| Site Ref: S010 | | | | | | | | | | |
|---|---|------------------------------|--|--|---|--------------------------------------|--------------------------------|--------------------------------|-----------------------------------|---------------------------------------|
| | Site Na | ame: | Land between S | Skipton Old Roa | d and Castl | e Road | Se | ettlement: | Colne | |
| Postcode Sector: 1 | 3B8 7 W | /ard: | Horsfield Ward | Plann | ing App: N | I/A | SH | HLAA Typology: | VLNPD | |
| Site Area (gross): | 9.41ha In | dicativ | ve No. Dwelling | s: 282 India | cative Dens | ity: | 30 dph | Co-ordinates: | 3902 | 271, 440792 |
| Suitability – locati | on and infras | structu | ire | | | | | | | |
| (S0) Within a Settle | ement Bound | dary? | Adjacent | | (S1) Brown | nfield / G | reenfie | eld? | Greenfie | eld |
| (S2) Car parking? | | | Yes | | (S3) Loss o | f employ | ment l | and? | No | |
| (S4) Protected emp | oloyment are | ea? | No | | (S5) Open | space / s | ettlem | ent character? | No | |
| (S7) Suitable infras | tructure? | | No | | (S8) Infras | tructure | capacit | y? | No | |
| (S7/S8) Infrastruct | | | capacity to prov there may be p | Utilities would vide the necessa otential capcity | ary infrastru | ucture. U | nited U | Itilities have pre | eviously in | ndicated |
| Suitability – enviro | | | | | | | | | , | |
| (S9) Contamination | | | n 250m buffer | | (S10) Topo | | | Gentle slope / | | |
| (S11) Flooding issu zone: | es / Flood | Not w site. | rithin an identifi | ied Flood Zone. | No other fl | ooding is | sues id | entified on | Flood Zo | ne 1 |
| (S28) Conservation | Area: | Yes | | 0.00 km | (S29) Liste | d Buildin | g: | Potential/adja | acent | 0.03 km |
| (S30) Scheduled M | onument: | No | | 2.80 km | (S31) Arch | aeology: | | Yes | | |
| (S32) TPO: | | Yes | | 0.00 km | (S37) Poor | air quali | ty: | No | | |
| (S33) Ecology: | | None | identified | | (S34) Natu Designatio | | rvatior | ı No | | 0.35 km |
| (S33/S34) Natural environment comr | ment: | by an | area of ecologic | ignated nature cal interest (LER poor quality farr | N - record) | | | | | |
| (S35/S36) Bad neig and impact on suri | | reside | ential and a scho | ouring uses - this pol use the nort al development | hwest. New | - | | - | - | |
| (S39) Coal Mining: | | Poten | tial | | (S40) Mine | eral Safeg | uardin | g Area (MSA): | Yes | |
| Suitability – distar | ice to service | es (km) | | | | | | | | |
| (S12) Railway stati | on: | | 2.50 (S13) Bu | s stop: | | 0.33 | (S13a) | Bus stop frequ | ency: | >15 mins |
| (S14) Primary scho | ol: | | 0.55 (S15) Sec | condary school: | | 0.60 | (S16) S | ports/leisure c | entre: | 2.50 |
| (S17) Doctors: | | | 1.50 (S18) Ho | spital: | | 5.50 | (S19) T | own / Local ce | ntre: | 1.40 |
| (S20) Supermarket | /store: | | 1.30 (S21) En | nployment area | 1: | 1.20 | (S22) P | Public house: | | 0.58 |
| (S23) Corner shop: | | | 0.41 (S24) Po | st Office: | | 1.30 | (S25) C | Open space: | | 0.62 |
| (S26) PROW: | | | 0.00 (S27) Cy | cle route: | | 1.60 | | | | |
| Availability | | | | | | | | | | |
| (A1) Access issues | ? | | No | | (A2) Vehic | ular acce | ss: M | oderate / Mino | r Issues | |
| (A3) Visibility splay | /s / highways | s issue | s? Adequate | | (A4) In use | ? | Pa | rtial | | |
| (A5) Ownership? | | | 1 owner - F | Private | | | | | | |
| Achievability | | | | | | | | | | |
| (V1) Competing lar | nd use? No | ס | | | (V2) Mark | et Attrac | ivenes | s? High | | |
| (V3) Viable? | Ma | arginal | / Viable | | (V3) Viabil | ity Mode | l Ref: | Scheme 18 | 3 | |
| | eet future de tain planning | velopn g perm ty of th | nent needs. Par ission is restrict e networks will | of the settlemer t of the site is w ed by the curre need to be con he landowner is | rithin the Li nt planning firmed. The | dgett and policy base Council' | l Bents ise. Ne s viabil | Conservation A winfrastructure | area. The e will be rates that | ability to equired this type of |
| ob an sit to | e is marginall be resolved I | before | the site can be | developed. Par | | could be | | ht forward with | in five ye | ears. |
| ob an sit to | e is marginall be resolved I | before | the site can be | | | could be | | ht forward with | in five ye | ears. |
| ob an sit to | e is marginall be resolved l tlement Boun | before | the site can be | developed. Par | | could be | | ht forward with | in five ye | ears. |
| ob an sit to Constraints: Set | e is marginall be resolved l tlement Boun | before dary. P | the site can be | developed. Par | on lower par | could be | | ht forward with | nin five ye on/capacit 11- | ears. |

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











2015/16

2014/15

0

| | B = a | | | | |
|---|--|---|---|--|---|
| Site Details | | | | | |
| Site Ref: 385 Site N | Name: Gib Hill | | Set | tlement: C | Colne |
| Postcode Sector: BB8 8 | Ward: Waterside War | d Planning App: | N/A SHI | AA Typology: E | HA |
| Site Area (gross): 12.010ha | Indicative No. Dwelling | s: 216 Indicative Der | sity: 36 dph | Co-ordinates: | 387713, 43865 |
| Suitability – location and infr | rastructure | | | | |
| (S0) Within a Settlement Bou | ndary? Yes | (S1) Brov | nfield / Greenfield | d? (| Greenfield |
| (S2) Car parking? | Yes | (S3) Loss | of employment la | nd? | Vo |
| (S4) Protected employment a | area? No | (S5) Oper | space / settleme | nt character? N | Vo |
| (S7) Suitable infrastructure? | No | (S8) Infra | structure capacity | ? 1 | Vo |
| (S7/S8) Infrastructure comme | ent New infrastruct | cure provision would be r | equired. | | |
| Suitability – environment and | d heritage | | | | |
| (S9) Contamination? | None identified | (S10) Top | ography: | Gentle slope / ι | undulating |
| (S11) Flooding issues / Flood | • | e open and in culvert runs | • . | ne site. There F | lood Zone 1 |
| zone: | are a number of water | er features running down | | | |
| (S28) Conservation Area: | No | 0.49 km (S29) List | | No | 0.27 km |
| (S30) Scheduled Monument: | No | 0.62 km (S31) Arc | | Potential | |
| (S32) TPO: | No | 0.03 km (S37) Poc | | No | |
| (S33) Ecology: | Yes | (S34) Nat Designat | ure Conservation on: | Yes (part of site | e) 0.00 km |
| environment comment: (S35/S36) Bad neighbour uses and impact on surround areas (S39) Coal Mining: | is classed as Urban and set Medium bad neighbor open countryside. Ne | interest (LERN - record). Independ part is classed as Grade ouring uses - the site is close with development may have and the environmental (SAO) Mir | e 4 - poor quality fa se to a school, exis e an adverse impac | armland. sting residential ct on the amenit and LGS) close to | properties and ty of existing o the site. |
| · · · · · · · · · · · · · · · · · · · | | (540) 10111 | ierai Sateguarding | Area (IVISA): Y | es |
| Suitability – distance to servi | | | 0.22 (642-) 8 | | 445 |
| (S12) Railway station: | 0.97 (S13) Bu | • | | Bus stop freque | |
| (S14) Primary school: | | condary school: | | orts/leisure cer | |
| (S17) Doctors: | 0.50 (S18) Ho | • | | own / Local cent | |
| (S20) Supermarket/store: | | nployment area: | 0.39 (S22) Pu | | 0.57 |
| (S23) Corner shop: | 0.92 (S24) Po | | 1.14 (S25) Op | pen space: | 0.00 |
| (S26) PROW: | 0.00 (S27) Cy | cle route: | 0.31 | | |
| Availability | | | | | |
| (A1) Access issues? | No | 1 | | derate/Minor is | ssues |
| (A3) Visibility splays / highwa | · | | e? Par | tial | |
| (A5) Ownership? | 1 owner - 0 | Council | | | |
| Achievability | | | | | |
| , , , | No | | ket Attractiveness | | |
| · · | Not Viable | | ility Model Ref: | Scheme 17 | |
| the Council ar declare this si | nd was identified as one ite surplus at this stage | s that this type of site is u of six strategic developn but have not removed it f towards the end of the fi | ent sites. Howeve rom the disposal p | r, the Council re | solved not to |
| Constraints: No constraint | ts identified. | | | | |
| Timescales (No. dwellings) | | | | | |
| | Five Year Perio | od | | 6-10 Years | 11-15 Years |

