

Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S010		Site Name: Land between Skipton Old Road and Castle Road		Settlement: Colne	
Postcode Sector: BB8 7		Ward: Horsfield Ward		Planning App: N/A	
				SHLAA Typology: VLNPD	
Site Area (gross): 9.41ha		Indicative No. Dwellings: 282		Indicative Density: 30 dph	
				Co-ordinates: 390271, 440792	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. United Utilities have previously indicated there may be potential capacity issues at Colne WWTW. New highways work required.		

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 flooding issues identified on site.	Flood Zone 1	
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building: Potential/adjacent 0.03 km
(S30) Scheduled Monument:	No	2.80 km	(S31) Archaeology: Yes
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.35 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is mainly surrounded by open countryside with some residential and a school use the northwest. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	2.50	(S13) Bus stop:	0.33	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.55	(S15) Secondary school:	0.60	(S16) Sports/leisure centre:	2.50
(S17) Doctors:	1.50	(S18) Hospital:	5.50	(S19) Town / Local centre:	1.40
(S20) Supermarket/store:	1.30	(S21) Employment area:	1.20	(S22) Public house:	0.58
(S23) Corner shop:	0.41	(S24) Post Office:	1.30	(S25) Open space:	0.62
(S26) PROW:	0.00	(S27) Cycle route:	1.60		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal / Viable	(V3) Viability Model Ref:	Scheme 18

Comments:	This site is currently located outside of the settlement boundary for Colne and designated as a Protected Area to meet future development needs. Part of the site is within the Lidgett and Bents Conservation Area. The ability to obtain planning permission is restricted by the current planning policy base. New infrastructure will be required and the capacity of the networks will need to be confirmed. The Council's viability model indicates that this type of site is marginally viable to develop. The landowner is willing to develop the site, however the constraints will need to be resolved before the site can be developed. Part of the site could be brought forward within five years.		
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Constraints:	Settlement Boundary. Protected Area. Conservation Area on lower part of the site. Infrastructure provision/capacity.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	20	20	242	0

Pendle Strategic Housing Land Availability Assessment

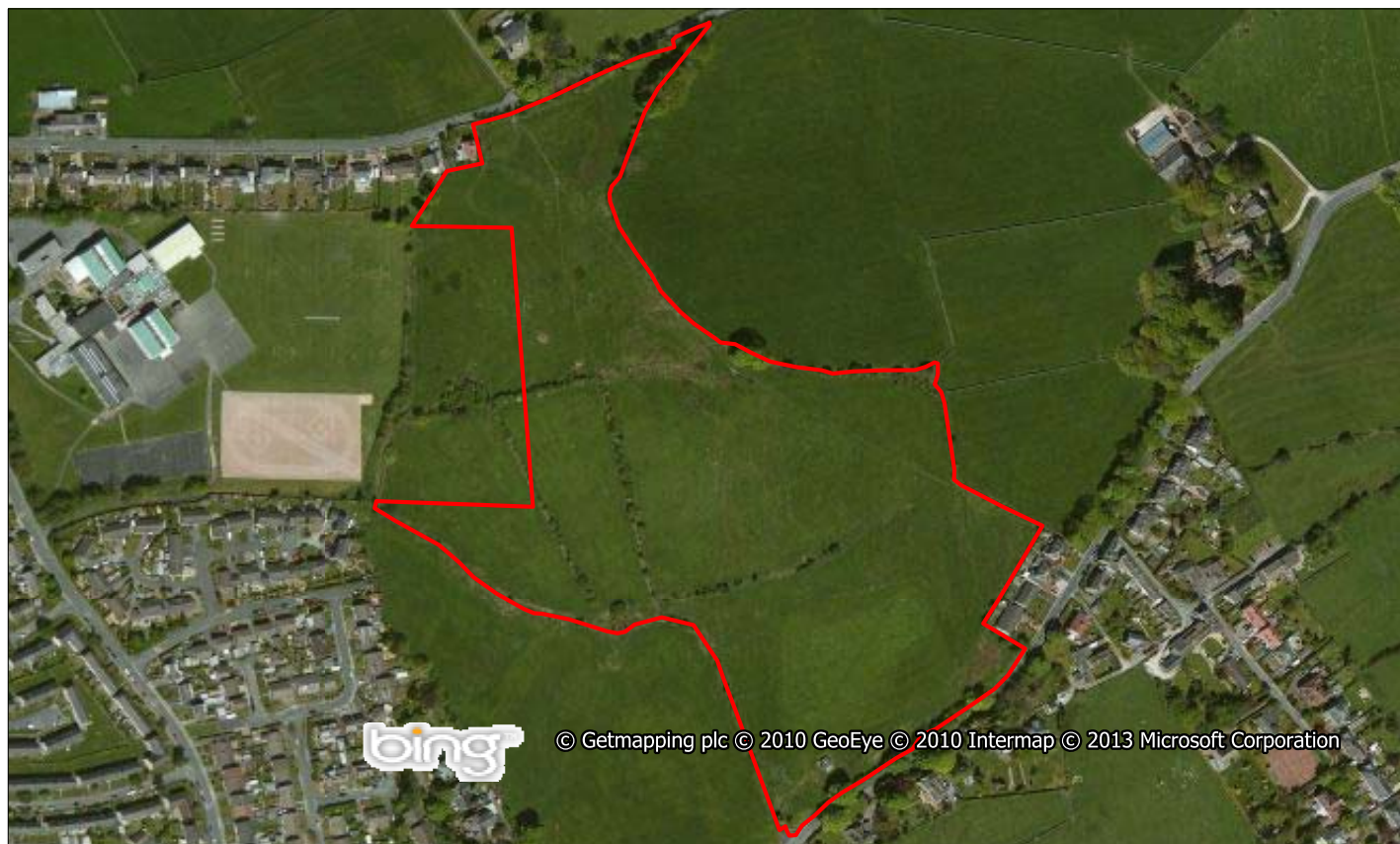
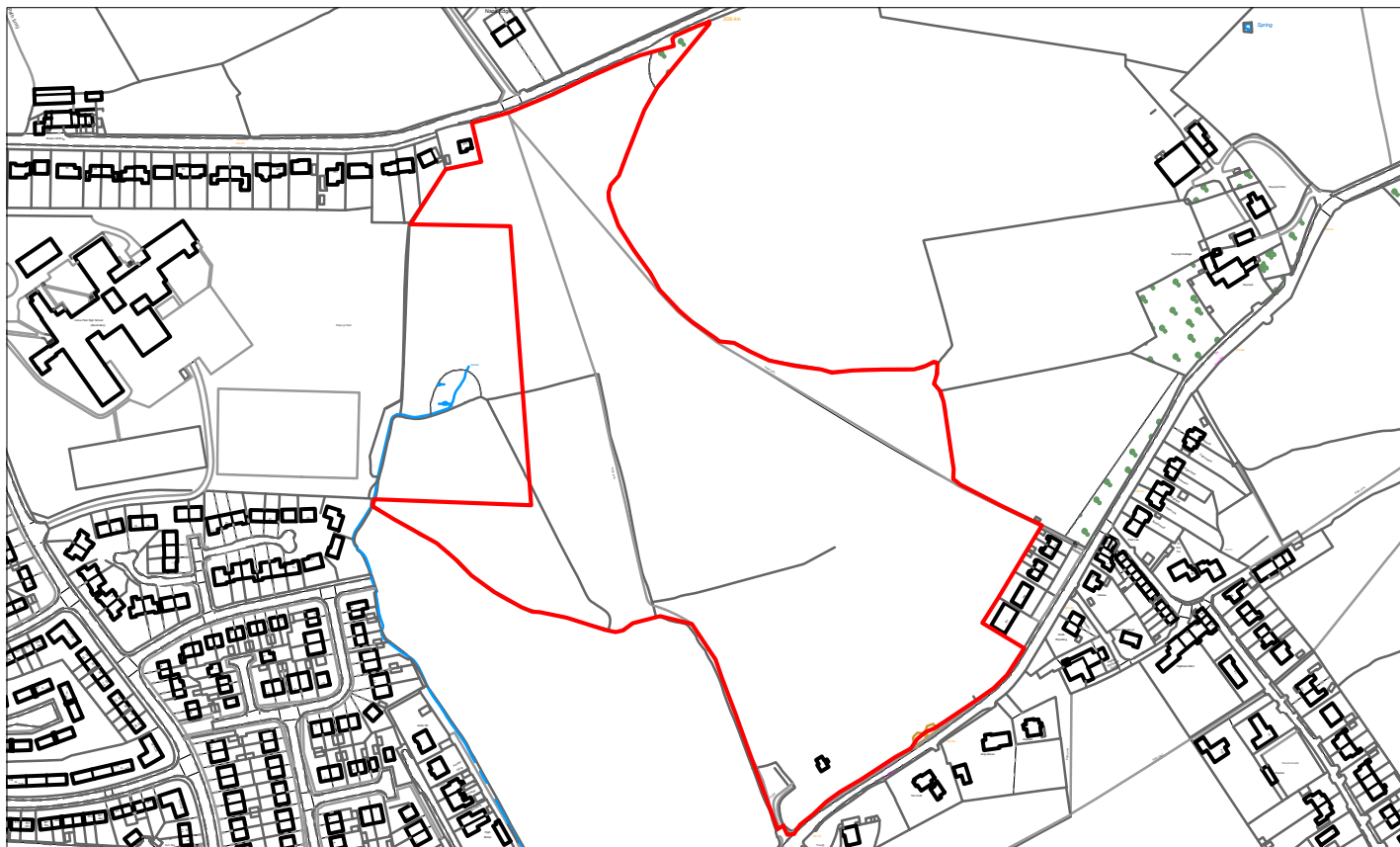
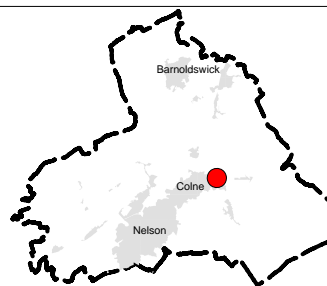
Site Name: Land between Skipton Old Road and Castle Road

Location: Colne

Site Ref: S010

Site Area: 9.41 ha

Grid Ref: SD 390 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 385	Site Name: Gib Hill	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: EHA	Site Area (gross): 12.010ha	Indicative No. Dwellings: 216
Indicative Density: 36 dph	Co-ordinates: 387713, 438657	

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	New infrastructure provision would be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Ordinary watercourse open and in culvert runs through part of the site. There are a number of water features running down the hill.		Flood Zone 1
(S28) Conservation Area:	No	0.49 km	(S29) Listed Building: No 0.27 km
(S30) Scheduled Monument:	No	0.62 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.03 km	(S37) Poor air quality: No
(S33) Ecology:	Yes	(S34) Nature Conservation Designation:	Yes (part of site) 0.00 km
(S33/S34) Natural environment comment:	Yes - the site is partially covered by a Biological Heritage Site. The majority of the site is covered by an area of ecological interest (LERN - record). In terms of agricultural classification part of the site is classed as Urban and part is classed as Grade 4 - poor quality farmland.		

