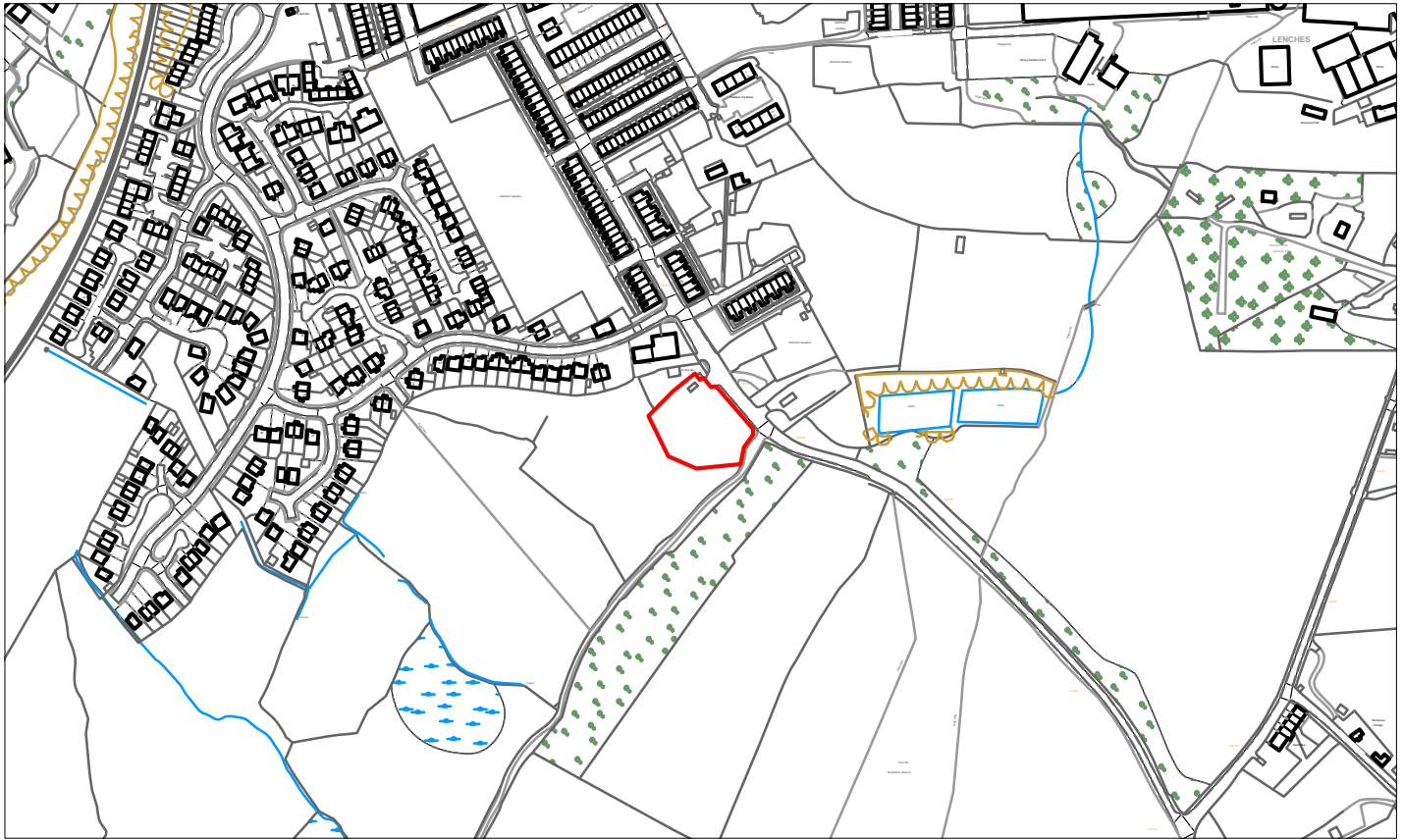
Site Name: Former Cement Works

Location: Colne

Site Ref: CE143 / 486

Site Area: 0.2876 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: CE129		Site Name: 64 Brown Street West		Settlement: Colne
Ward: Vivary Bridge Ward		SHLAA Typology: RCB		Co-ordinates: 388215, 439936
Planning App No.: 13/12/0046P				
Development: Full: Change of use of first and second floors from offices (B1) to 2 x one bedroom apartments (resubmission)				
Site Area (gross): 0.0090 ha		Indicative No. Dwellings: 2		Indicative Density: 222 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. Development at the site has not yet started and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

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

Pendle Strategic Housing Land Availability Assessment

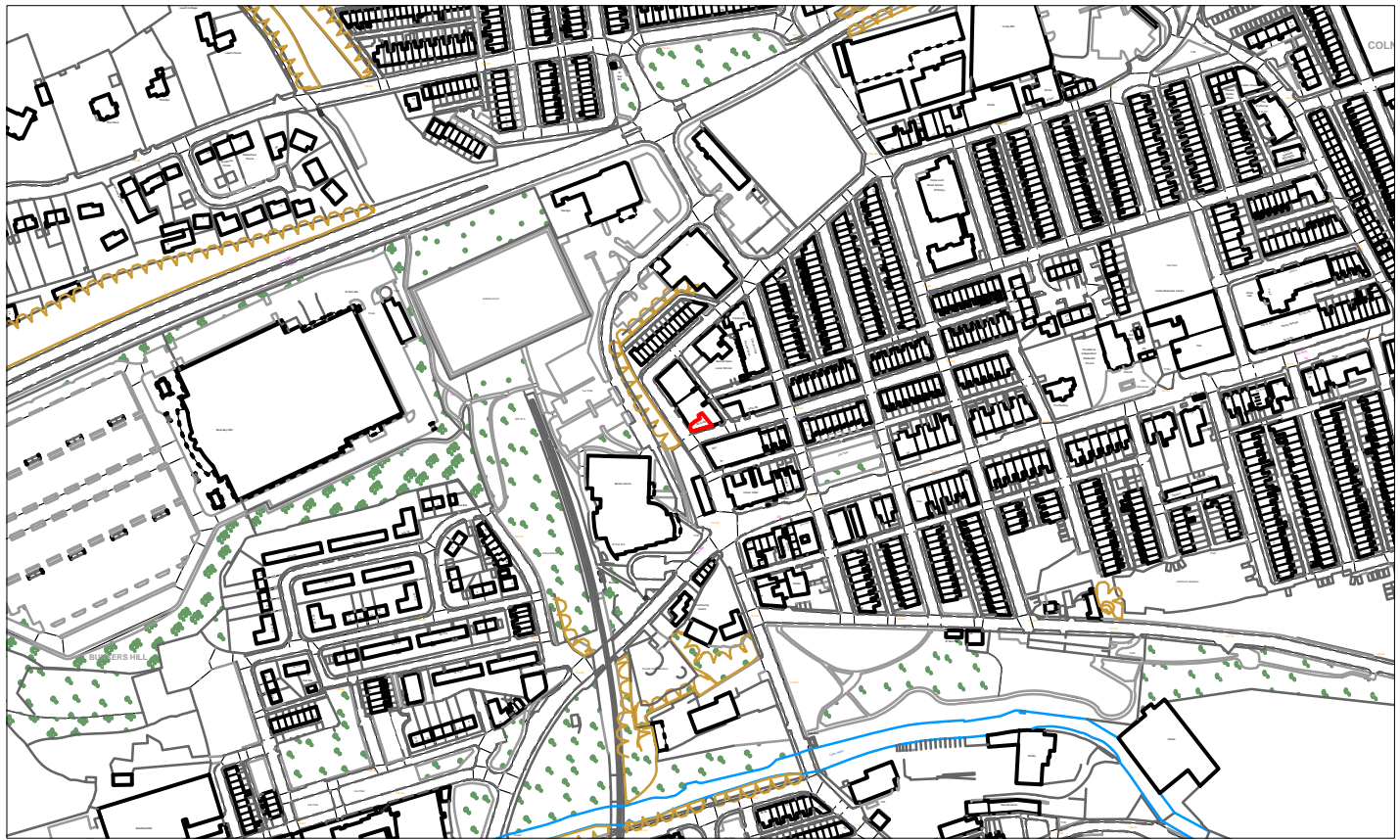
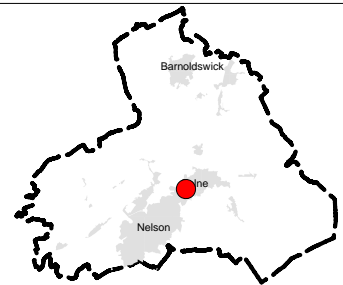
Site Name: 64 Brown Street West