2017/18

20

2016/17

2018/19

20

2019-24

176

2024-29

Site Name: Gib Hill

Location: Colne / Nelson Site Ref: 385

Site Area: 6 ha Grid Ref: SD 387 438











2014/15

0

2015/16

10

2016/17

10

| <u> </u> | | | | | | |
|-----------------------------------|-------------------------|------------------|--|-----------------------|-------------------|------|
| Site Details | | | | | | |
| Site Ref: 482 Site No. | | | | | olne | |
| | Vard: Waterside Ward | | | SHLAA Typology: E | | |
| Site Area (gross): 5.0910ha Ir | | s: 135 Indic | cative Density: 27 dp | h Co-ordinates: | 388075, 439 |)107 |
| Suitability – location and infra | | | | | • | |
| (S0) Within a Settlement Boun | <u>.</u> | | (S1) Brownfield / Greenf | | Greenfield | |
| (S2) Car parking? | Yes | | (S3) Loss of employment | | lo | |
| (S4) Protected employment are | | | (S5) Open space / settler | | | |
| (S7) Suitable infrastructure? | Partial | | (S8) Infrastructure capac | | artial | |
| (S7/S8) Infrastructure commer | networks. | ure required. Fi | urther information require | ed about the capac | ity of existing | |
| Suitability – environment and | | | | | | |
| (S9) Contamination? | Within 250m buffer | | (S10) Topography: | Gentle slope / u | ndulating | |
| (S11) Flooding issues / Flood | Site affected by an or | dinary waterco | | | ood Zone 1 | |
| zone: | | , | | | | |
| (S28) Conservation Area: | No | 0.12 km | (S29) Listed Building: | No | 0.52 | 2 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 covere | • | (S34) Nature Conservation | | n of a 0.24 | 4 km |
| | of ecological interest | | | designation | | |
| (S33/S34) Natural | | • | conservation sites on or n | | | . |
| environment comment: | site is classed as Grad | _ | rest (LERN - record). In te ty farmland | rms of agricultural | classification th | ne |
| (S35/S36) Bad neighbour uses | | | site is close to a railway l | ine. school. existing | residential | |
| and impact on surround area: | | - | w development may have | | = | ity |
| | of existing residential | properties. | | | | |
| (S39) Coal Mining: | Yes | | (S40) Mineral Safeguardi | ing Area (MSA): Yo | es | |
| Suitability – distance to service | | | | | | |
| (S12) Railway station: | 0.55 (S13) Bu s | | | a) Bus stop frequer | • | nins |
| (S14) Primary school: | | condary school: | | Sports/leisure cer | | 0.59 |
| (S17) Doctors: | 0.31 (S18) Ho | • | | Town / Local cent | | 0.56 |
| (S20) Supermarket/store: | | nployment area | | Public house: | | 0.75 |
| (S23) Corner shop: | 0.77 (S24) Pos | | | Open space: | (| 0.50 |
| (S26) PROW: | 0.27 (S27) Cy | cle route: | 0.30 | | | |
| Availability | | | | | | |
| (A1) Access issues? | No | | , | Poor | | |
| (A3) Visibility splays / highway | • | | (A4) In use? | Partial | | |
| (A5) Ownership? | 1 owner - F | Private | | | | |
| Achievability | | | (1/2) 2.2 1 | 2 14 1: | | |
| (V1) Competing land use? No | | | (V2) Market Attractivene | | | |
| | able | | (V3) Viability Model Ref: | · · | Viability Work | |
| - | • | - | lity appraisal was carried development of the site | | _ | |
| 1 | | | n appeal was dismissed. T | | | |
| | • | _ | successful the site could b | | _ | |
| period. | | | | | | |
| Constraints: No constraints | identified. | | | | | |
| Timescales (No. dwellings) | | | | | | |
| | Five Year Perio | od | | 6-10 Years | 11-15 Years | S |
| 2044/45 2045/4 | | | 2040/40 | | | |