(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is close to a school, existing residential properties and open countryside. New development may have an adverse impact on the amenity of existing residential properties and the environmental designations (BHS and LGS) close to the site.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes
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Suitability – distance to services (km)

(S12) Railway station:	0.97	(S13) Bus stop:	0.23	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.38	(S15) Secondary school:	0.24	(S16) Sports/leisure centre:	1.01
(S17) Doctors:	0.50	(S18) Hospital:	1.44	(S19) Town / Local centre:	0.99
(S20) Supermarket/store:	1.70	(S21) Employment area:	0.39	(S22) Public house:	0.57
(S23) Corner shop:	0.92	(S24) Post Office:	1.14	(S25) Open space:	0.00
(S26) PROW:	0.00	(S27) Cycle route:	0.31		

Availability

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

Achievability

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

Comments:	The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site is owned by the Council and was identified as one of six strategic development sites. However, the Council resolved not to declare this site surplus at this stage but have not removed it from the disposal programme. It is possible that part of the site could be brought forward towards the end of the five year period.		
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Constraints:	No constraints identified.		
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	20	20	176	0

Pendle Strategic Housing Land Availability Assessment

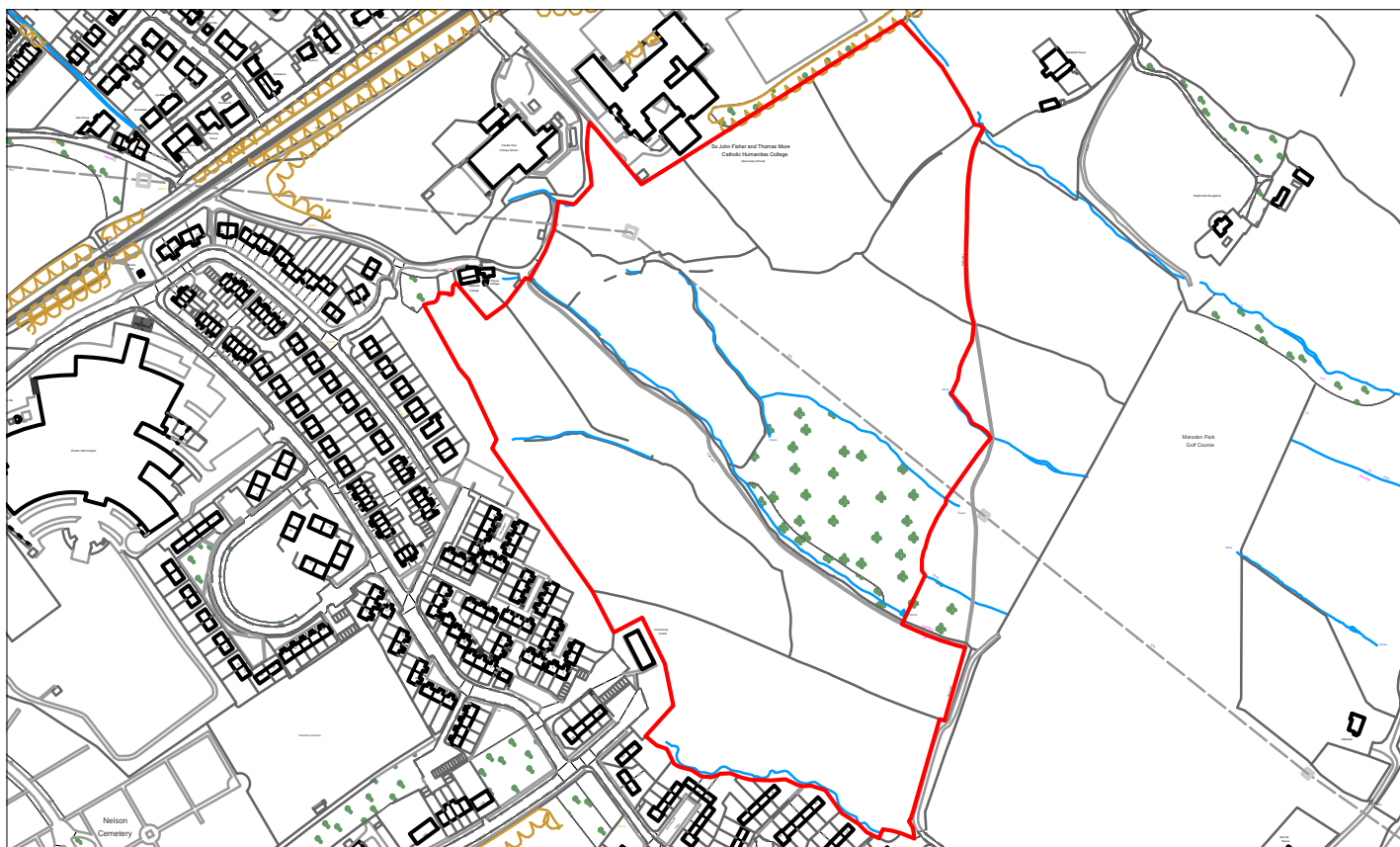
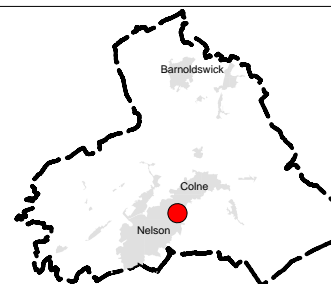
Site Name: Gib Hill

Location: Colne / Nelson

Site Ref: 385

Site Area: 6 ha

Grid Ref: SD 387 438



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 482	Site Name: Land at the end of Knotts Drive			Settlement:	Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A		SHLAA Typology:	EHA
Site Area (gross): 5.0910ha	Indicative No. Dwellings: 135	Indicative Density: 27 dph	Co-ordinates:	388075, 439107	

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?	Partial
(S7/S8) Infrastructure comment	New infrastructure required. Further information required about the capacity of existing networks.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Site affected by an ordinary watercourse.				Flood Zone 1
(S28) Conservation Area:	No	0.12 km	(S29) Listed Building:	No	0.52 km
(S30) Scheduled Monument:	No	0.70 km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.37 km	(S37) Poor air quality:	No	
(S33) Ecology:	Part of the site covered by an area of ecological interest (LERN record).		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.24 km
(S33/S34) Natural environment comment:	No - 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 Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is close to a railway line, school, existing residential properties and open countryside. New development may have an adverse impact on the amenity of existing residential properties.				
(S39) Coal Mining:	Yes		(S40) Mineral Safeguarding Area (MSA): Yes		

Suitability – distance to services (km)

(S12) Railway station:	0.55	(S13) Bus stop:	0.22	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.36	(S15) Secondary school:	0.36	(S16) Sports/leisure centre:	0.59
(S17) Doctors:	0.31	(S18) Hospital:	0.36	(S19) Town / Local centre:	0.56
(S20) Supermarket/store:	0.76	(S21) Employment area:	0.31	(S22) Public house:	0.75
(S23) Corner shop:	0.77	(S24) Post Office:	1.40	(S25) Open space:	0.50
(S26) PROW:	0.27	(S27) Cycle route:	0.30		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Viable	(V3) Viability Model Ref:	Site Specific Viability Work

Comments:	This is a major development site. 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. Planning permission was refused at this site on the basis of poor design and an appeal was dismissed. The owners of the site are looking to resubmit a planning application. If this application is successful the site could be developed within the five year period.		
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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	10	10	10	10	95	0

Pendle Strategic Housing Land Availability Assessment

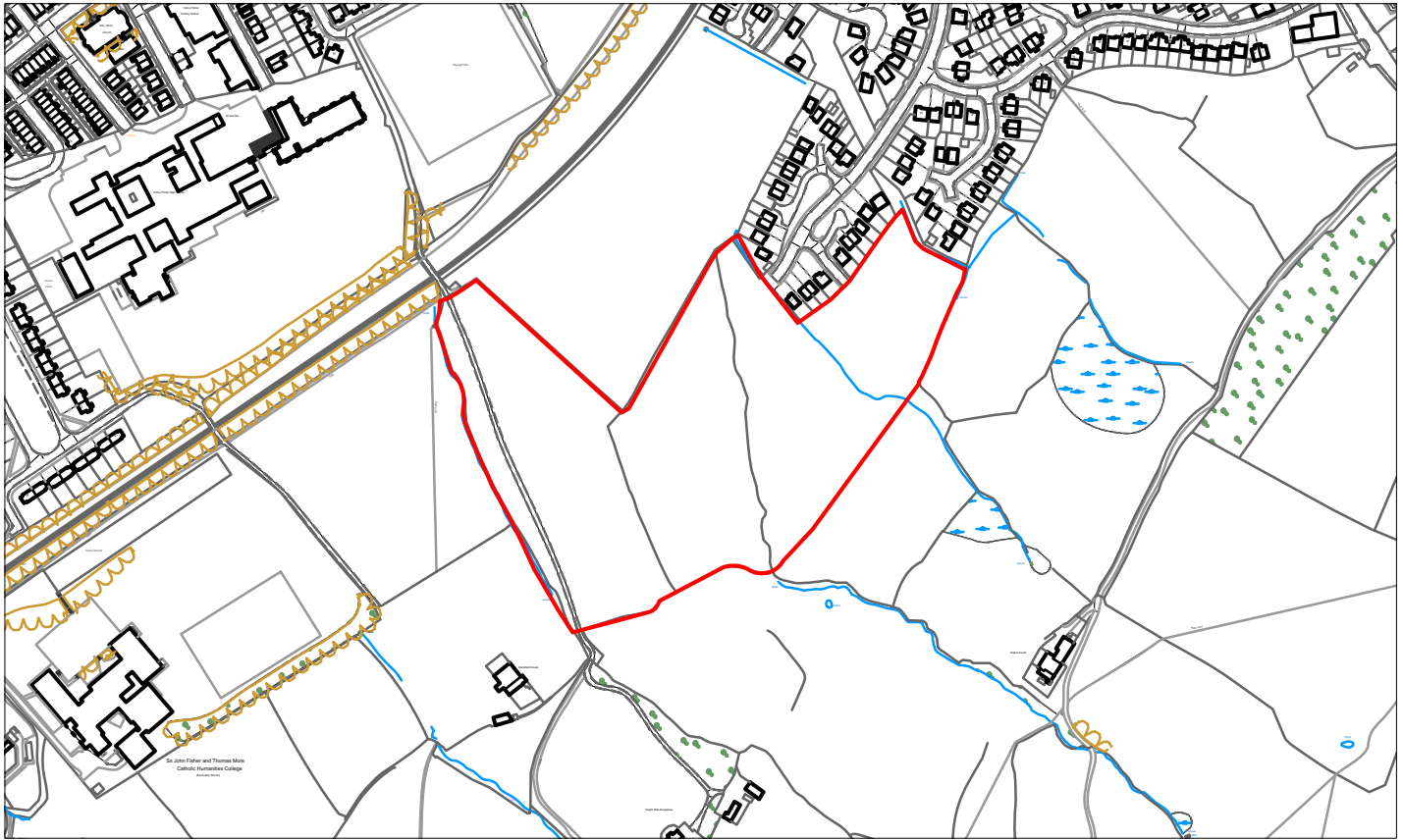
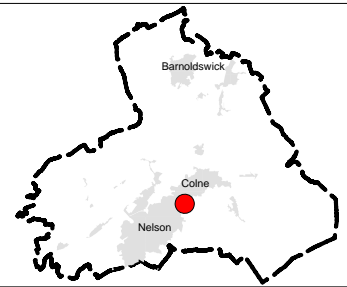
Site Name: Land at the end of Knotts Drive

Location: Colne

Site Ref: 482

Site Area: 5.09 ha

Grid Ref: SD 388 439



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Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S012	Site Name: Windermere Avenue	Settlement: Colne
Postcode Sector: BB8 7	Ward: Horsfield Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 3.93ha	Indicative No. Dwellings: 118
Indicative Density: 30 dph	Co-ordinates: 390178, 440590	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	No
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. United Utilities have previously indicated there may be potential capacity issues at Colne WWTW. New highways work required.		