Location: Colne

Site Ref: CE129

Site Area: 0.009 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref:	CE131	Site Name:	3 Greenfield House, Greenfield Road	
		Settlement:	Colne	
Ward:	Waterside Ward		SHLAA Typology:	I (Garden Land)
		Co-ordinates:	387538, 439584	
Planning App No.:	13/12/0162P			
Development:	Full: Erection of 2 No. dwelling houses with eaves height of 6m and ridge height of 9.3m.			
Site Area (gross):	0.0800 ha	Indicative No. Dwellings:	2	Indicative Density:
				25 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) 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. Development at the site has not yet started and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

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

Pendle Strategic Housing Land Availability Assessment

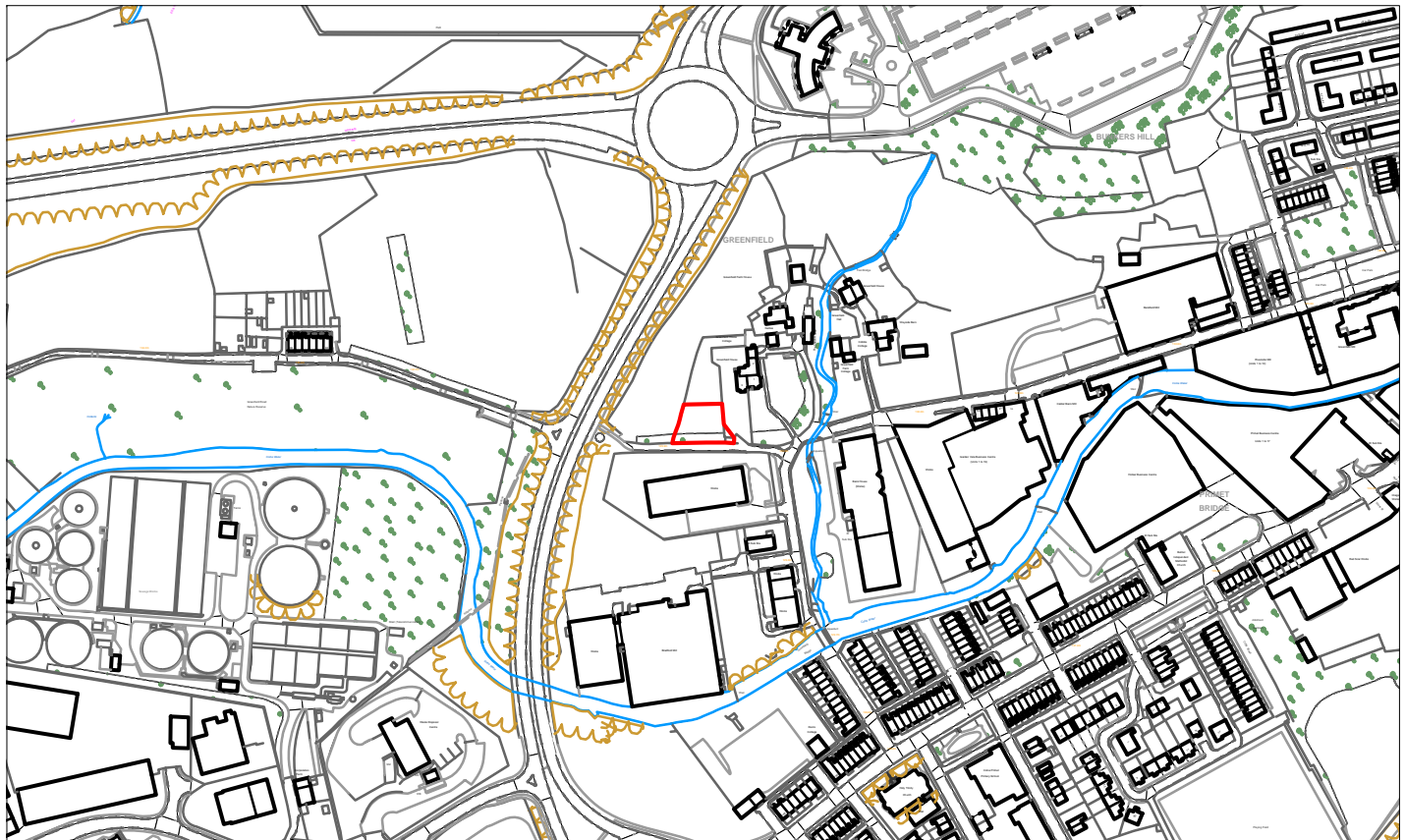
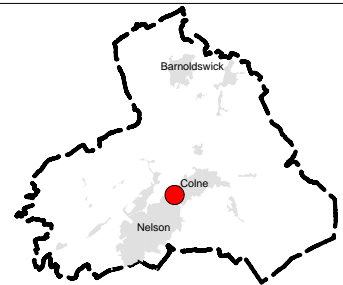
Site Name: 3 Greenfield House, Greenfield Road

Location: Colne

Site Ref: CE131

Site Area: 0.08 ha

Grid Ref: SD 387 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: CE114		Site Name: Gadshill, Favourdale Road		Settlement: Colne
Ward: Horsfield Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 390078, 440592
Planning App No.: 13/11/0383P				
Development: Erect two storey extension to side and convert into two dwellings				
Site Area (gross): 0.1200 ha		Indicative No. Dwellings: 1		Indicative Density: 8 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) 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. Development at the site has started. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome:	No constraints identified.
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Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