2017/18

10

2018/19

10

2019-24

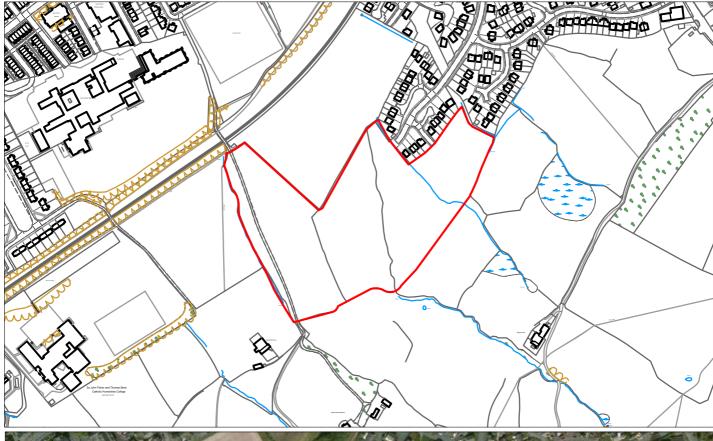
95

2024-29

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











| Site Ref: S012 Site Na | | rmere Avei | | | Settlement: | Colne | |
|---|--|--|---|---|--|---|-----------------------|
| | /ard: Horsfie | | | ing App: N/A | SHLAA Typology | | |
| | ndicative No. | Dwellings: | 118 Indic | cative Density: | 30 dph Co-ordinates | : 390178, | 440590 |
| Suitability – location and infra | | | | (0.1) | 6.1.10 | | |
| (SO) Within a Settlement Bound | - | | | (S1) Brownfield / G | | Greenfield | |
| (S2) Car parking? | Yes | | | (S3) Loss of employ | | No | |
| (S4) Protected employment are | | | | | settlement character | | |
| (S7) Suitable infrastructure? | No | C: _ _ _ _ _ _ _ _ _ _ | | (S8) Infrastructure | | No | |
| (S7/S8) Infrastructure commen | | | | | l. Further information Inited Utilities have pi | | |
| | • | | | • | /TW. New highways w | • | |
| Suitability – environment and | heritage | | | | | | |
| (S9) Contamination? | Within 250m | n buffer | | (S10) Topography: | Gentle slope | / undulating | |
| (S11) Flooding issues / Flood zone: | | | l Flood Zone. ay be require | | es are present on site. | Flood Zone 1 | - |
| (S28) Conservation Area: | Yes | | 0.00 km | (S29) Listed Buildin | ng: Potential/ad | jacent (| 0.03 km |
| (S30) Scheduled Monument: | No | | 2.66 km | (S31) Archaeology: | None identif | ied | |
| (S32) TPO: | Yes | | 0.00 km | (S37) Poor air quali | ity: No | | |
| (S33) Ecology: | None identif | ied | | (S34) Nature Conse Designation: | ervation No | | 0.50 km |
| (S33/S34) Natural environment comment: | by an area o | f ecological | interest (LER | | n or near this site. Th s of agricultural classi | | |
| (\$35/\$36) Bad neighbour uses and impact on surround area: | developmen | t with a sec | condary school | | en countryside and ex New development m | _ | ial |
| (S39) Coal Mining: | Potential | | | (S40) Mineral Safe | guarding Area (MSA): | Yes | |
| Suitability – distance to service | es (km) | | | | | | |
| (S12) Railway station: | 2.30 | (S13) Bus s | top: | 0.27 | (S13a) Bus stop freq | uency: > | 15 min |
| (S14) Primary school: | 0.73 | (S15) Seco | ndary school: | 0.50 | (S16) Sports/leisure | centre: | 2.40 |
| (S17) Doctors: | 1.50 | (S18) Hosp | ital: | 5.40 | (S19) Town / Local c | entre: | 1.20 |
| (S20) Supermarket/store: | 1.20 | (S21) Emp | loyment 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 | | | | | | | |
| | | | | | | | |
| · | No | 0 | | (A2) Vehicular acce | ess: Moderate / Min | or Issues | |
| (A1) Access issues? (A3) Visibility splays / highway | s issues? Ac | dequate | | (A2) Vehicular acce (A4) In use? | ess: Moderate / Min Partial | or Issues | |
| (A1) Access issues? (A3) Visibility splays / highway: (A5) Ownership? | s issues? Ac | | | | | or Issues | |
| (A1) Access issues? (A3) Visibility splays / highways (A5) Ownership? Achievability | s issues? Ac | dequate | vate | (A4) In use? | Partial | or Issues | |
| (A1) Access issues? (A3) Visibility splays / highways (A5) Ownership? Achievability (V1) Competing land use? No | rs issues? Add 1 | dequate owner - Pri | vate | (A4) In use? (V2) Market Attrac | Partial tiveness? High | | |
| (A1) Access issues? (A3) Visibility splays / highways (A5) Ownership? Achievability (V1) Competing land use? No | s issues? Add 1 o | dequate owner - Pri | vate | (A4) In use? (V2) Market Attrac (V3) Viability Mode | Partial tiveness? High el Ref: Scheme 1 | 8 | |
| (A1) Access issues? (A3) Visibility splays / highways (A5) Ownership? Achievability (V1) Competing land use? No (V3) Viable? Machievability Comments: This site is located and part of the therefore restricts site is marginal | arginal / Viab ted within the site is within icted by the c ly viable to de o be resolved | dequate owner - Privale le e urban are the Lidgett urrent plan evelop. The | vate a of Colne. The and Bents conning policy balandowner is | (V2) Market Attrac (V3) Viability Mode the site is currently de the servation area. The ase. The Council's vi | Partial tiveness? High | 8 Settlement Ch nning permissi s that this type constraints on | ion is e of the |
| (A1) Access issues? (A3) Visibility splays / highways (A5) Ownership? Achievability (V1) Competing land use? No (V3) Viable? Max Comments: This site is located and part of the therefore restricts ite is marginally site will need to the five year personners. | arginal / Viab ted within the site is within icted by the c ly viable to de o be resolved eriod. | le e urban are the Lidgett urrent plan evelop. The before the | vate a of Colne. The and Bents couning policy balandowner is site can be bu | (V2) Market Attrac (V3) Viability Mode the site is currently de inservation area. The ase. The Council's vi willing to develop to rought forward. Par | Partial tiveness? High el Ref: Scheme 1 esignated as a Site of e ability to obtain pla ability model indicate the site, however the | 8 Settlement Ch nning permissi s that this type constraints on me forward wi | ion is e of the |

6-10 Years

2019-24

88

11-15 Years

2024-29

0

Five Year Period

2016/17

0

2017/18

10

2018/19

10

2014/15

0

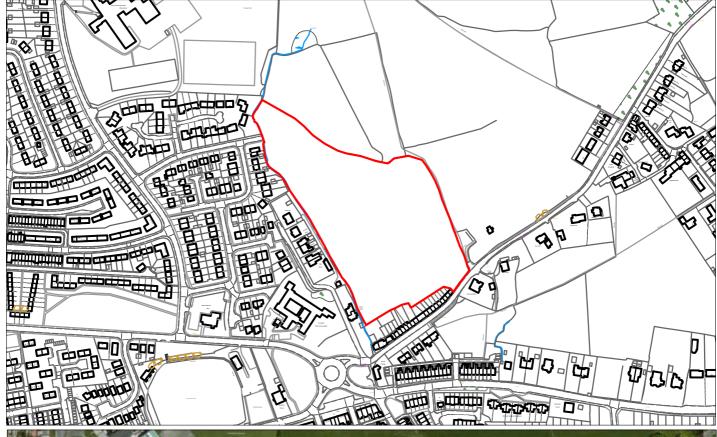
2015/16

Site Name: Windermere Avenue

Location: Colne Site Ref: S012

Site Area: 3.93 ha **Grid Ref:** SD 390 440











2015/16

0

2014/15

0

| Site Details Site Ref: S244 | | | | | | | |
|--------------------------------------|----------------------------|-------------------------|--------------------------------------|---------------------------------------|---|---|---|
| Site Ref: S244 | | | | | | | |
| | Site | Name: | Recreation Gro | und off Harrisc | n Drive | Settlement: | Colne |
| Postcode Sector | : BB8 9 | Ward: | Vivary Bridge W | ard Plan ı | ning App: N/A | SHLAA Typology | : VLNPD |
| Site Area (gross) |): 2.79ha | Indicat | ive No. Dwelling | s: 84 Ind | icative Density: | 30 dph Co-ordinates | : 388443, 44053 |
| Suitability – loc | ation and in | frastruct | ure | | | | |
| (S0) Within a Se | ttlement Bo | undary? | Yes | | (S1) Brownfield / G | reenfield? | Greenfield |
| (S2) Car parking | ? | | Yes | | (S3) Loss of employ | ment land? | No |
| (S4) Protected e | mployment | area? | No | | (S5) Open space / s | ettlement character? | Yes |
| (S7) Suitable inf | rastructure | ? | No | | (S8) Infrastructure | capacity? | Partial |
| (S7/S8) Infrastru | ucture comn | nent | | | | sting development. No vould need to be chec | - |
| Suitability – env | ironment a | nd herita | ige | | | | |
| (S9) Contaminat | tion? | None | e identified | | (S10) Topography: | Gentle slope | / undulating |
| (S11) Flooding is zone: | ssues / Floo | d Not v site. | within an identifi | ed Flood Zone | . No other flood risk i | ssues identified on | Flood Zone 2 |
| (S28) Conservat | ion Area: | No | | 0.31 km | (S29) Listed Buildin | g: No | 0.30 kr |
| (S30) Scheduled | Monument | :: No | | 2.03 km | (S31) Archaeology: | Potential | |
| (S32) TPO: | | No | | 0.10 km | (S37) Poor air quali | ty: No | |
| (S33) Ecology: | | None | e identified | | (S34) Nature Conse Designation: | rvation No | 0.43 kr |
| (S33/S34) Natur environment co | | by ar | | • | | n or near this site. The s of agricultural classif | |
| (S35/S36) Bad n | • | | | | · · · · · · · · · · · · · · · · · · · | sting residential devel | · · |
| and impact on s | urround are | a: deve | lopment may ha | ve some amen | ity issues for the exis | ting residential develo | opments. |
| (S39) Coal Minir | | Pote | | | (S40) Mineral Safeg | uarding Area (MSA): | No |
| Suitability – dis | | vices (km | | | | | |
| (S12) Railway st | | | 0.88 (S13) Bus | | | (S13a) Bus stop frequ | |
| (S14) Primary so | thool: | | 0.50 (S15) Sec | | | (S16) Sports/leisure | |
| (S17) Doctors: | | | 0.85 (S18) Ho | - | | (S19) Town / Local ce | |
| (S20) Supermarl | | | 0.80 (S21) Em | · · · | | (S22) Public house: | 0.7 |
| (S23) Corner sho | op: | | 0.28 (S24) Pos | | | (S25) Open space: | 0.0 |
| (S26) PROW: | | | 0.33 (S27) Cyc | le route: | 0.45 | | |
| Availability | | | | | /40\\/ L: L | | |
| (A1) Access issu | | | Yes | | (A2) Vehicular acce | | |
| (A3) Visibility sp (A5) Ownership | | vays ISSU | | | (A4) In use? | Partial | |
| Achievability | <u> </u> | | 1 owner - C | Journal | | | |
| (V1) Competing | land uso2 | No | | | (V2) Market Attrac | tiveness? Low | |
| (V3) Viable? | ialiu use: | Not Vial | hle | | (V3) Viability Mode | | |
| · · · | site is curre | lesignate ntly restr | d as open space. icted. The Counc | il's viability mon n the control o | site may no longer bodel suggests that this | e in use for this functions type of site is unlikel be brought forward. | on. Access into the ly to be viable to |
| | | | over come the sit | e could come i | orward in the five ye | ar period. | |
| | constraint c | ould be c | over come the sit | | orward in the five ye | ar period. | |
| | constraint c Open Space | ould be c | | | orward in the five ye | ar period. | |