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. Other water features are present on site. Further investigation may be required.				Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building:	Potential/adjacent	0.03 km
(S30) Scheduled Monument:	No	2.66 km	(S31) Archaeology:	None identified	
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.50 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification part of the site is Urban and part is Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - the site is surrounded by open countryside and existing residential development with a secondary school to the northwest. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA):	Yes	

Suitability – distance to services (km)

(S12) Railway station:	2.30	(S13) Bus stop:	0.27	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.73	(S15) Secondary school:	0.50	(S16) Sports/leisure centre:	2.40
(S17) Doctors:	1.50	(S18) Hospital:	5.40	(S19) Town / Local centre:	1.20
(S20) Supermarket/store:	1.20	(S21) Employment area:	1.30	(S22) Public house:	0.35
(S23) Corner shop:	0.67	(S24) Post Office:	1.10	(S25) Open space:	0.36
(S26) PROW:	0.00	(S27) Cycle route:	2.20		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal / Viable	(V3) Viability Model Ref:	Scheme 18

Comments: This site is located within the urban area of Colne. The site is currently designated as a Site of Settlement Character and part of the site is within the Lidgett and Bents conservation area. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. The landowner is willing to develop the site, however the constraints on the site will need to be resolved before the site can be brought forward. Part of the site could come forward within the five year period.

Constraints: Site of Settlement Character designation. Conservation Area. Infrastructure provision/capacity.

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	10	10	88	0

Pendle Strategic Housing Land Availability Assessment

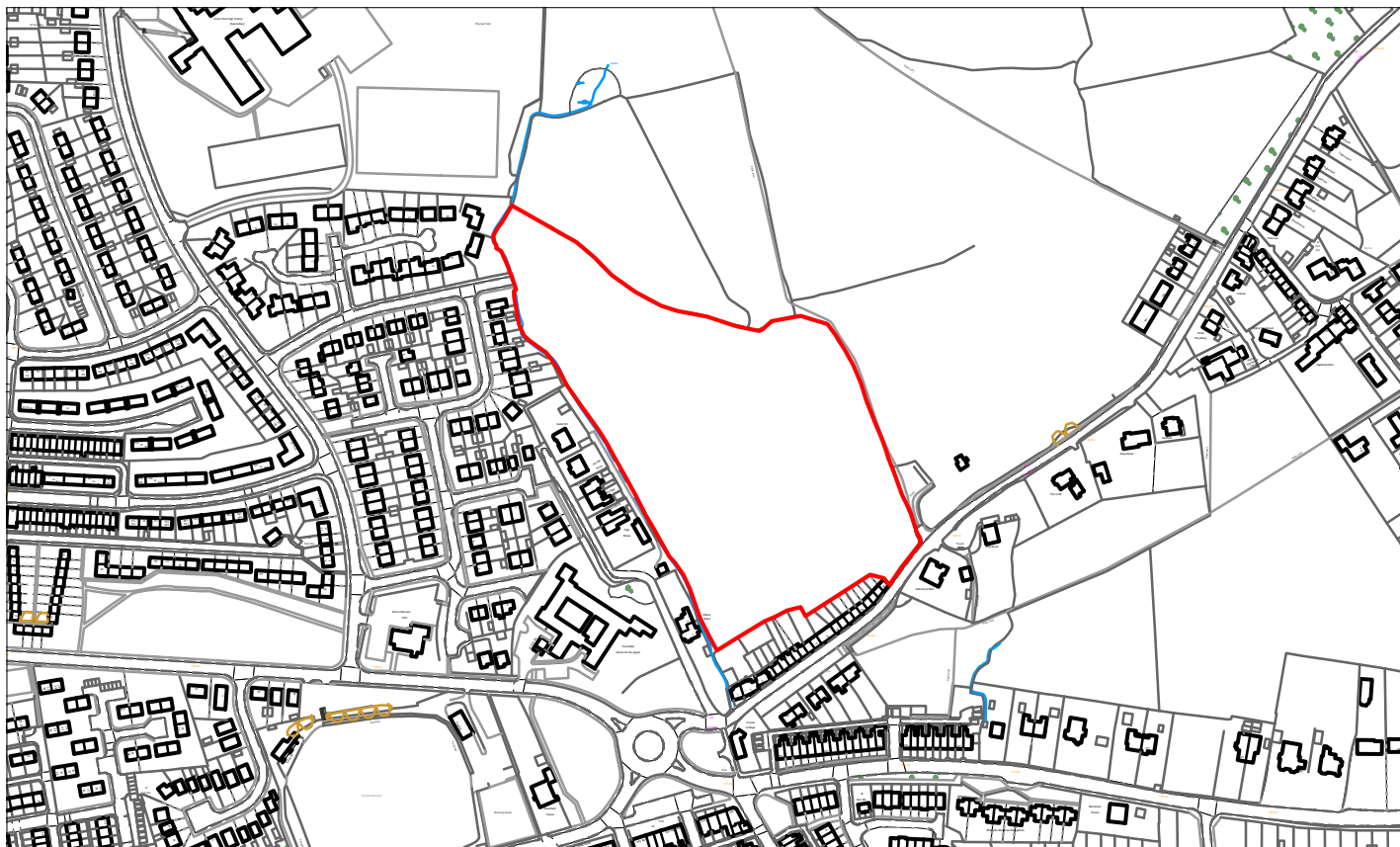
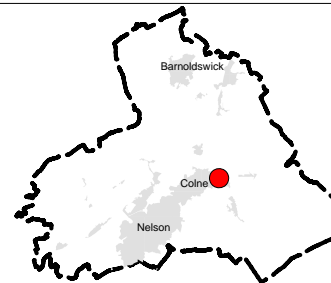
Site Name: Windermere Avenue

Location: Colne

Site Ref: S012

Site Area: 3.93 ha

Grid Ref: SD 390 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S244	Site Name: Recreation Ground off Harrison Drive			Settlement:	Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 2.79ha	Indicative No. Dwellings: 84	Indicative Density: 30 dph	Co-ordinates:	388443, 440538	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site in the urban area surrounded by existing development. Major development site. Utilities would need to be installed. Capacity would need to be checked.		

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 2	
(S28) Conservation Area:	No	0.31 km	(S29) Listed Building: No 0.30 km
(S30) Scheduled Monument:	No	2.03 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.10 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.43 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Urban.		

(S35/S36) Bad neighbour uses and impact on surround area: No bad neighbouring uses - the site is surrounded by existing residential development. 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:	0.88	(S13) Bus stop:	0.04	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.50	(S15) Secondary school:	1.59	(S16) Sports/leisure centre:	0.88
(S17) Doctors:	0.85	(S18) Hospital:	3.74	(S19) Town / Local centre:	0.55
(S20) Supermarket/store:	0.80	(S21) Employment area:	0.55	(S22) Public house:	0.75
(S23) Corner shop:	0.28	(S24) Post Office:	0.64	(S25) Open space:	0.09
(S26) PROW:	0.33	(S27) Cycle route:	0.45		

Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Major Improvements	(A4) In use?	Partial
(A5) Ownership?	1 owner - Council		

Achievability

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

Comments: This site is designated as open space. However, the site may no longer be in use for this function. Access into the site is currently restricted. The Council's viability model suggests that this type of site is unlikely to be viable to develop. However, as the site is within the control of the Council it could be brought forward. If the policy constraint could be over come the site could come forward in the five year period.

Constraints: Open Space designation. Access into 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	15	15	54	0