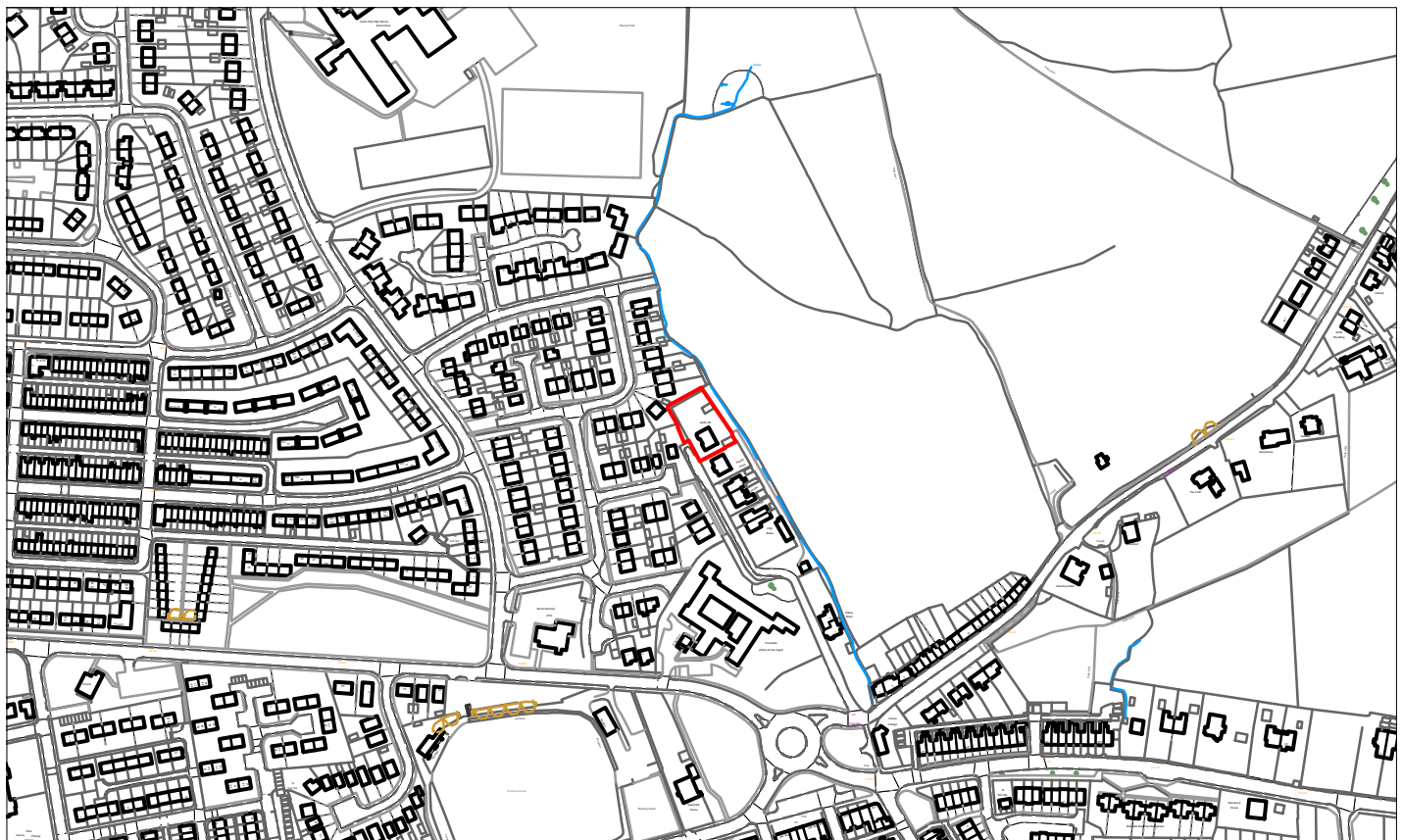
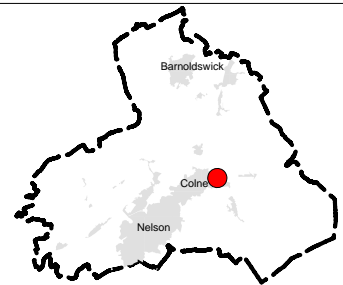
Site Name: Gadshill, Favourdale Road

Location: Colne

Site Ref: CE114

Site Area: 0.12 ha

Grid Ref: SD 390 440



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE115 | Site Name: Land to rear of 6 Claremont Street | Settlement: Colne

Ward: Boulsworth Ward | SHLAA Typology: I (Garden Land) | Co-ordinates: 390032, 440146

Planning App No.: 13/09/0308P

Development: Erect single two storey extension dwellinghouse at land to rear.

Site Area (gross): 0.0270 ha | Indicative No. Dwellings: 1 | Indicative Density: 37 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) 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. Development at the site is nearly complete.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

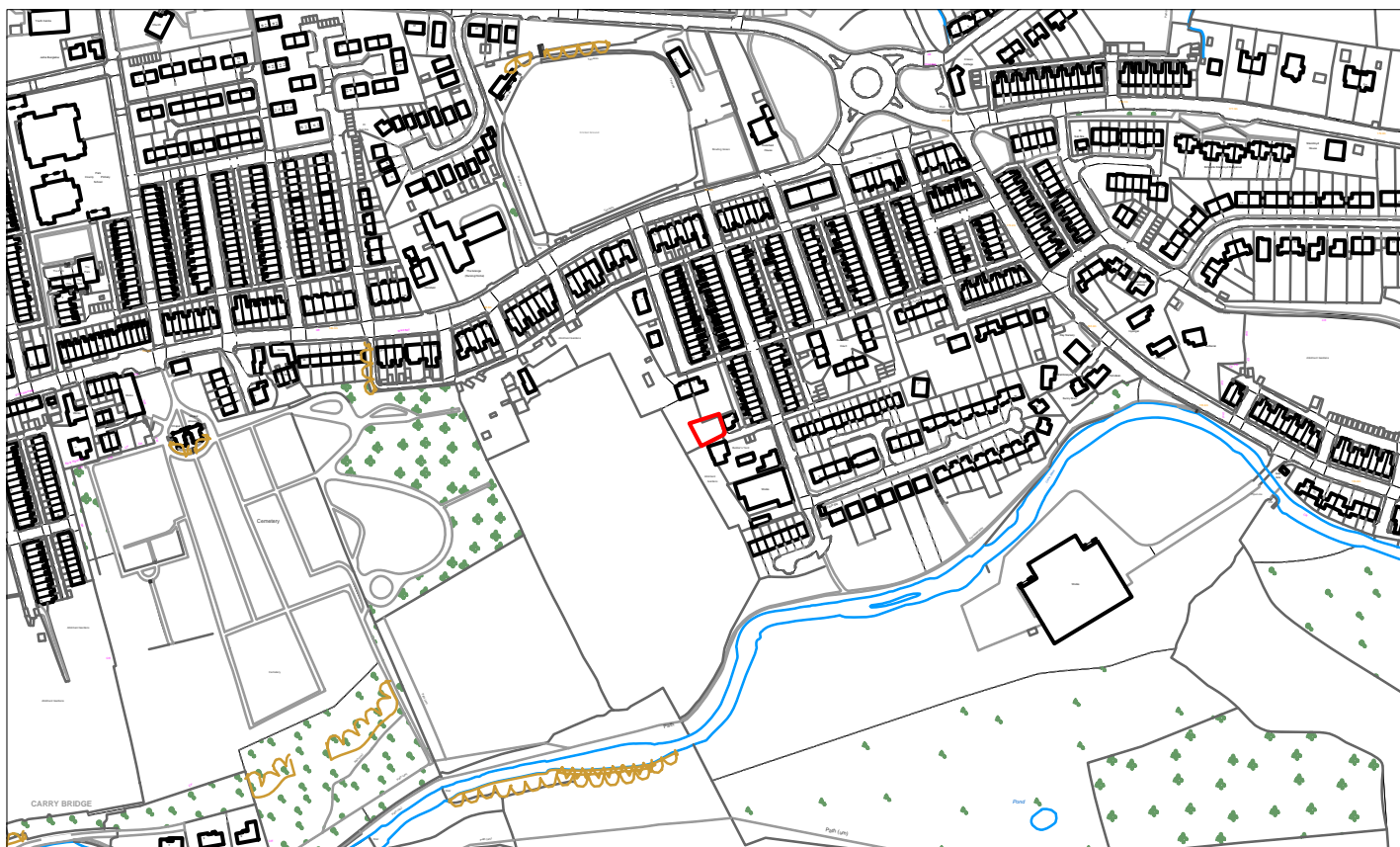
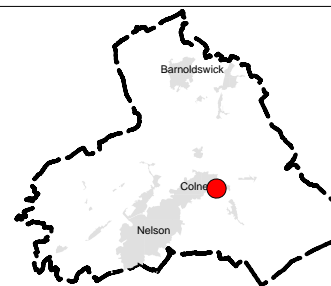
Site Name: Land to rear of 6 Claremont Street

Location: Colne

Site Ref: CE115

Site Area: 0.027 ha

Grid Ref: SD 390 440



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: CE125		Site Name: 269 Burnley Road		Settlement: Colne
Ward: Waterside Ward		SHLAA Typology: I (Garden Land)		Co-ordinates: 387418, 439118
Planning App No.: 13/11/0479P				
Development: Full: Erection of a dwelling with ridge height of 7.1m.				
Site Area (gross): 0.0720 ha		Indicative No. Dwellings: 1		Indicative Density: 14 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) 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. Development at the site has not yet started, and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