2017/18

15

2016/17

2018/19

15

2019-24

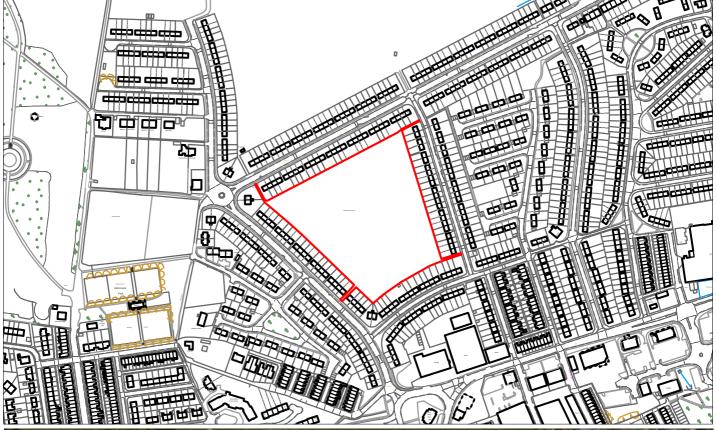
2024-29

Site Name: Recreation ground off Harrison Drive

Location: Colne Site Ref: S244

Site Area: 2.790 **Grid Ref:** SD 388 440











| Site Ref: S004 Site Name: Land off South Valley Drive Settlement: Coine Postcode Sector: B88 Ward: Waterside Ward Planning App: N/A SHLAR Typology; VINDO Site Area (gross): 2.74ha Indicative No. Dwellings: 82 Indicative Density; 30 dph Co-ordinates: 388414, 439 Suitability – location and infrastructure: S0) Within a Settlement Boundary? Adjacent (\$1) Brownfield / Greenfield? Greenfield Site Area (gross): 2.74ha Indicative No. Dwellings: 82 Indicative Density; 30 dph Co-ordinates: 388414, 439 Suitability – location and infrastructure? No (\$5) Open space / Settlement character? No Site of | Site Details | | | | | | | | |
|---|--|---------------------------------|---|---|--|--|--|-------------------------|-------------------|
| Site Area (gross): 2.74ha Indicative No. Dwellings: 82 Indicative Density: 30 dph Co-ordinates: 388414, 439 | | lame: | Land off South | Valley Drive | | Sett | lement: | Colne | |
| Solitability | Postcode Sector: BB8 8 | Nard: | Waterside Ward | d Plann | ing App: N/A | SHL | AA Typology: | VLNPD | |
| So Within a Settlement Boundary? Adjacent So Brownfield / Greenfield? Greenfield | Site Area (gross): 2.74ha | ndicati | ve No. Dwelling | s: 82 India | cative Density: | 30 dph C | Co-ordinates: | 3884 | 14, 439246 |
| S22 Car parking? Yes (53) Loss of employment land? No (55) Open space / settlement character? No (57) Suitable infrastructure? No (58) Infrastructure capacity? No (57) Suitable infrastructure comment Greenfield site. Utilities would need to be installed. Further information required in terms capacity to provide the necessary infrastructure. United Utilities have previously indicated there may be potential capacity? Issues at Colone WTWT. Major development therefore potential impact on capacity of existing networks. New highways work will also be require Suitability — environment and heritage (59) Contamination? Within 250m buffer (510) Topography: Gentle slope / undulating (511) Flooding issues / Flood Not within defined flood zones. Western boundary of site adjacent to issues And sinks - further investigation needed. (510) Topography: Gentle slope / undulating (511) Flooding issues / Flood And sinks - further investigation needed. (528) Conservation Area: No 0.30 km (529) Listed Building: No 0.45 (530) Scheduled Monument: No 0.79 km (531) Archaeology: None identified (532) TPO: No 0.02 km (537) Poor air quality: No (533) Ecology: Site covered by an area of ecological interest (LERN record) Designation: (534) Natural environment: Partial - there are no designated nature conservation sites on or near this site. Part of the site is classed as Urban. (535) S35) Bad neighbour uses No Dad neighbouring uses - this site is adjacent to existing residential development and open and impact on surround area: (540) Mineral Safeguarding Area (MSA): Yes (541) Primary school: 1.39 (513) Sport/Siebure centre: (543) Primary school: 1.39 (513) Sport/Siebure centre: (521) Primary school: 1.39 (513) Bus stop frequency: >15 (513) Primary school: 1.39 (513) Bus stop frequency: >15 (513) Primary school: 1.39 (513) Bus stop frequency: >15 (523) Corner shop: 0.46 (523) Post Office: 1.30 (525) Open space: (526) P | Suitability – location and infra | astructu | ıre | | | | | | |
| S49 Protected employment area? No (S5) Open space / settlement character? No (S7) Suitable infrastructure? No (S8) Infrastructure capacity? No (S7) S8) Infrastructure capacity or provide the necessary infrastructure capacity or provide the necessary infrastructure. United Utilities have previously indicated there may be potential capcity issues at Colne WWTW. Major development therefore potential impact on capacity of existing networks. New highways work will prove be required in terms (S89) Contamination? Within 250m buffer (S10) Topography: Gentle slope / undulating S011 Flooding issues / Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within defined flood zones. Western boundary of site adjacent to issues Flood Zone: Work within 250m within 2 | (S0) Within a Settlement Bour | ndary? | Adjacent | | (S1) Brownfield / G | ireenfield | ? | Greenfie | ld |
| S77 Suitable infrastructure No (S8) Infrastructure capacity? No | (S2) Car parking? | | Yes | | (S3) Loss of employ | ment lan | d? | No | |
| Greenfield site. Utilities would need to be installed. Further information required in terms capacity to provide the necessary infrastructure. United Utilities have previously indicate there may be potential capacity issues at Colone WWTW. Major development therefore potential impact on capacity of existing networks. New highways work will also be require (S9) Contamination? Within 250m buffer (S10) Topography: Gentle slope / undulating (S11) Flooding issues / Flood zone: Within 250m buffer (S10) Topography: Gentle slope / undulating (S11) Flooding issues / Flood zone: Within 250m buffer (S10) Topography: Gentle slope / undulating concerns and sinks - further investigation needed. Size) Conservation Area: No 0.03 km (S29) Listed Building: No 0.45 (S30) Scheduled Monument: No 0.79 km (S31) Archaeology: None identified concerns and sinks - further investigation needed. Size) Conservation Area: No 0.02 km (S37) Poor air quality: No 0.34 (S33) Ecology: Site covered by an area of ecological interest (LERN record) pesignation: No 0.34 (S33) Ecology: Site covered by an area of ecological interest (LERN record). Pagnation: Size is classed as Urban. Size is classed as U | (S4) Protected employment ar | rea? | No | | (S5) Open space / s | ettlemen | t character? | No | |
| capacity to provide the necessary infrastructure. United Utilities have previously indicated there may be potential capcity issues at Colne WWTM. Major development therefore potential impact on capacity of existing networks. New highways work will also be require with a content of the provision | (S7) Suitable infrastructure? | | No | | (S8) Infrastructure | capacity? |) | No | |
| Separate | | | capacity to prov there may be po potential impac | vide the necessa otential capcity | ary infrastructure. U issues at Colne WW | Inited Util /TW. Majo | ities have prev or developmer | viously ir nt theref | ndicated ore |
| Sail Flooding issues / Flood Not within defined flood zones. Western boundary of site adjacent to issues Flood Zone 1 | Suitability – environment and | herita | ge | | | | | | |
| Sample Search S | | | | | | | | | |