Pendle Strategic Housing Land Availability Assessment

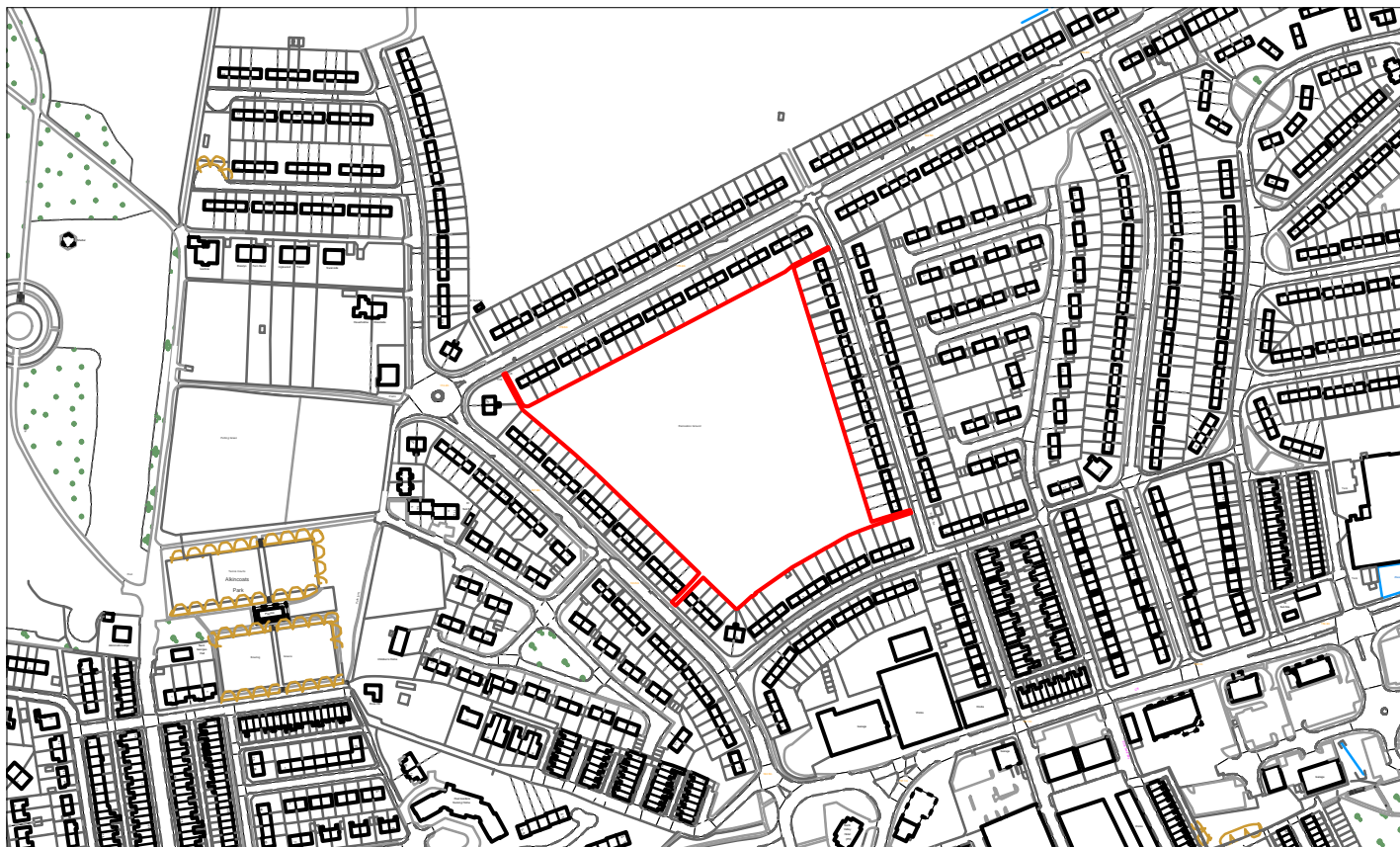
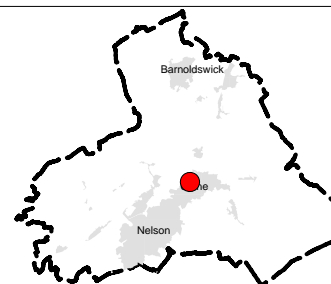
Site Name: Recreation ground off Harrison Drive

Location: Colne

Site Ref: S244

Site Area: 2.790

Grid Ref: SD 388 440



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S004	Site Name: Land off South Valley Drive			Settlement:	Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A		SHLAA Typology:	VLNPD
Site Area (gross): 2.74ha	Indicative No. Dwellings: 82	Indicative Density: 30 dph	Co-ordinates:	388414, 439246	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. United Utilities have previously indicated there may be potential capacity issues at Colne WWTW. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within defined flood zones. Western boundary of site adjacent to issues and sinks - further investigation needed.				Flood Zone 1
(S28) Conservation Area:	No	0.30 km	(S29) Listed Building:	No	0.45 km
(S30) Scheduled Monument:	No	0.79 km	(S31) Archaeology:	None identified	
(S32) TPO:	No	0.02 km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.34 km
(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:	No bad neighbouring uses - this site is adjacent to existing residential development and open countryside. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA):	Yes	

Suitability – distance to services (km)

(S12) Railway station:	0.85	(S13) Bus stop:	0.40	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.16	(S15) Secondary school:	1.39	(S16) Sports/leisure centre:	0.85
(S17) Doctors:	1.60	(S18) Hospital:	3.30	(S19) Town / Local centre:	0.86
(S20) Supermarket/store:	1.90	(S21) Employment area:	0.85	(S22) Public house:	0.68
(S23) Corner shop:	0.46	(S24) Post Office:	1.30	(S25) Open space:	0.03
(S26) PROW:	0.00	(S27) Cycle route:	0.24		

Availability

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

Achievability

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

Comments:	This site is located outside of the Settlement Boundary for Colne. The ability to obtain planning permission is therefore restricted by the current planning policy base. The site is in a visually prominent location and attention would need to be paid to the layout and design of any proposed development. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The landowner is willing to develop the site, however the policy constraints will need to be resolved before the site can come forward.		
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Constraints:	Settlement Boundary.
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Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	20	20	42	0

Pendle Strategic Housing Land Availability Assessment

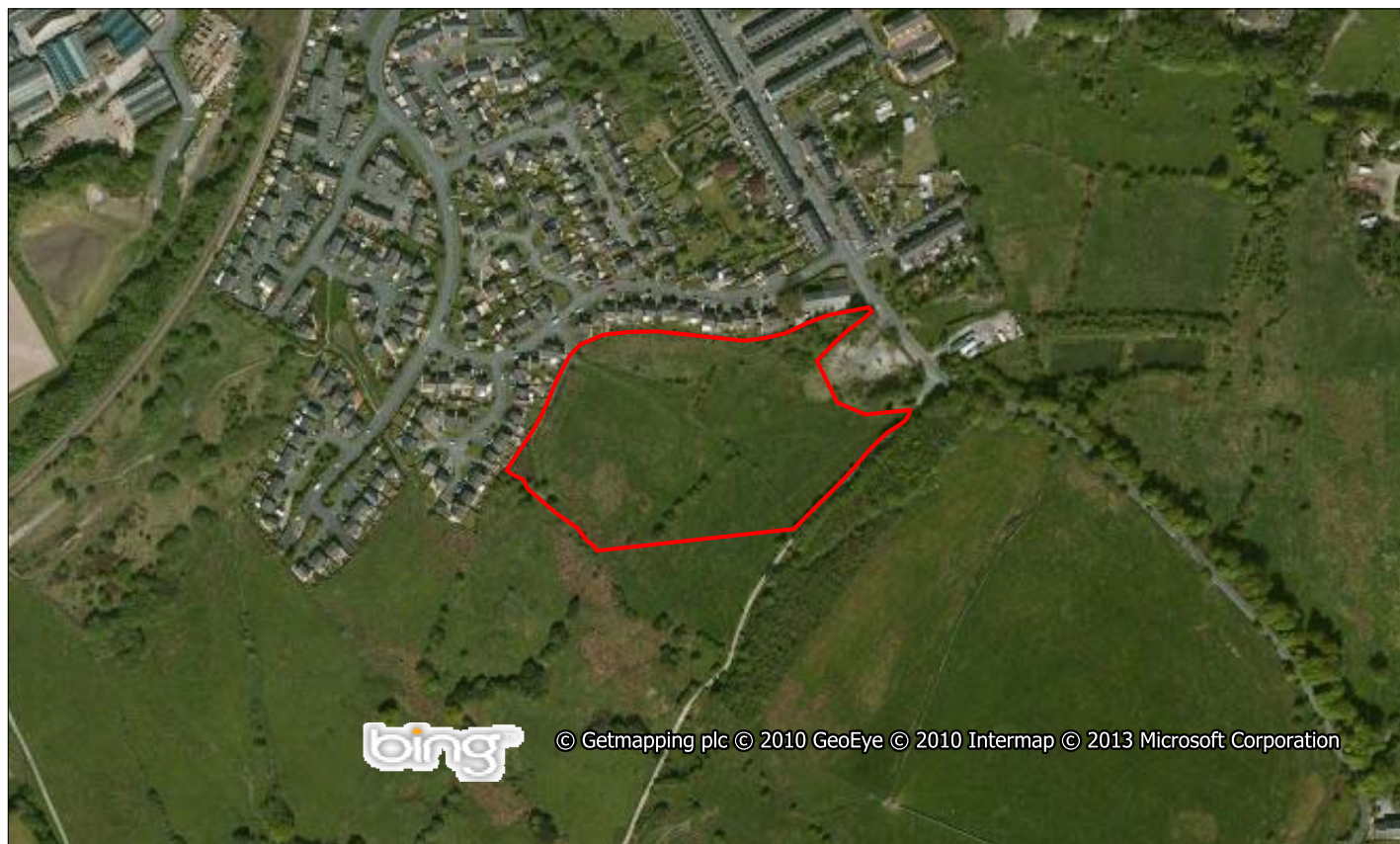
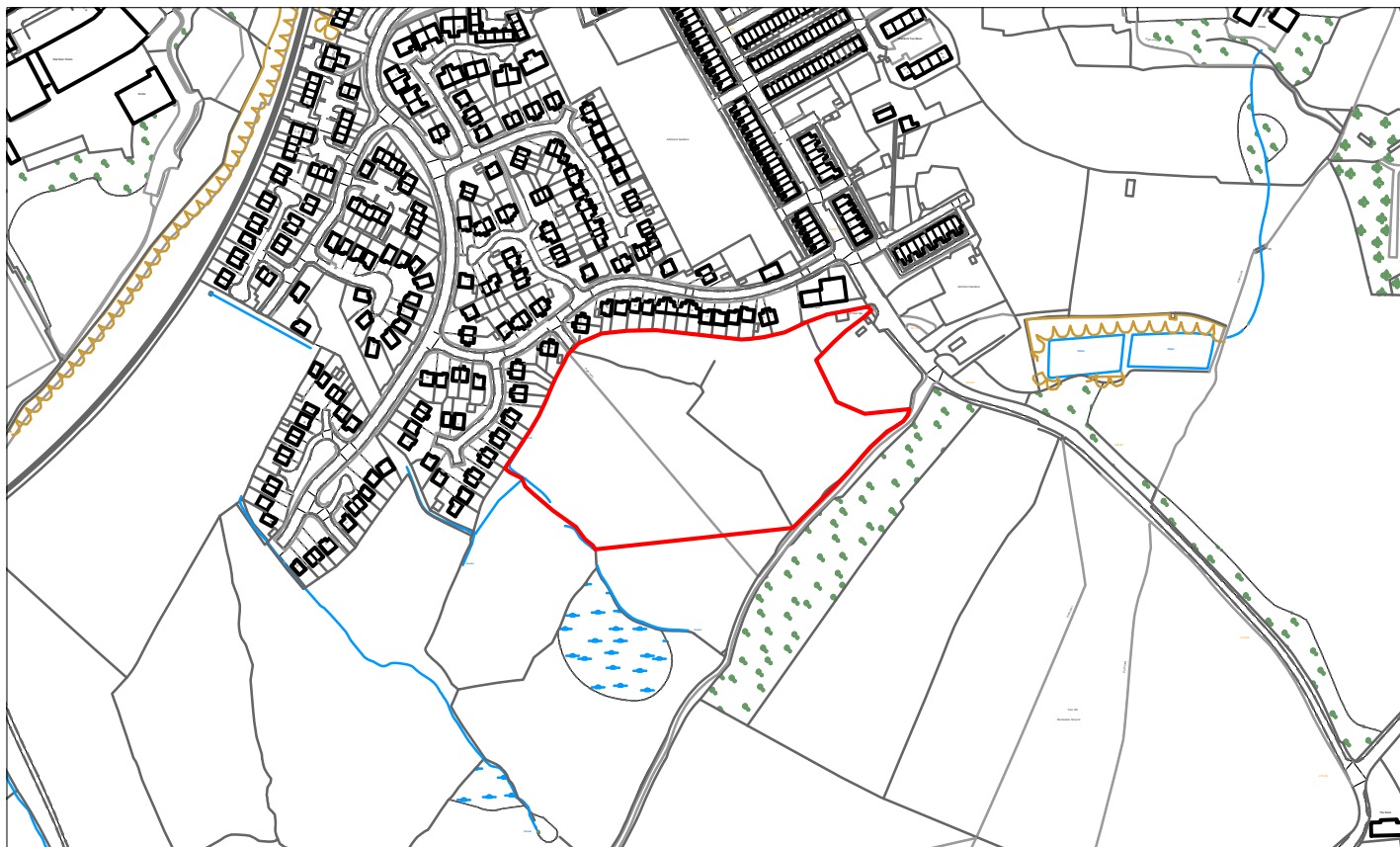
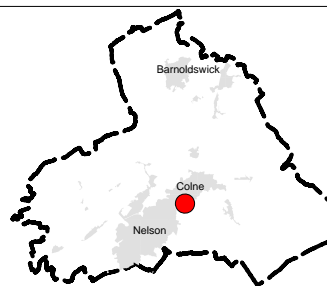
Site Name: Land off South Valley Drive