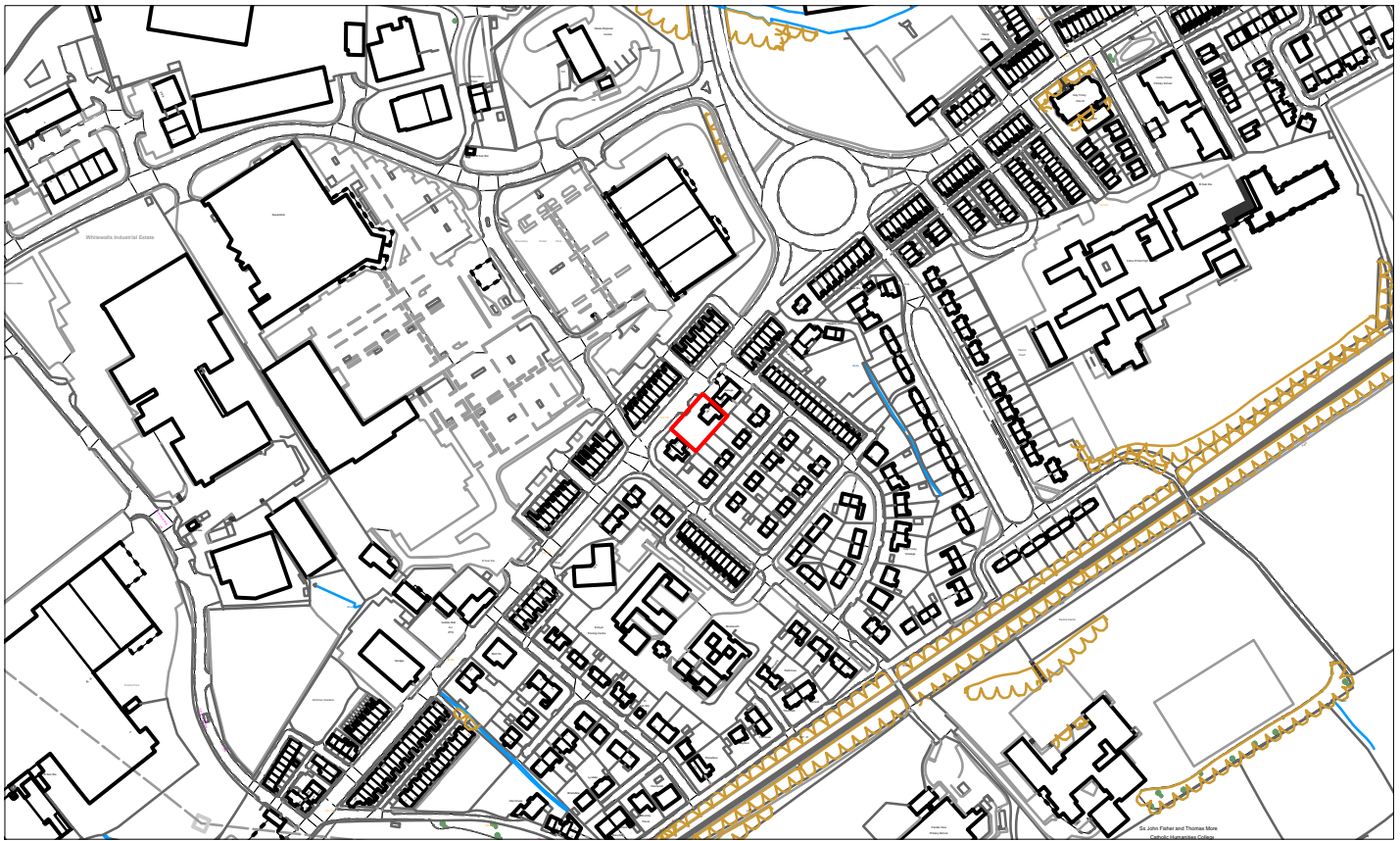
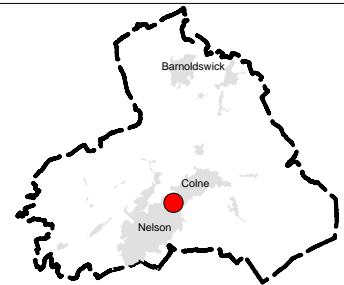
Site Name: 269 Burnley Road

Location: Colne

Site Ref: CE125

Site Area: 0.072 ha

Grid Ref: SD 387 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details					
Site Ref:	CE132	Site Name:	Cotton Tree Methodist Church, Cotton Tree Lane		
		Settlement:	Colne		
Ward:	Boulsworth Ward	SHLAA Typology:	PDVDLB	Co-ordinates:	390571, 440074
Planning App No.:	13/12/0196P				
Development:	Full: Change of use from former chapel (D1) to single dwelling with external alterations.				
Site Area (gross):	0.0900 ha	Indicative No. Dwellings:	1	Indicative Density:	11 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) 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. Development at the site has started and work is progressing. Building Control records indicate that the developer is progressing with the development of the site. The site is likely to be completed within the next year.		

Constraints to overcome:	No constraints identified.					
Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