| (\$33) Scheduled Monument: No 0.79 km (\$31) Archaeology: None identified (\$32) TPO: No 0.02 km (\$37) Poor air quality: No 0.34 (\$33) Ecology: Site covered by an area of (\$34) Nature Conservation No 0.34 ecological interest (LERN record) Designation: Site Sadsad Nature Conservation Site Son or near this site. Part of the site is environment comment: covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban. (\$35/\$36) Bad neighbour uses No bad neighbouring uses - this site is adjacent to existing residential development and open and impact on surround area: countryside. New development may have some amenity issues for the existing residential developments. (\$39) Coal Mining: Potential (\$40) Mineral Safeguarding Area (MSA): Yes (\$31) Busing Verimary school: 0.85 (\$13) Busing Subsider (\$40) Mineral Safeguarding Area (MSA): Yes (\$14) Primary school: 0.85 (\$15) Secondary school: 0.40 (\$133) Busing Subsider Control (\$130) Subsider (\$1.30) (\$15) Sports/leisure centre: (\$150) Supermarket/store: 0.46 (\$138) Hospital: 0.85 (\$21) Divibilit house: (\$150) Supermarket/store: 0.46 (\$24) Post Office: 0.85 (\$22) Public house: (\$150) Supermarket/store: 0.00 (\$25) Cycle route: 0.24 (\$25) Open space: (\$26) PROW: 0.00 (\$27) Cycle route: 0.24 (\$28) Vehicular access: Moderate / Minor Issues (\$23) Visibility splays / highways issues? Adequate (\$23) Vehicular access: Moderate / Minor Issues (\$23) Visibility splays / highways issues? Adequate (\$24) In use? Partial (\$25) Open space: (\$25) Open space: (\$25) Open splays / highways issues? Adequate (\$25) Market Attractiveness? Medium (\$25) Visibility splays / highways issues? Adequate (\$25) Open splays / highways issues? Adequate (\$25) Open splays / highways issues? Adequate (\$25) Market Attractiveness? Medium (\$25) Visibility splays / highways issues? Adequate (\$25) Open splays / highways | · · · · - | | | | | e adjacen | t to issues F | lood Zo | ne 1 |
| (S32) TPO: No 0.02 km (S37) Poor air quality: No (S33) Ecology: Site covered by an area of ecological interest (LERN record) Designation: (S33/S34) Natural Partial - there are no designated nature conservation sites on or near this site. Part of the site is environment comment: 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 No bad neighbouring uses - this site is adjacent to existing residential development and open and impact on surround area: 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 n (S14) Primary school: 1.16 (S15) Secondary school: 1.39 (S16) Sports/leisure centre: (S17) Doctors: 1.60 (S18) Hospital: 3.30 (S19) Town / Local centre: (S20) Supermarket/store: 1.90 (S21) Employment area: 0.85 (S22) Public house: (S23) Corner shop: 0.46 (S24) Post Office: 1.30 (S25) Open space: (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 attentio would need to be paid to the layout and design of any proposed development. 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 | (S28) Conservation Area: | No | | 0.30 km | (S29) Listed Buildin | ıg: N | No | | 0.45 km |
| Site covered by an area of ecological interest (LERN record) Designation: | , | No | | | | | None identified | t e | |
| ecological interest (LERN record) Designation: | | | | | | | | | |
| Sa3/S34 Natural environment: 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. | (S33) Ecology: | | • | | , , | ervation N | No | | 0.34 km |
| and impact on surround area: countryside. New development may have some amenity issues for the existing residential developments. (\$40) Mineral Safeguarding Area (MSA): Yes | | cover | ed by an area of | f ecological inte | | | | | |
| Suitability – distance to services (km) (S12) Railway station: 0.85 (S13) Bus stop: 0.40 (S13a) Bus stop frequency: >15 m (S14) Primary school: 1.16 (S15) Secondary school: 1.39 (S16) Sports/leisure centre: (S17) Doctors: 1.60 (S18) Hospital: 3.30 (S19) Town / Local centre: (S20) Supermarket/store: 1.90 (S21) Employment area: 0.85 (S22) Public house: (S23) Corner shop: 0.46 (S24) Post Office: 1.30 (S25) Open space: (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 attentio would need to be paid to the layout and design of any proposed development. The Council's viability model auggests 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. Constraints: Settlement Boundary. Timescales (No. dwellings) | and impact on surround area: | count devel | tryside. New dev opments. | | have some amenity | issues fo | r the existing r | esidenti | • |
| Secondary school: 1.16 Secondary school: 1.39 Secondary school: 1.30 Secondary school: | | | | | (S40) Mineral Safe | guarding <i>i</i> | Area (MSA): \ | 'es | |
| (S14) Primary school: 1.16 (S15) Secondary school: 1.39 (S16) Sports/leisure centre: (S17) Doctors: 1.60 (S18) Hospital: 3.30 (S19) Town / Local centre: (S20) Supermarket/store: 1.90 (S21) Employment area: 0.85 (S22) Public house: (S23) Corner shop: 0.46 (S24) Post Office: 1.30 (S25) Open space: (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 bilisually prominent location and attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | es (km | | | | | | | |
| (S17) Doctors: 1.60 (S18) Hospital: 3.30 (S19) Town / Local centre: (S20) Supermarket/store: 1.90 (S21) Employment area: 0.85 (S22) Public house: (S23) Corner shop: 0.46 (S24) Post Office: 1.30 (S25) Open space: (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | | | | | | | >15 min |
| (S20) Supermarket/store: 1.90 (S21) Employment area: 0.85 (S22) Public house: (S23) Corner shop: 0.46 (S24) Post Office: 1.30 (S25) Open space: (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | <u> </u> | | | <u>_</u> | | | | | 0.85 |
| (S23) Corner shop: (S26) PROW: (S26) PROW: (S27) Cycle route: (S28) PROW: (S29) PROW: (S29) PROW: (S29) PROW: (Partial (A2) Vehicular access: (A3) Visibility splays / highways issues? (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | | • | | | | tre: | 0.86 |
| (S26) PROW: O.00 (S27) Cycle route: O.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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | | | | - | | | 0.68 |
| 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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | | | | 1 | en space. | | 0.0. |
| (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 Not Viable 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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | , | | 0.00 (327) Cyc | ic route. | 0.24 | | | | |
| (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | No | | (A2) Vehicular acce | ess: Mod | lerate / Minor | Issues | |
| (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | , | ys issue | s? Adequate | | | | | | |
| (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | | | · | Private | | | | | |
| (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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | Achievability | | | | | | | | |
| 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 attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | (V1) Competing land use? N | lo | | | (V2) Market Attrac | tiveness? | Medium | | |
| therefore restricted by the current planning policy base. The site is in a visually prominent location and attentio 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. Constraints: Settlement Boundary. Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | (V3) Viable? N | lot Viab | le | | (V3) Viability Mode | el Ref: | Scheme 17 | | |
| Timescales (No. dwellings) Five Year Period 6-10 Years 11-15 Years | therefore rest would need to suggests that t | ricted b be paid this typ | oy the current placed to the layout a second to the layout a second to the layout a second to the layout the layout a second to the layout the | anning policy band design of arely to be viable | ase. The site is in a v ny proposed develop to develop. The land | risually pro oment. Th downer is | ominent locati e Council's via willing to deve | on and a | attention odel |
| Five Year Period 6-10 Years 11-15 Years | | undary | • | | | | | | |
| | Timescales (No. dwellings) | | | | | | | | |
| | 2014/15 2015/1 | 16 | Five Year Perio | | 9 2019/10 | | 6-10 Years | | |