Location: Colne

Site Ref: S004

Site Area: 2.74 ha

Grid Ref: SD 388 439



bing

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: 1036	Site Name: Railway sidings	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: EHA	Site Area (gross): 2.7420ha	Indicative No. Dwellings: 77
Indicative Density: 28 dph	Co-ordinates: 388025, 439212	

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?	Partial
(S7/S8) Infrastructure comment	New infrastructure required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Part of site is in Flood Zone 2 and is affected by an open and culverted ordinary watercourse.	Flood Zone 2	
(S28) Conservation Area:	Potential/adjacent	0.10 km	(S29) Listed Building:
No		0.90 km	No
(S30) Scheduled Monument:	No	0.29 km	(S31) Archaeology:
(S32) TPO:	No		Potential
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S37) Poor air quality:	No
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on 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.	(S34) Nature Conservation Designation:	No
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - the site is close to a railway line, school, existing residential properties and open countryside. New development may have an adverse impact on the amenity of existing residential properties.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	0.70	(S13) Bus stop:	0.15	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.90	(S15) Secondary school:	1.18	(S16) Sports/leisure centre:	0.74
(S17) Doctors:	1.70	(S18) Hospital:	3.07	(S19) Town / Local centre:	0.66
(S20) Supermarket/store:	1.60	(S21) Employment area:	0.70	(S22) Public house:	0.55
(S23) Corner shop:	0.55	(S24) Post Office:	1.02	(S25) Open space:	0.02
(S26) PROW:	0.03	(S27) Cycle route:	0.00		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Viable	(V3) Viability Model Ref:	Site Specific Viability Work

Comments:	This is a major development site. 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. Planning permission was refused at this site on the basis of poor design and an appeal was dismissed. The owners of the site are looking to resubmit a planning application. If this application is successful the site could be developed within the five year period.		
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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	10	10	10	10	37	0

Pendle Strategic Housing Land Availability Assessment

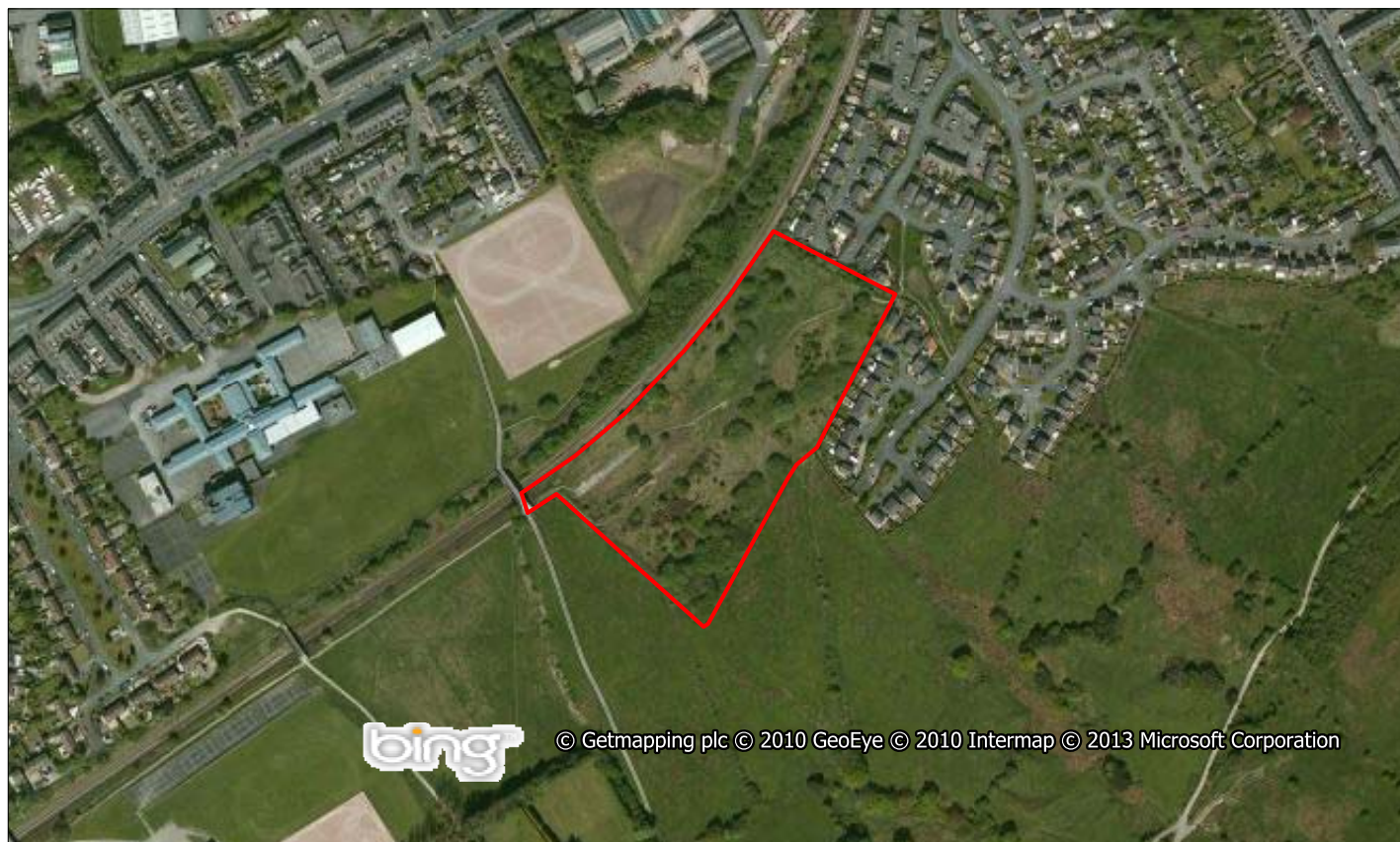
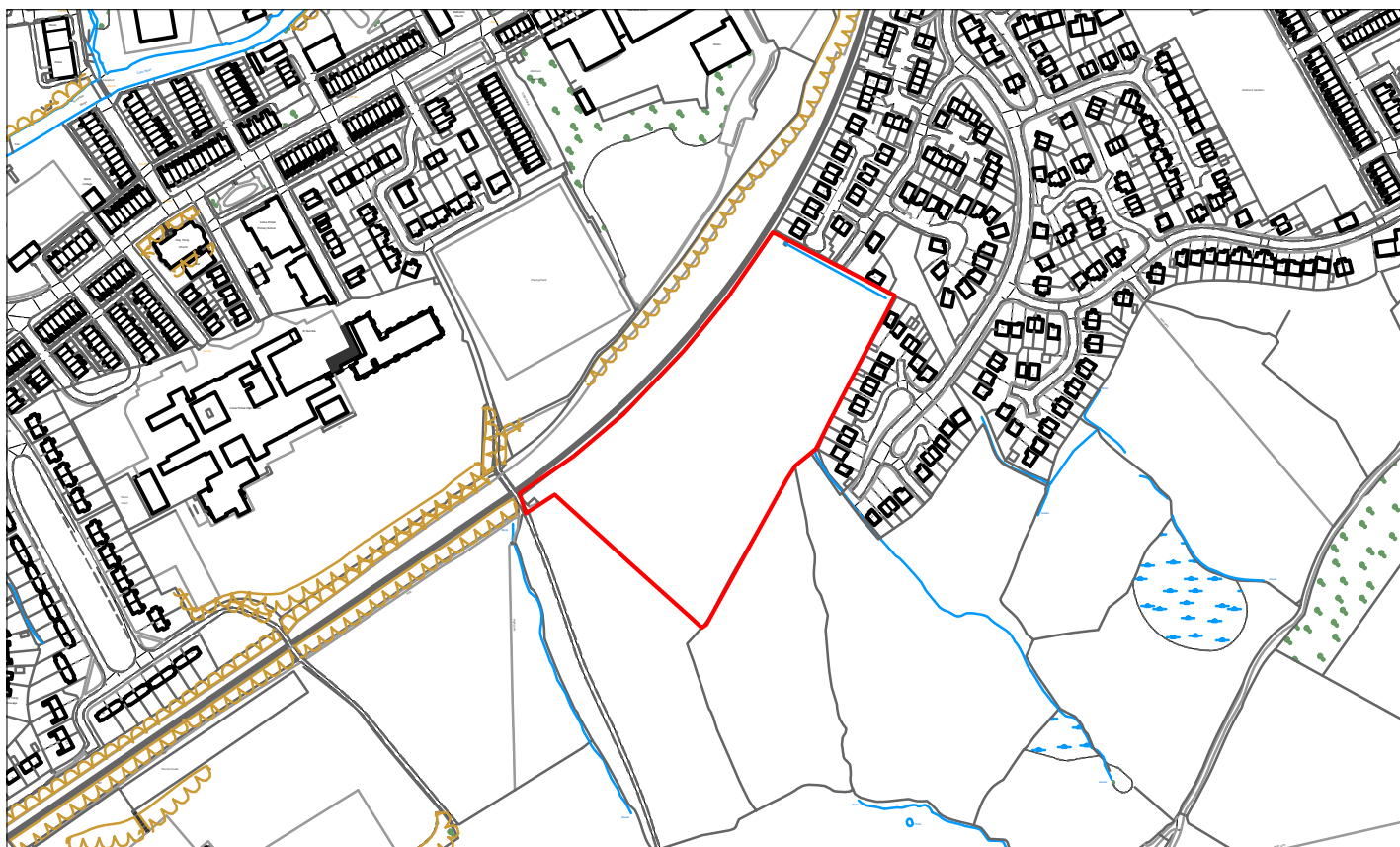
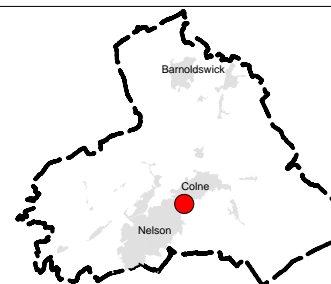
Site Name: Railway sidings