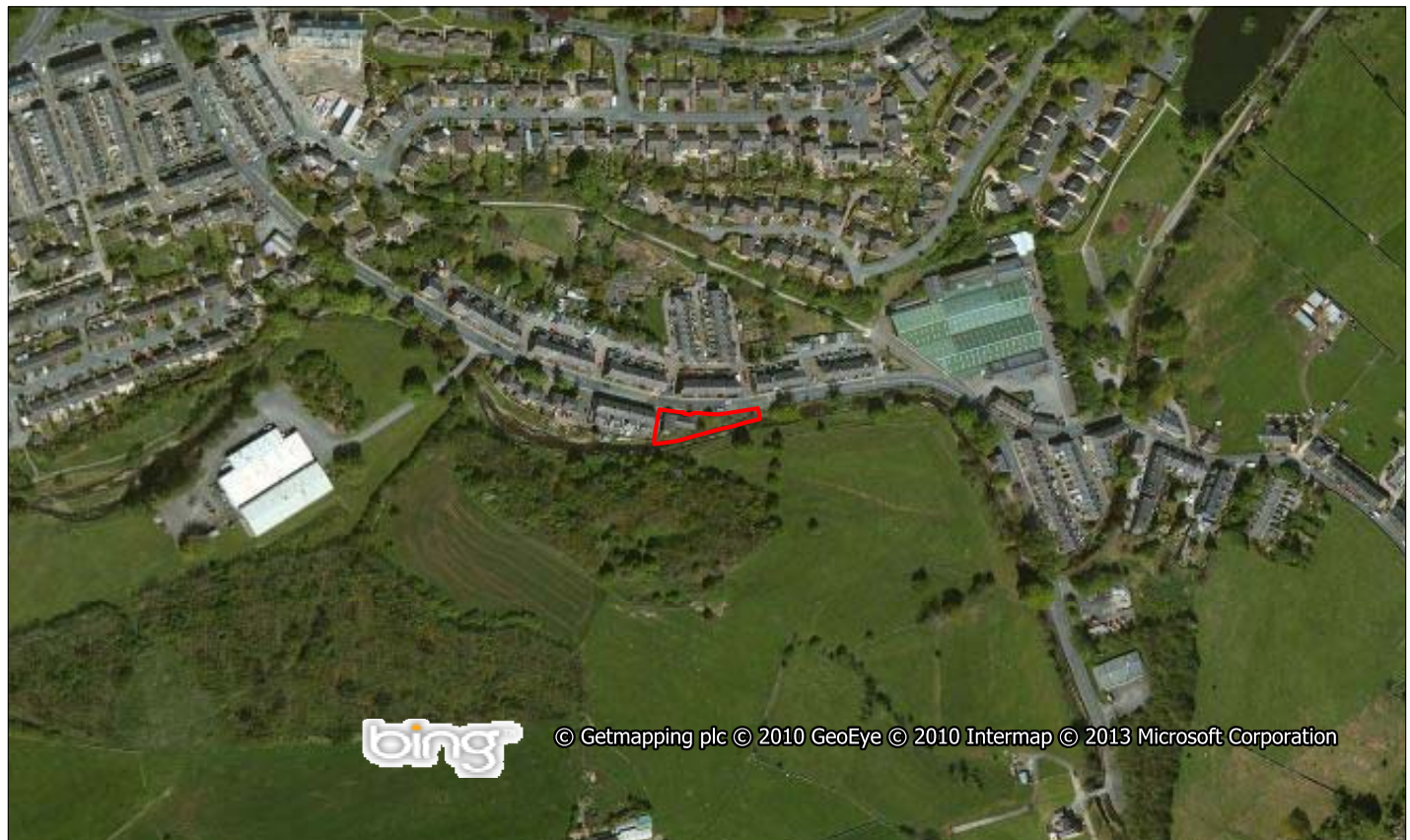
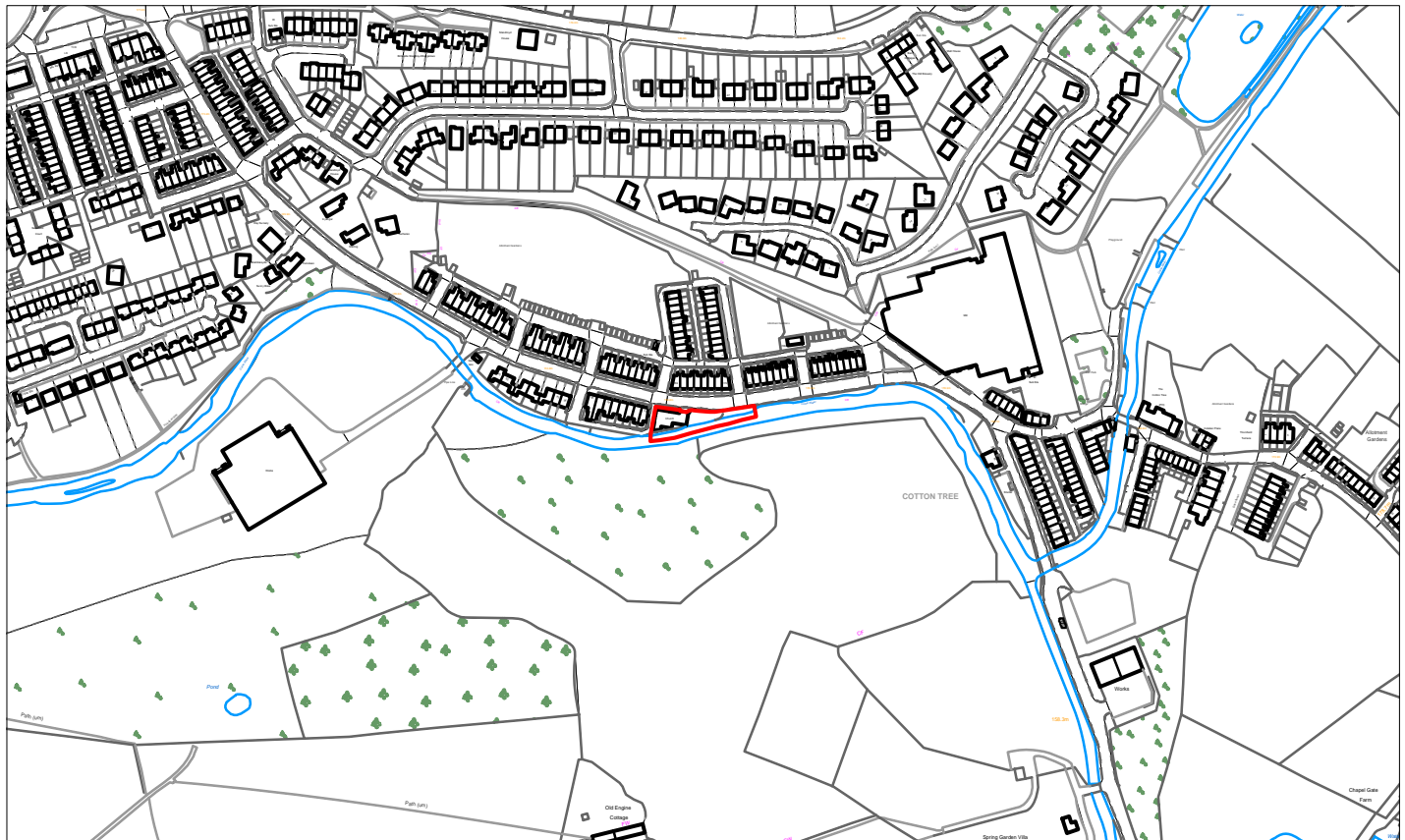
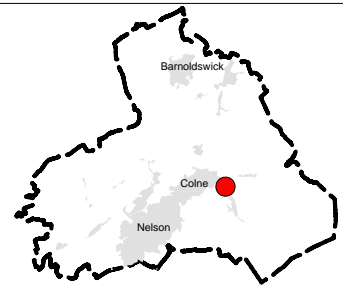
Site Name: Cotton Tree Methodist Church, Cotton Tree Lane

Location: Colne

Site Ref: CE132

Site Area: 0.09 ha

Grid Ref: SD 390 440



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE133	Site Name: Nun Clough Farm, Birchenlee Lane	Settlement: Colne
Ward: Waterside Ward	SHLAA Typology: I (Barn Conversion)	Co-ordinates: 389132, 438665
Planning App No.: 13/12/0259P		
Development:	Full: Conversion of barn to single dwelling including change of use of part of field to create new residential curtilage/parking area and new access driveway from road.	

Site Area (gross):	0.0800 ha	Indicative No. Dwellings:	1	Indicative Density:	12 dph
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Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable?	(*see note above) Viable	(V3) Viability Model Ref:	Scheme 4
Comments:	The Council's viability model suggests that this type of site is viable to develop. Development at the site has not yet started and the planning permission is over one year old. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		
Constraints to overcome:	No constraints identified.		