2016/17

0

2017/18

20

2018/19

20

2019-24

42

2024-29

0

2014/15

0

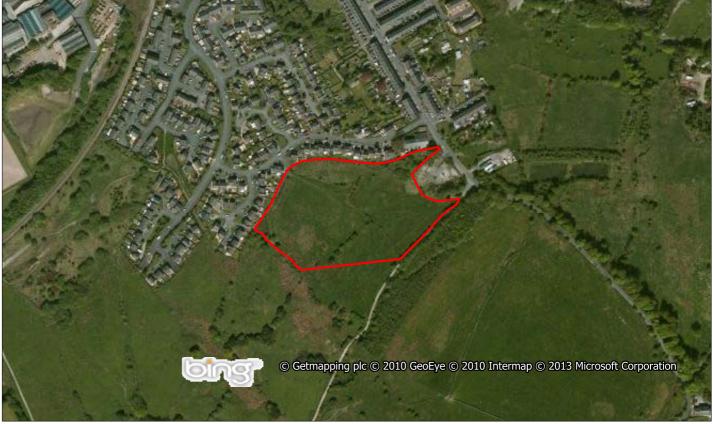
2015/16

Pendle Strategic Housing Land Availability Assessment Site Name: Land off South Valley Drive Location: Colne Site Ref: S004





Grid Ref: SD 388 439





Site Area:

2.74 ha



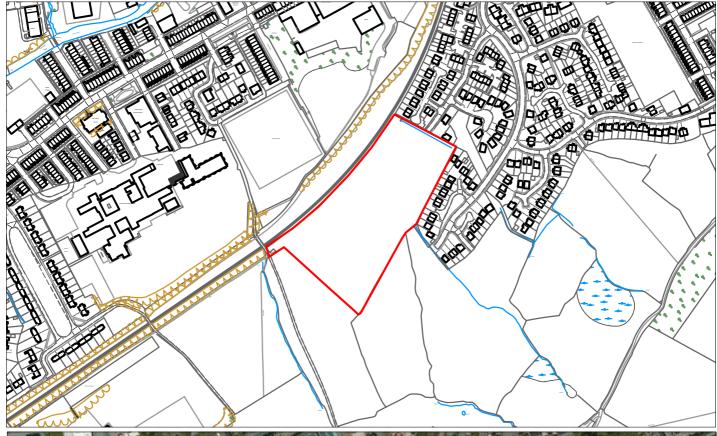
| | | , , , | | | | | | |
|--|-------------------------------|---|------------------------------------|----------------------------|-------------------------------------|--------------------------------------|------------------------------|----------------------|
| Site Details | | - 11 | | | | | | |
| Site Ref: 1036 | Site Name: | Railway sidings | | | | Settlement: | Colne | |
| Postcode Sector: BB8 8 | | Waterside Ward | | ning App: N | | SHLAA Typology | | 25 400040 |
| Site Area (gross): 2.74 | | | s: // Indi | cative Dens | ity: 28 dp | h Co-ordinates | : 3880 | 25, 439212 |
| Suitability – location ar (S0) Within a Settlemer | | | | (S1) Brown | ifield / Greenf | iold2 | Brownfie | ald |
| (S2) Car parking? | it bouildary: | Yes | | - | f employment | | No | :iu |
| (S4) Protected employn | nent area? | No | | | | nent character? | | |
| (S7) Suitable infrastruct | | Partial | | | tructure capac | | Partial | |
| (S7/S8) Infrastructure c | | New infrastructi | ire required | (30) 111143 | iracture capac | icy: | | |
| Suitability – environme | | | are required. | | | | | |
| (S9) Contamination? | | e identified | | (S10) Topo | graphy: | Flat | | |
| (S11) Flooding issues / I | | of site is in Flood nary watercourse. | | | | ulverted | Flood Zor | าе 2 |
| (S28) Conservation Area | | ntial/adjacent | | (S29) Liste | d Building: | No | | 0.30 km |
| (S30) Scheduled Monur | | intial, adjacent | | (S31) Arch | | Potential | | 0.30 Kii |
| (S32) TPO: | No | | | (S37) Poor | | No | | |
| (S33) Ecology: | Site o | covered by an are | | - | re Conservation | on No | | 0.41 km |
| | | gical interest (LE | | Designatio | n: | | | |
| (S33/S34) Natural environment comment | | al - there are no o of ecological inte n. | _ | | | | | - |
| (S35/S36) Bad neighbor and impact on surround | darea: prop | ium bad neighbor erties and open c isting residential | ountryside. Ne | | - | | _ | |
| (S39) Coal Mining: | Pote | ntial | | (S40) Mine | ral Safeguardi | ng Area (MSA): | Yes | |
| Suitability – distance to | services (km | 1) | | | | | | |
| (S12) Railway station: | | 0.70 (S13) Bus | stop: | | 0.15 (S13 a |) Bus stop freq | uency: | >15 mins |
| (S14) Primary school: | | 0.90 (S15) Sec | | : | | Sports/leisure | | 0.74 |
| (S17) Doctors: | | 1.70 (S18) Hos | | | | Town / Local co | entre: | 0.66 |
| (S20) Supermarket/stor | 'e: | 1.60 (S21) Em | | a: | | Public house: | | 0.55 |
| (S23) Corner shop: | | 0.55 (S24) Pos | | | ` ' | Open space: | | 0.02 |
| (S26) PROW: | | 0.03 (S27) Cyc | le route: | | 0.00 | | | |
| Availability | | | | | | | | |
| (A1) Access issues? | | No | | - | | Poor | | |
| (A3) Visibility splays / h | ighways issue | · | | (A4) In use | ? F | Partial | | |
| (A5) Ownership? | | 1 owner - P | rivate | | | | | |
| Achievability | _ | | | | | | | |
| (V1) Competing land us | | | | | et Attractivene | | | |
| (V3) Viable? | Viable | | | | ity Model Ref: | • | fic Viability | |
| applicat refused | tion process. at this site or | opment site. A sit This appraisal ind In the basis of poo application. If this | icated that the or design and a | e developme n appeal wa | ent of the site in a dismissed. The | s viable. Plannir he owners of th | ng permissi e site are lo | ion was ooking to |
| Constraints: No cons | straints identi | fied. | | | | | | |
| Timescales (No. dwellin | ngs) | | | | | | | |
| | | Five Year Perio | d | | | 6-10 Years | 11-1 | L5 Years |
| 2014/15 | 2015/16 | 2016/17 | 2017/1 | 18 | 2018/19 | 2019-24 | 20 | 24-29 |
| n | 10 | 10 | 10 | | 10 | 27 | | Λ |