Location: Colne

Site Ref: 1036

Site Area: 2.742 ha

Grid Ref: SD 388 439



bing

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S180	Site Name: Land at Nelson and Colne College, Barrowford Road			Settlement: Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A		SHLAA Typology: VLNPD
Site Area (gross): 1.59ha	Indicative No. Dwellings: 48	Indicative Density: 30 dph	Co-ordinates:	387316, 439900

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?	Part
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood issues identified.				Flood Zone 1
(S28) Conservation Area:	No	0.18 km	(S29) Listed Building:	No	0.29 km
(S30) Scheduled Monument:	No	1.00 km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.00 km	(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	0.16 km
(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. The site is 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 - this site is adjacent to existing residential properties. It is also close to the M65 motorway. New development unlikely to have an adverse impact on the surrounding uses.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

Suitability – distance to services (km)

(S12) Railway station:	1.50	(S13) Bus stop:	0.28	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.38	(S15) Secondary school:	2.30	(S16) Sports/leisure centre:	1.50
(S17) Doctors:	2.20	(S18) Hospital:	4.20	(S19) Town / Local centre:	1.30
(S20) Supermarket/store:	2.20	(S21) Employment area:	1.45	(S22) Public house:	1.40
(S23) Corner shop:	1.50	(S24) Post Office:	1.80	(S25) Open space:	0.00
(S26) PROW:	0.52	(S27) Cycle route:	0.98		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 14

Comments:	This site is located within the urban area of Colne. Nearly two thirds of the site is covered by an Open Space designation in the current Local Plan. The ability to obtain planning permission on part of the site is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be over come the site could come forward within five years.		
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Constraints: Open Space designation.

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	15	15	18	0	0

Pendle Strategic Housing Land Availability Assessment

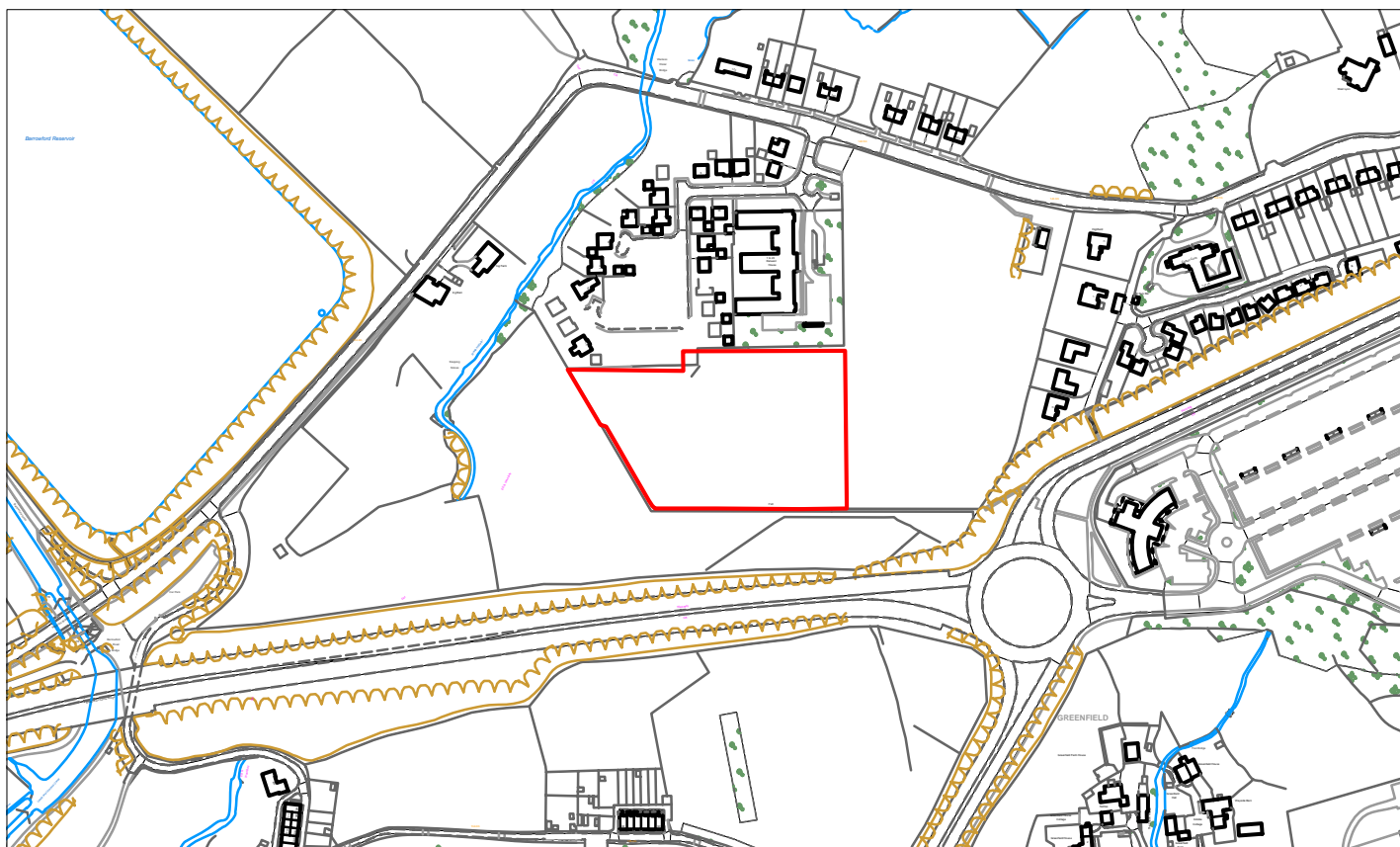
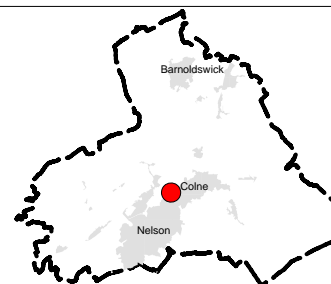
Site Name: Land at Nelson and Colne College

Location: Colne

Site Ref: S180

Site Area: 1.59 ha

Grid Ref: SD 387 439



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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S011B	Site Name: Red Lane	Settlement: Colne
Postcode Sector: BB8 7	Ward: Vivary Bridge Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.41ha	Indicative No. Dwellings: 36
Indicative Density: 30 dph	Co-ordinates: 388723, 441037	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Other water features are present on site (e.g. springs). Further investigation may be required. Previous drainage problems with the site.		Flood Zone 1
(S28) Conservation Area:	No	0.76 km	(S29) Listed Building: Potential/adjacent 0.02 km
(S30) Scheduled Monument:	No	2.53 km	(S31) Archaeology: None identified
(S32) TPO:	Partial	0.01 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.27 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is adjacent to a school, existing residential properties and open countryside. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	2.40	(S13) Bus stop:	0.48	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.10	(S15) Secondary school:	1.20	(S16) Sports/leisure centre:	2.10
(S17) Doctors:	1.35	(S18) Hospital:	5.00	(S19) Town / Local centre:	1.20
(S20) Supermarket/store:	1.00	(S21) Employment area:	1.20	(S22) Public house:	0.37
(S23) Corner shop:	0.89	(S24) Post Office:	1.20	(S25) Open space:	0.13
(S26) PROW:	0.25	(S27) Cycle route:	0.87		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 14

Comments: This site is located outside of the Settlement Boundary for Colne and designated as a Protected Area to meet future development needs. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. A planning application was refused on highways and design grounds. These could be overcome with a different scheme and the site could come forward within five years.

Constraints: Settlement Boundary. Protected Area designation. Possible drainage 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	12	12	12	0	0	0

Pendle Strategic Housing Land Availability Assessment

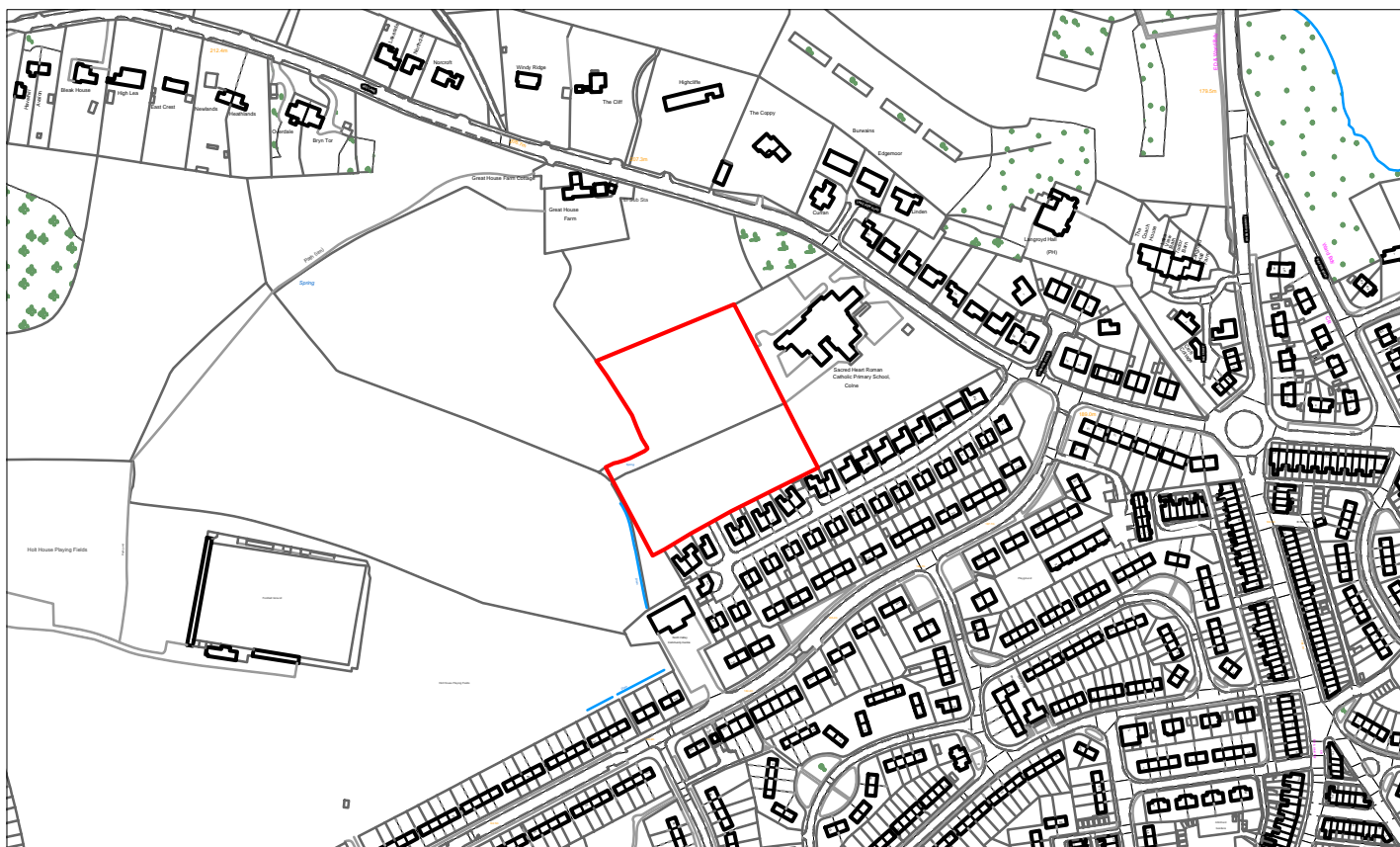
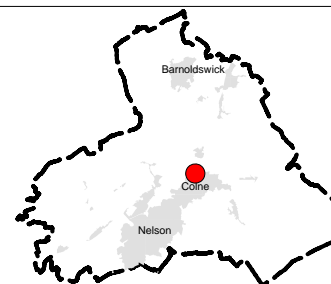
Site Name: Red Lane