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

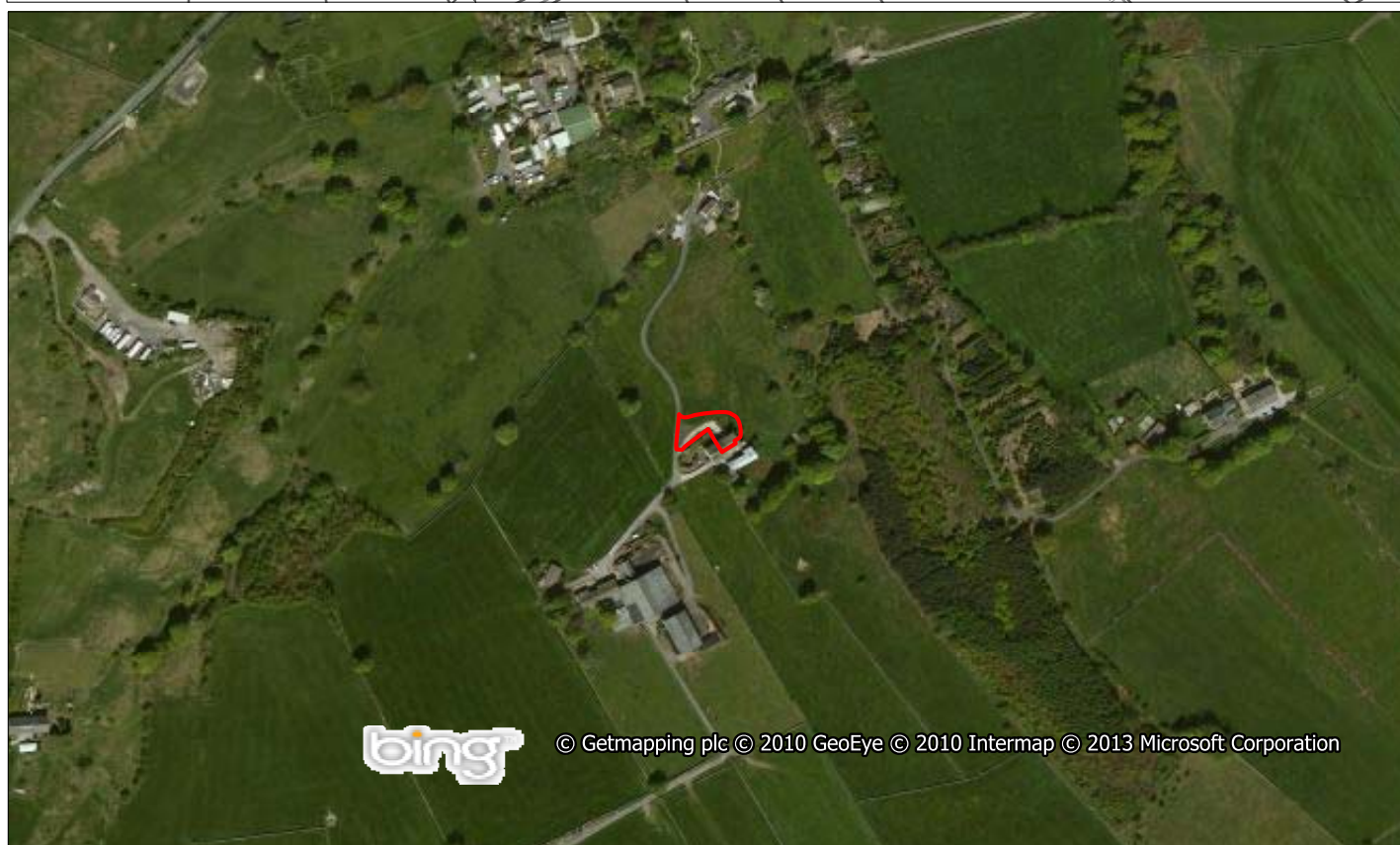
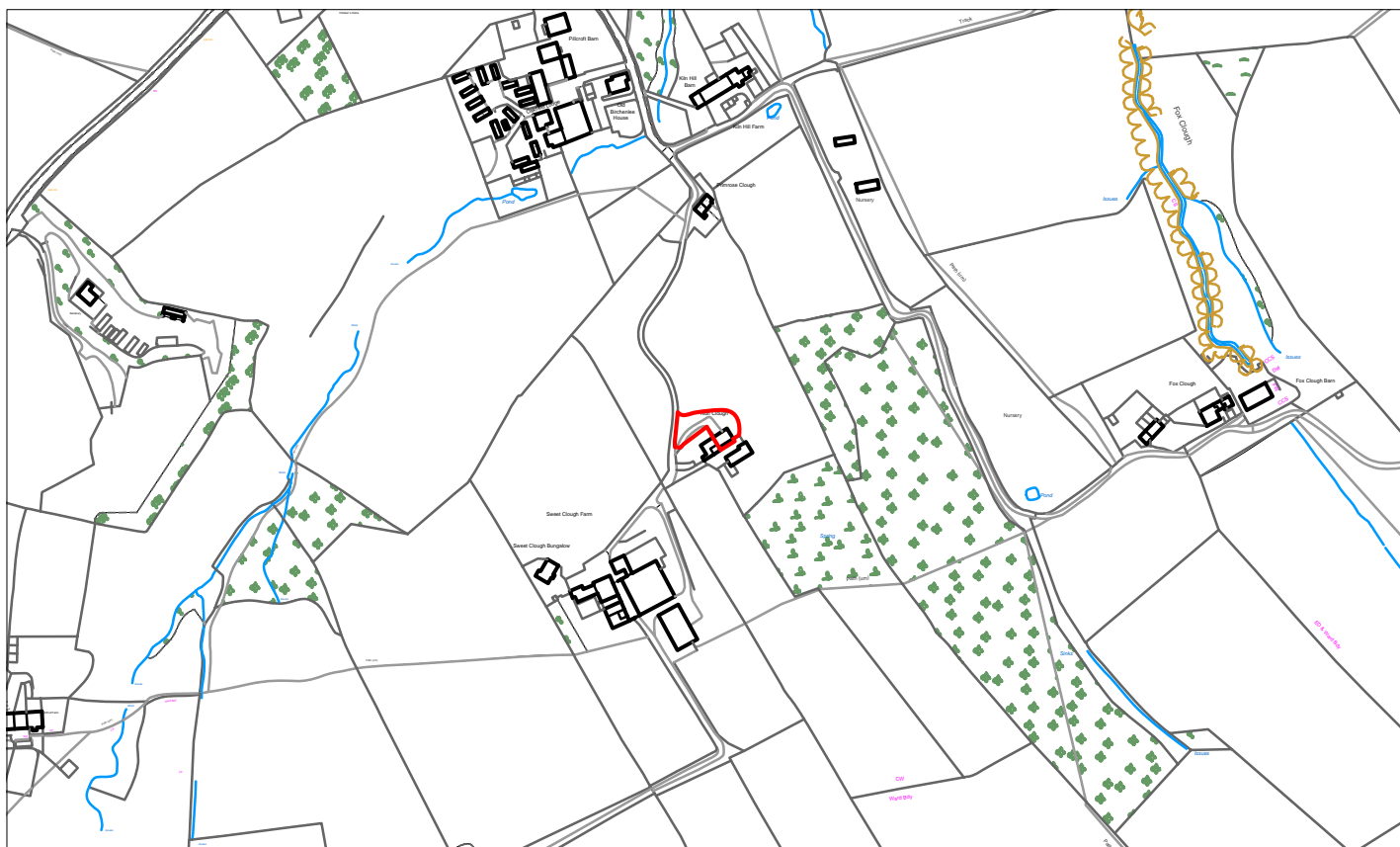
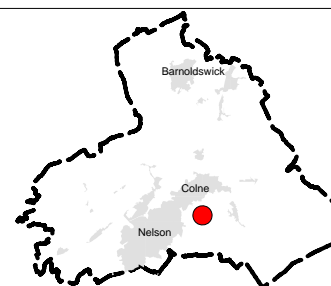
Site Name: Nun Clough Farm, Birchenlee Lane

Location: Colne

Site Ref: CE133

Site Area: 0.08 ha

Grid Ref: SD 389 438



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: CE139		Site Name: 4b Keighley Road		Settlement: Colne
Ward: Waterside Ward		SHLAA Typology: I (Conversion)		Co-ordinates: 389359, 440085
Planning App No.: 13/13/0081P				
Development:		Full: Subdivision of existing bungalow to create 2 dwellings including external alterations and insertion of new window openings.		
Site Area (gross): 0.0380 ha		Indicative No. Dwellings: 1		Indicative Density: 26 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) 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. Development at the site has started and work is progressing.
Constraints to overcome:	No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