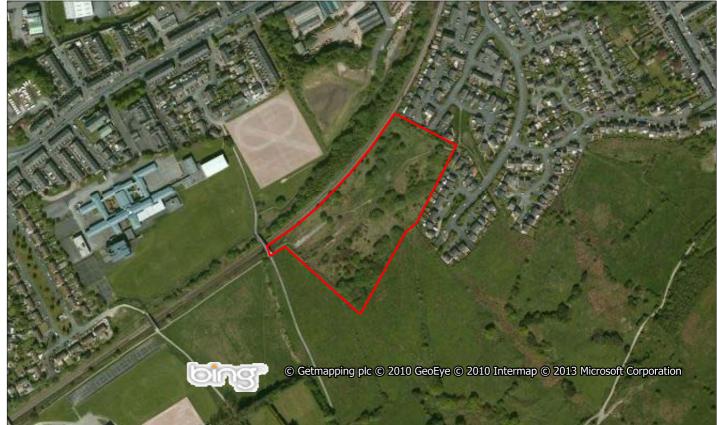
Site Name: Railway sidings

Location: Colne Site Ref: 1036

Site Area: 2.742 ha **Grid Ref:** SD 388 439











0

0

15

| Site Details | | | | | | | | |
|---------------------------|--------------|-----------|------------------------|-------------------|-----------------------|---|-------------|------------|
| Site Ref: S180 | Site | Name: | Land at Nelson | and Colne Colle | ge, Barrowford Road | Settlement: | Colne | |
| Postcode Sector: E | 3B8 9 | Ward: | Vivary Bridge W | /ard Plann | ing A pp: N/A | SHLAA Typology: | VLNPD | |
| Site Area (gross): | 1.59ha | Indicati | ve No. Dwelling | s: 48 Indic | cative Density: | 30 dph Co-ordinates : | 38732 | L6, 439900 |
| Suitability – location | on and infr | rastruct | ure | | | | | |
| (S0) Within a Settle | ement Bou | ındary? | Yes | | (S1) Brownfield / G | reenfield? | Greenfiel | d |
| (S2) Car parking? | | | Yes | | (S3) Loss of employ | ment land? | No | |
| (S4) Protected emp | oloyment a | area? | No | | (S5) Open space / s | ettlement character? | Part | |
| (S7) Suitable infras | tructure? | | No | | (S8) Infrastructure | capacity? | Partial | |
| (S7/S8) Infrastruct | ure comme | ent | | | | . Further information r | • | |
| | | | | | • | edium sized developm | nent. Capa | city of |
| | | | existing networ | k likely to be su | fficient. | | | |
| Suitability – enviro | | | | | (C40) T | Flori | | |
| (S9) Contamination | | | in 250m buffer | - 1 51 1 7 | (S10) Topography: | Flat | Fl 1 7 | - 1 |
| (S11) Flooding issu zone: | es / Flood | NOT V | vičnin an identifi | ea Flood Zone. | No other flood issue | s identified. | Flood Zon | ет |
| (S28) Conservation | Area: | No | | 0.18 km | (S29) Listed Buildin | g: No | | 0.29 km |
| (S30) Scheduled M | | No | | | (S31) Archaeology: | Potential | | |
| (S32) TPO: | | Yes | | | (S37) Poor air quali | | | |
| (S33) Ecology: | | | covered by an ar | | • | rvation Site within 25 | 0m of a | 0.16 km |
| | | | gical interest (LE | | Designation: | designation | | |
| (S33/S34) Natural | | Partia | al - there are no | designated nati | ure conservation site | es on this site. The site | is within 2 | 250m of a |
| environment comr | nent: | _ | | | | by an area of ecologica | | |
| (C2F (C2C) D - d :- | <u> </u> | | | | | lassed as Grade 4 - poo | | |
| (S35/S36) Bad neig | | | _ | - | - | existing residential prop to have an adverse imp | | |
| and impact on sur | ound area | | unding uses. | orway. New ac | veropinent unincery t | o nave an aaverse mi | ouce on en | _ |
| (S39) Coal Mining: | | Poter | ntial | | (S40) Mineral Safeg | uarding Area (MSA): | No | |
| Suitability – distan | ice to servi | ices (km |) | | | | | |
| (S12) Railway stati | on: | | 1.50 (S13) Bu s | s stop: | 0.28 | (S13a) Bus stop frequ | ency: | >15 mins |
| (S14) Primary scho | ol: | | 1.38 (S15) Sec | condary school: | 2.30 | (S16) Sports/leisure c | entre: | 1.50 |
| (S17) Doctors: | | | 2.20 (S18) Ho | spital: | 4.20 | (S19) Town / Local ce | ntre: | 1.30 |
| (S20) Supermarket | /store: | | 2.20 (S21) Em | nployment area | 1.45 | (S22) Public house: | | 1.40 |
| (S23) Corner shop: | | | 1.50 (S24) Po s | st Office: | 1.80 | (S25) Open space: | | 0.00 |
| (S26) PROW: | | | 0.52 (S27) Cyc | cle route: | 0.98 | | | |
| Availability | | | | | | | | |
| (A1) Access issues? | | | No | | (A2) Vehicular acce | ss: Moderate / Mino | r Issues | |
| (A3) Visibility splay | /s / highwa | ays issue | es? Adequate | | (A4) In use? | Partial | | |
| (A5) Ownership? | | | 1 owner - F | Private | | | | |
| Achievability | | | | | | | | |
| (V1) Competing lar | nd use? | No | | | (V2) Market Attract | tiveness? Low | | |
| (V3) Viable? | | Margina | | | (V3) Viability Mode | I Ref: Scheme 14 | | |
| | | | | | • | ne site is covered by ar | | |
| | _ | | | • | | ission on part of the si | | |
| | - | | | = | - | lel indicates that this t e and has completed tl | | |
| | | | - | | | e policy constraints co | | - |
| the | e site could | l come f | orward within fi | ve years. | | | | |
| | en Space o | designat | ion. | | | | | |
| Timescales (No. dv | wellings) | | | | | | | |
| 2014/15 | | | Five Year Perio | | | 6-10 Years | _ | 5 Years |
| | 2015/ | 16 | 2016/17 | 2017/1 | 8 2018/19 | 2019-24 | 30 | 24-29 |