Location: Colne

Site Ref: S011B

Site Area: 1.41 ha

Grid Ref: SD 388 441



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S011A	Site Name: Red Lane	Settlement: Colne
Postcode Sector: BB8 7	Ward: Vivary Bridge Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.10ha	Indicative No. Dwellings: 20
Indicative Density: 18 dph	Co-ordinates: 388723, 441037	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Other water features are present on site (e.g. springs). Further investigation may be required. Previous drainage problems with the site.		Flood Zone 1
(S28) Conservation Area:	No	0.76 km	(S29) Listed Building: Potential/adjacent 0.02 km
(S30) Scheduled Monument:	No	2.54 km	(S31) Archaeology: None identified
(S32) TPO:	Partial	0.01 km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.27 km
(S33/S34) Natural environment comment:	No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is adjacent to a school, existing residential properties and open countryside. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	Yes

Suitability – distance to services (km)

(S12) Railway station:	2.40	(S13) Bus stop:	0.48	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.10	(S15) Secondary school:	1.20	(S16) Sports/leisure centre:	2.10
(S17) Doctors:	1.35	(S18) Hospital:	5.00	(S19) Town / Local centre:	1.20
(S20) Supermarket/store:	1.00	(S21) Employment area:	1.20	(S22) Public house:	0.37
(S23) Corner shop:	0.89	(S24) Post Office:	1.20	(S25) Open space:	0.13
(S26) PROW:	0.25	(S27) Cycle route:	0.87		

Availability

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

Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Marginal	(V3) Viability Model Ref:	Scheme 14

Comments: This site is located outside of the Settlement Boundary for Colne and designated as a Protected Area to meet future development needs. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is marginally viable to develop. The site is owned by the Council and has been identified as a site to bring forward in the near future. Specific site viability work will be carried out as part of the development scheme for this site. If the policy constraints could be over come the site could come forward within five years.

Constraints: Settlement Boundary. Protected Area designation. Possible drainage 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	10	10	0	0

Pendle Strategic Housing Land Availability Assessment

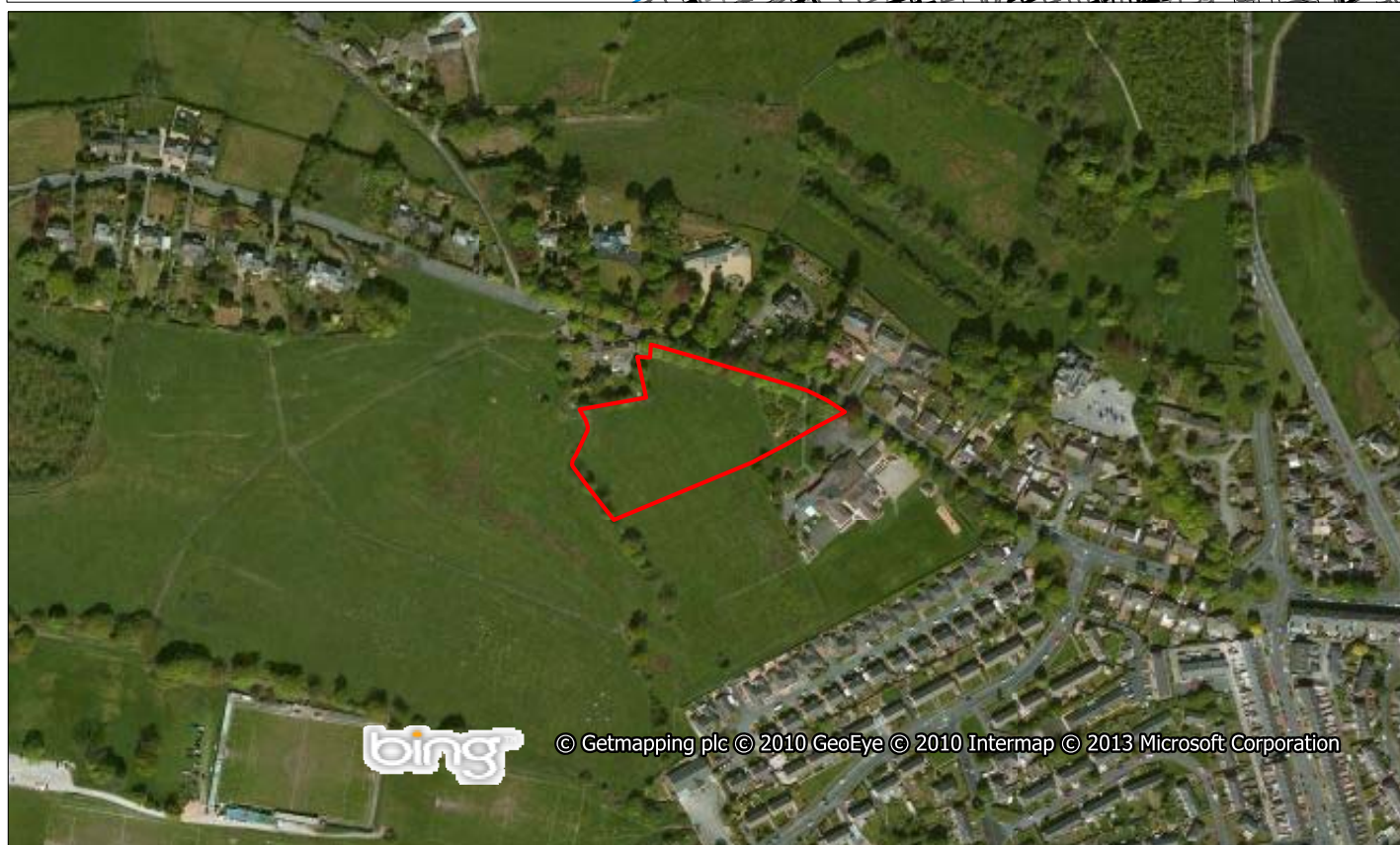
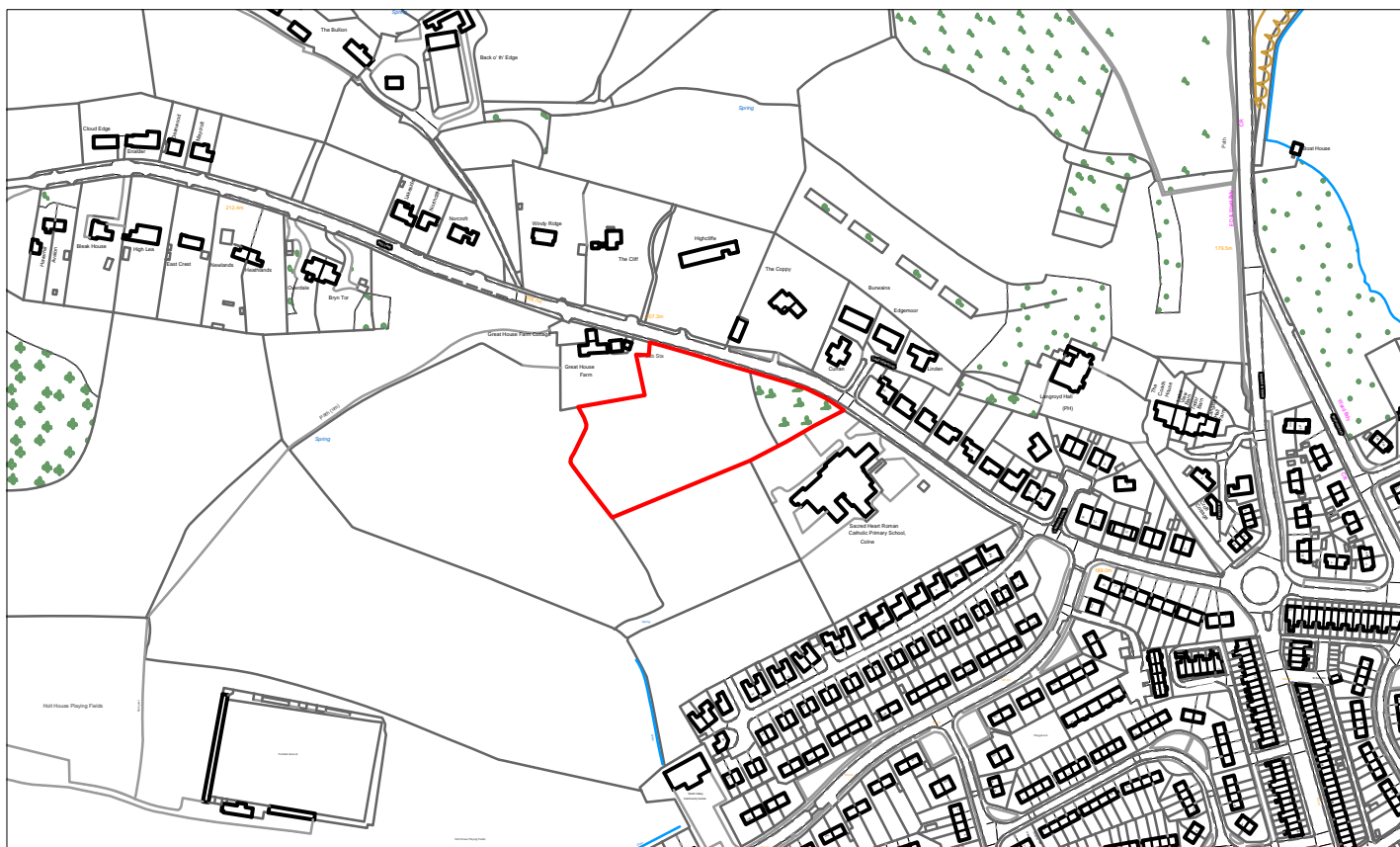
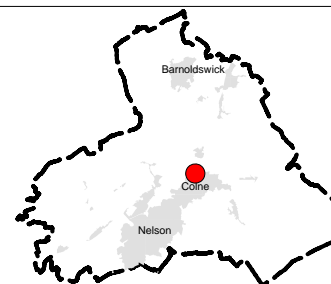
Site Name: Red Lane