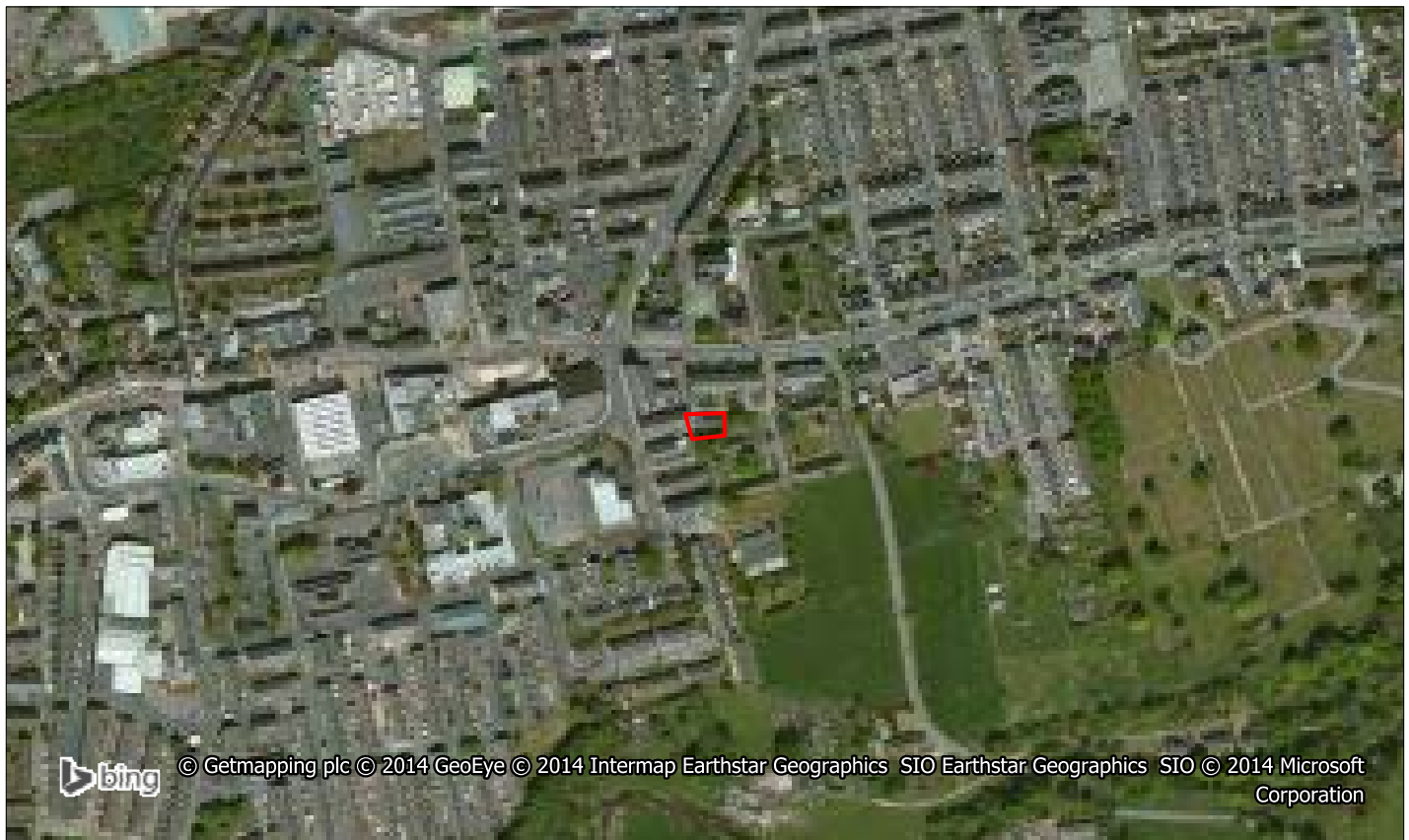
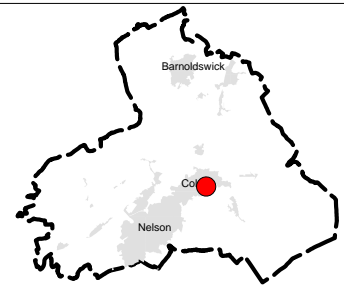
Site Name: 4b Keighley Road

Location: Colne

Site Ref: CE139

Site Area: 0.038 ha

Grid Ref: SD 389 440



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details				
Site Ref: CE140		Site Name: Providence Independent Methodist Church, Albert Road		Settlement: Colne
Ward: Vivary Bridge Ward		SHLAA Typology: I (Conversion)		Co-ordinates: 388496, 439988
Planning App No.: 13/13/0257P				
Development: Full: Change of use from a church to a dwelling house.				
Site Area (gross): 0.0790 ha		Indicative No. Dwellings: 1		Indicative Density: 13 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	
(V3) Viable?	(*see note above) 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. Development at the site has not yet started, however, planning permission was only granted in the last year. The site is currently for sale. The Council has no site specific evidence to suggest that the development will not occur within the five year period.
Constraints to overcome:	No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	1	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

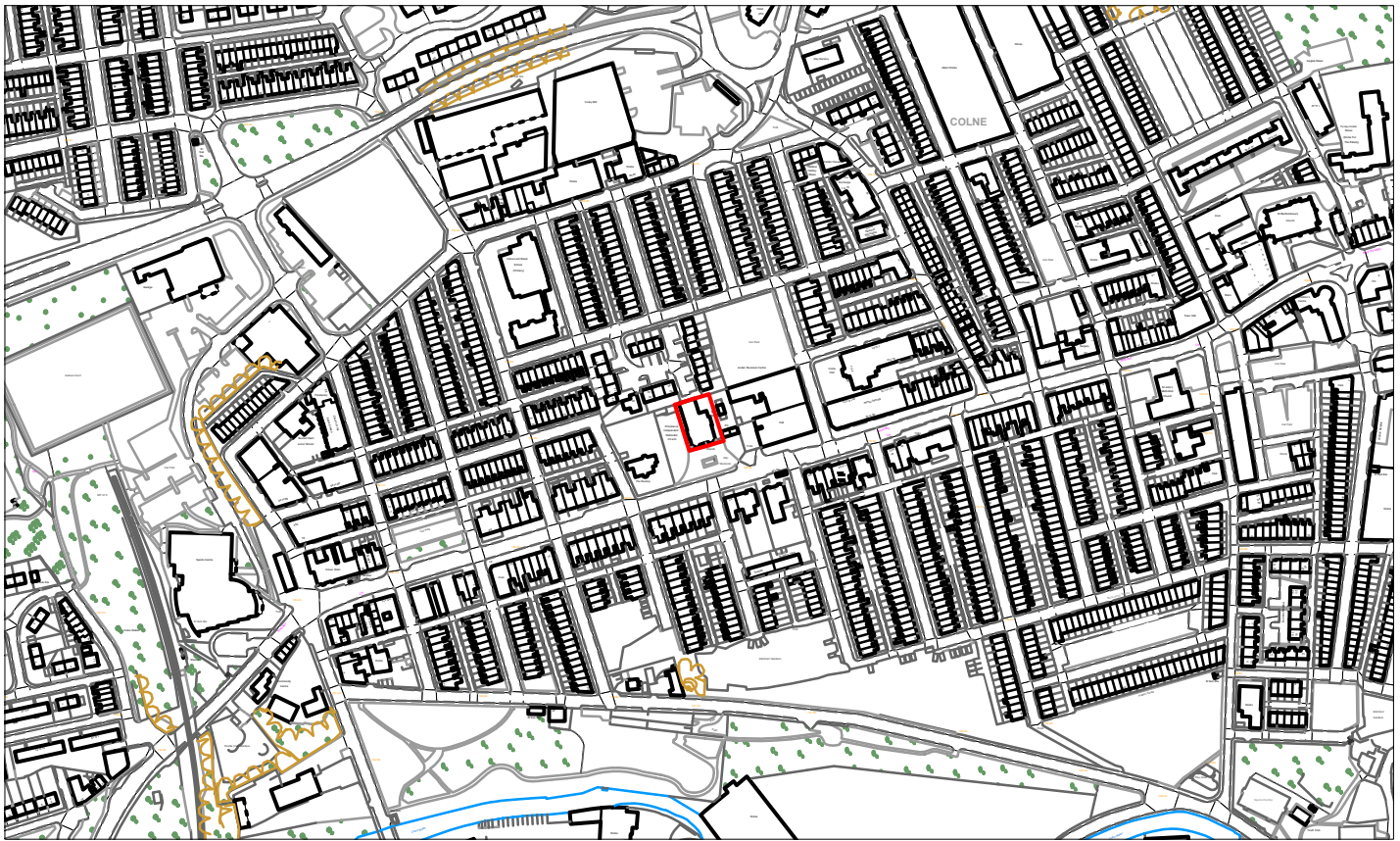
Site Name: Providence Independent Methodist Church, Albert Road

Location: Colne

Site Ref: CE140

Site Area: 0.079 ha

Grid Ref: SD 388 439



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details

Site Ref: CE145 Site Name: 18 Dockray Street Settlement: Colne

Ward: Horsfield Ward SHLAA Typology: I (Conversion) Co-ordinates: 389207, 440189

Planning App No.: 13/13/0565P

Development: Full: Conversion of upper floors to create a single dwelling (C3) including external alterations.