Location: Colne

Site Ref: S011A

Site Area: 1.10 ha

Grid Ref: SD 388 441



Scale: 1 : 5,000

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Pendle Strategic Housing Land Availability Assessment

Site Details

Site Ref: S183		Site Name: Land off Dewhurst Street			Settlement: Colne		
Postcode Sector: BB8 8		Ward: Waterside Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 0.06ha		Indicative No. Dwellings: 2		Indicative Density: 30 dph		Co-ordinates: 388549, 439338	

Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(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	Small greenfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

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 flooding issues identified on-site.	Flood Zone 1	
(S28) Conservation Area:	No	0.46 km	(S29) Listed Building: No 0.44km
(S30) Scheduled Monument:	No	0.94 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.06km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.48km
(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:	No bad neighbouring uses - site is adjacent to existing residential properties. New development unlikely to have an adverse impact on the surrounding uses.		
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(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No
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Suitability – distance to services (km)

(S12) Railway station:	0.70	(S13) Bus stop:	0.16	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.94	(S15) Secondary school:	1.20	(S16) Sports/leisure centre:	0.70
(S17) Doctors:	1.50	(S18) Hospital:	3.20	(S19) Town / Local centre:	0.65
(S20) Supermarket/store:	1.80	(S21) Employment area:	0.61	(S22) Public house:	0.69
(S23) Corner shop:	0.36	(S24) Post Office:	1.00	(S25) Open space:	0.00
(S26) PROW:	0.08	(S27) Cycle route:	0.00		

Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Minor Improvements	(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 1

Comments:	This site is located outside of the settlement boundary for Colne. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraint could be over come part of the site could come forward within five years.		
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Constraints:	Settlement Boundary.		
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Timescales (No. dwellings)

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

Pendle Strategic Housing Land Availability Assessment

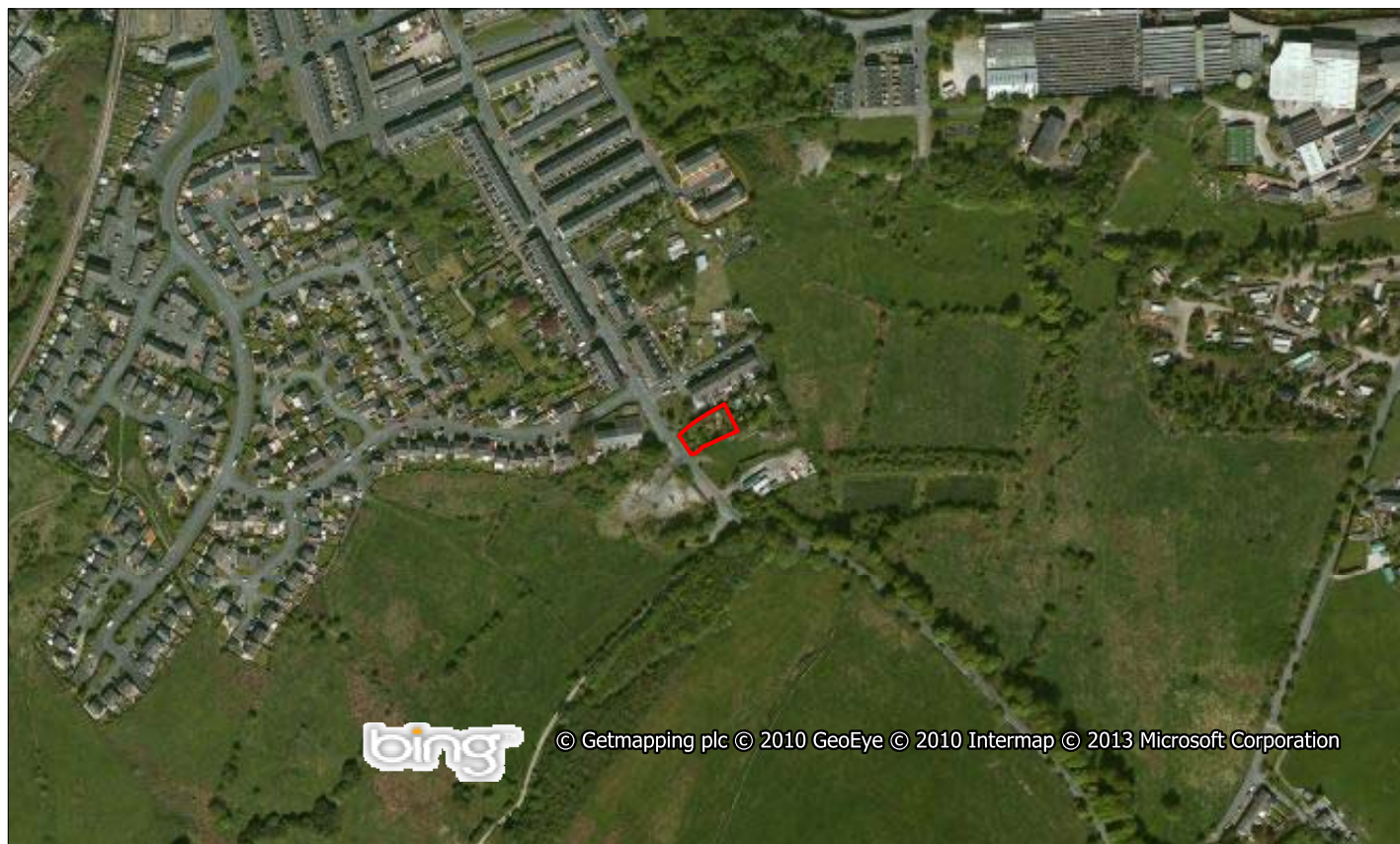
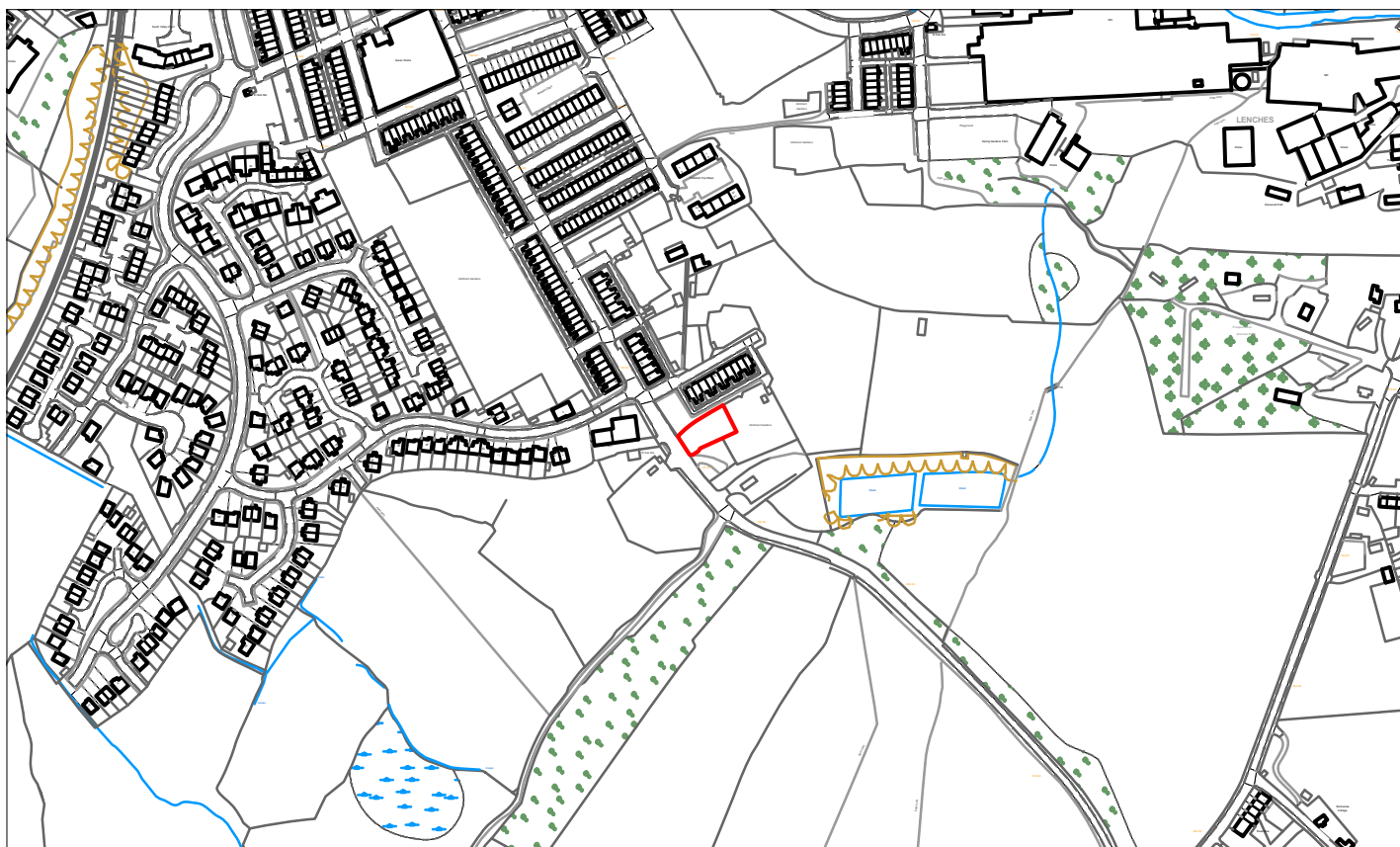
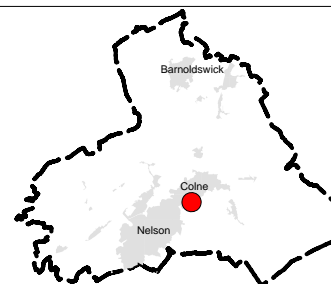
Site Name: Land off Dewhurst Street

Location: Colne

Site Ref: S183

Site Area: 0.06 ha

Grid Ref: SD 388 439



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