Site Area (gross): 0.0140 ha Indicative No. Dwellings: 1 Indicative Density: 71 dph

Deliverability and Timescales

The National Planning Policy Framework (NPPF) (Footnote 11) states that: *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”*

*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.

The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.

(V3) Viable? (*see note above) 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. Development at the site has started and work is progressing.

Constraints to overcome: No constraints identified.

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

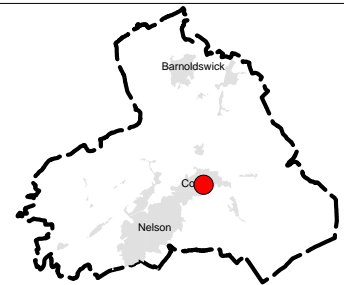
Site Name: 18 Dockray Street

Location: Colne

Site Ref: CE145

Site Area: 0.014 ha

Grid Ref: SD 389 440



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Pendle Strategic Housing Land Availability Assessment

Sites that are listed in the five year supply which have obtained planning permission have not been tested against all the suitability criteria as they are considered to have met those tests through the planning application process. The information below provides a summary of the planning consent and timescales for development.

Site Details					
Site Ref:	CE146	Site Name:	55 Albert Road	Settlement:	Colne
Ward:	Waterside Ward	SHLAA Typology:	I (Conversion)	Co-ordinates:	388584, 439949
Planning App No.:	13/13/0549P				
Development:	Full: Change of use of first floor only from treatement room/consultants office to a two bedroom flat (C3).				
Site Area (gross):	0.0150 ha	Indicative No. Dwellings:	1	Indicative Density:	66 dph

Deliverability and Timescales	
<p>The National Planning Policy Framework (NPPF) (Footnote 11) states that: <i>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of unit or sites have long term phasing plans.”</i></p> <p>*The information on viability presented below is for comparison / guidance purposes only. With smaller sites (1-15 dwellings) there are often site specific circumstances which mean that they may not conform to the relevant viability model benchmark site. Therefore in some cases the viability model may suggest that a site is not viable, yet the circumstances of the owner/developer of the site mean that the site is viable and can be delivered.</p> <p>The comparison to the model benchmark site is not sufficient evidence to discount the site from the five year supply. Unless the council has received site specific evidence to show that it will not be developed within the five year period the site will remain in the supply in accordance with the NPPF guidance.</p>	

(V3) Viable?	(*see note above) 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. Development at the site has not yet started, however, the planning permission was only granted in the last year. The Council has no site specific evidence to suggest that the development will not occur within the five year period.		

Constraints to overcome:	No constraints identified.
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Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
1	0	0	0	0	0	0

Pendle Strategic Housing Land Availability Assessment

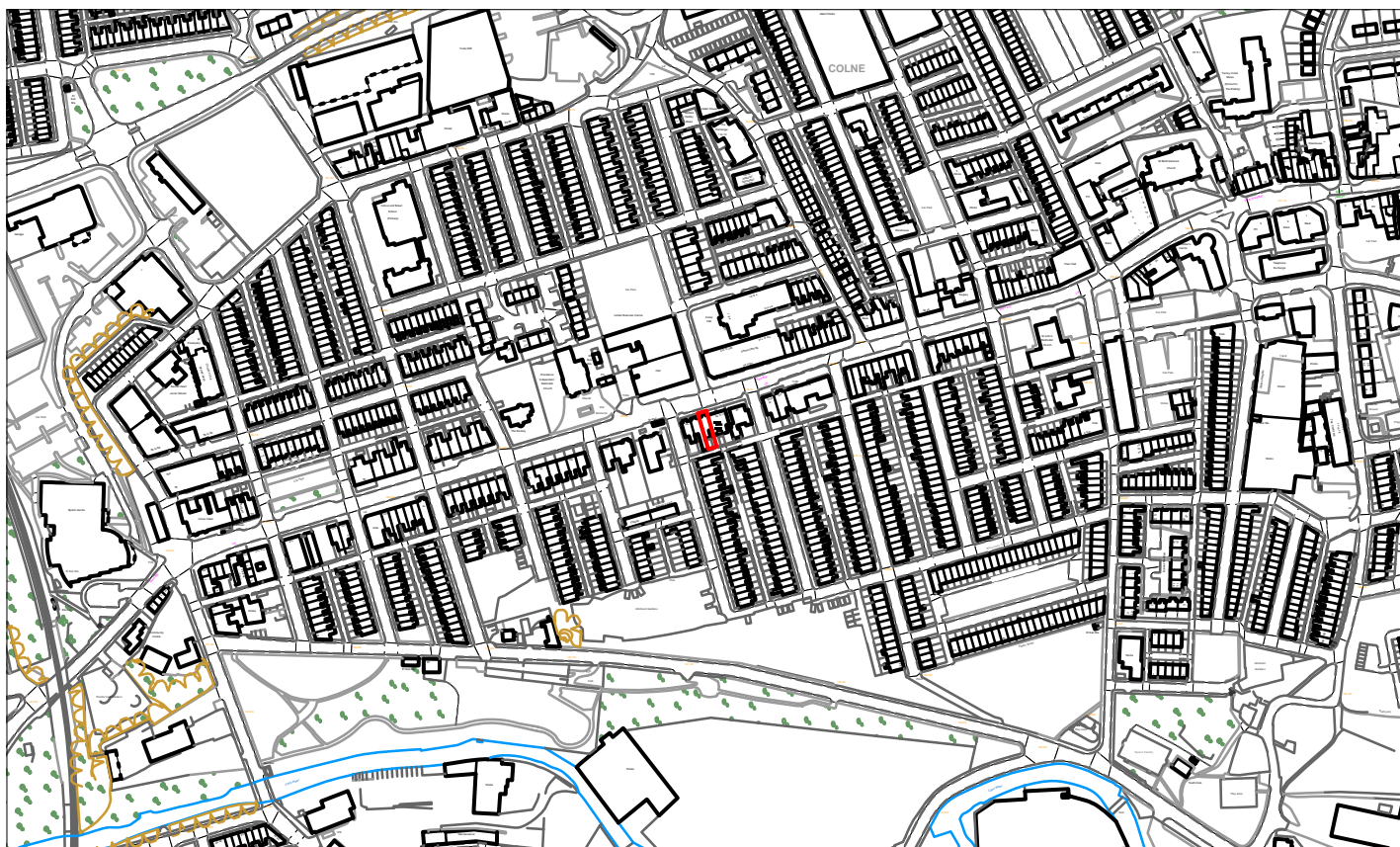
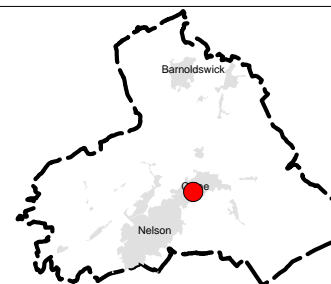
Site Name: 18 Dockray Street

Location: Colne

Site Ref: CE146

Site Area: 0.015 ha

Grid Ref: SD 388 439



Scale: 1 : 5,000

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