15

18

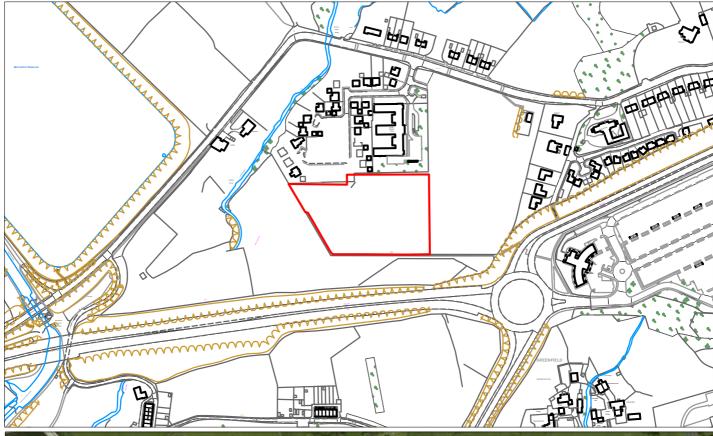
0

Site Name: Land at Nelson and Colne College

Location: Colne Site Ref: S180

Site Area: 1.59 ha **Grid Ref:** SD 387 439











2014/15

0

2015/16

12

| Pendie Strategic Hou | sing Land | i Availability A | ssessment | | | | | |
|---|---|--|--|---|--|--|-------------------------------------|--|
| Site Details | | | | | | | | |
| Site Ref: S011B | ite Name: | Red Lane | | | Sett | lement: | Colne | |
| Postcode Sector: BB8 7 | Ward: | Vivary Bridge W | ard Plann | ing App: N/A | SHLA | AA Typology: | VLNPD | |
| | | ive No. Dwellings | : 36 Indi | cative Density: | 30 dph C | o-ordinates: | 3887 | 23, 44103 |
| Suitability – location and | infrastruct | ure | | | | | | |
| (S0) Within a Settlement | Boundary? | Adjacent | | (S1) Brownfield / G | Greenfield | ? | Greenfie | ld |
| (S2) Car parking? | | Yes | | (S3) Loss of employ | • | | No | |
| (S4) Protected employme | | No | | (S5) Open space / s | | t character? | No | |
| (S7) Suitable infrastructu | | No | | (S8) Infrastructure | | | Partial | |
| (S7/S8) Infrastructure cor Suitability – environmen | | capacity to prov impact on capac | ide the necess | need to be installed ary infrastructure. N networks. New high | ⁄lajor deve | lopment thei | refore po | tential |
| (S9) Contamination? | | e identified | | (S10) Topography: | (- | Gentle slope / | undulati | ng |
| (S11) Flooding issues / Flo | | | ed Flood Zone | Other water feature | | • | Flood Zo | |
| zone: | (e.g. | | investigation r | may be required. Pre | - | | 11000 201 | |
| (S28) Conservation Area: | No | | 0.76 km | (S29) Listed Buildin | ng: P | otential/adja | cent | 0.02 km |
| (S30) Scheduled Monume | ent: No | | 2.53 km | (S31) Archaeology: | : N | Ione identifie | ed . | |
| (S32) TPO: | Parti | al | 0.01 km | (S37) Poor air qual | ity: N | lo | | |
| (S33) Ecology: | None | e identified | | (S34) Nature Conse Designation: | ervation N | lo | | 0.27 km |
| (S33/S34) Natural environment comment: | by ar | | al interest (LEF | conservation sites c RN - record). In term mland. | | | | |
| (S35/S36) Bad neighbour and impact on surround a | | _ | _ | s site is adjacent to a t unlikely to have ar | | _ | - | - |
| (S39) Coal Mining: | Pote | | | (S40) Mineral Safe | guarding A | Area (MSA): | Yes | |
| Suitability – distance to s | ervices (km | | | | | | | |
| (S12) Railway station: | | 2.40 (S13) Bus | <u> </u> | | - | is stop frequ | | >15 min |
| (S14) Primary school: | | 0.10 (S15) Sec | | | | rts/leisure co | | 2.10 |
| (S17) Doctors: | | 1.35 (S18) Hos | • | | - | vn / Local cei | ntre: | 1.20 |
| (S20) Supermarket/store | - | 1.00 (S21) Em | | | - | lic house: | | 0.3 |
| (S23) Corner shop: | | 0.89 (S24) Pos | | | (S25) Ope | en space: | | 0.13 |
| (S26) PROW: | | 0.25 (S27) Cyc | le route: | 0.87 | | | | |
| Availability | | N - | | (A2) \(\(\) \(\) \(\) | | | | |
| (A1) Access issues? | | No No | | (A2) Vehicular acce | | | | |
| (A3) Visibility splays / hig | nways issu | - | rivoto | (A4) In use? | Parti | dI | | |
| (A5) Ownership? Achievability | | 1 owner - P | rivate | | | | | |
| (V1) Competing land use: | No | | | (V2) Market Attrac | tivonoss? | High | | |
| (V3) Viable? | Margina | | | (V3) Viability Mode | | Scheme 14 | | |
| Comments: This site i future de policy bas owner is constrain | s located ou velopment se. The Cou willing to de t to develop | utside of the Settl needs. The ability ncil's viability mo evelop the site an oment. A plannin | to obtain plar del indicates tl d has complet g application w | ary for Colne and de nning permission is to nat this type of site i ed the site survey for as refused on highwald come forward with | signated a therefore r s marginal orm indicat vays and d | s a Protected estricted by ly viable to d ting that finan esign ground | Area to the curre evelop. The curre | nt planning he land ility is not a |
| Constraints: Settleme | nt Boundar | y. Protected Area | designation. P | ossible drainage issu | ues. | | | |
| Timescales (No. dwelling | s) | | | | | | | |
| | | Five Year Perio | d | | | 6-10 Years | 11-1 | L5 Years |
| 2014/15 20 | 115/16 | 2016/17 | 2017/1 | 2 2019/10 | a | 2010-24 | 20 | 12/1_20 |

2017/18

12

2016/17

12

2018/19

0

2019-24

0

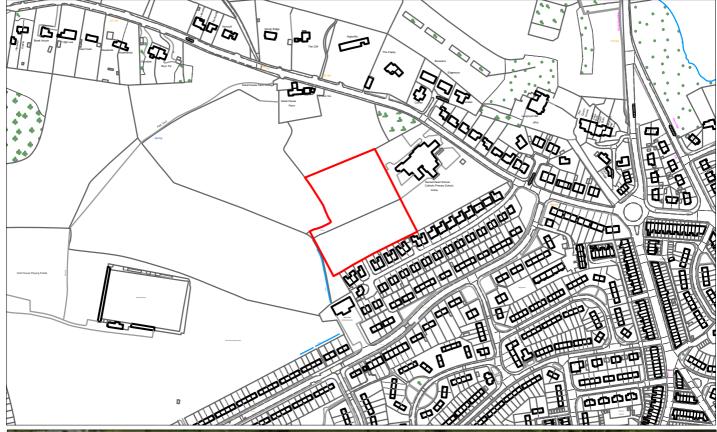
2024-29

Site Name: Red Lane

Location: Colne Site Ref: S011B

Site Area: 1.41 ha **Grid Ref:** SD 388 441











| Postcode Sector: BB8 7 | lame: Red Lane Ward: Vivary Bridge V | | Settlement | t: Colne |
|---|---|---|---|--|
| Postcode Sector: BB8 7 | | / l Dl : A N/ | Settlement | : Coine |
| | wara: Vivary Bridge V | | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | alamı VI NDD |
| Site Area (gross): 1.10na I | | | | ology: VLNPD |
| | ndicative No. Dwelling | s: 20 Indicative Densi | ty: 18 dph Co-ordin | nates: 388723, 441037 |
| Suitability – location and infra | | (C1) Process | Sield / Cueenfield? | Cucantiald |
| (S0) Within a Settlement Boun | · · | | field / Greenfield? | Greenfield |
| (S2) Car parking? | Yes | | employment land? pace / settlement chara | No No |
| (S4) Protected employment ar | | , , , | | |
| (S7) Suitable infrastructure? (S7/S8) Infrastructure comme | No Croonfield site | Utilities would need to be i | ructure capacity? | Partial |
| (37/36) illitastructure collinie | | vide the necessary infrastru | | • |
| | | city of existing networks. Ne | • | • |
| Suitability – environment and | l heritage | | | |
| (S9) Contamination? | None identified | (S10) Topog | graphy: Gentle s | slope / undulating |
| (S11) Flooding issues / Flood | | ied Flood Zone. Other water | • | site Flood Zone 1 |
| zone: | (e.g. springs). Furthe problems with the sit | r investigation may be requi te. | red. Previous drainage | |
| (S28) Conservation Area: | No | 0.76 km (S29) Listed | Building: Potentia | al/adjacent 0.02 km |
| (S30) Scheduled Monument: | No | 2.54 km (S31) Archa | eology: None id | entified |
| (S32) TPO: | Partial | 0.01 km (S37) Poor a | air quality: No | |
| (S33) Ecology: | None identified | (S34) Natur Designation | e Conservation No n: | 0.27 km |
| (S33/S34) Natural | | signated nature conservation | | |
| environment comment: | - | cal interest (LERN - record). poor quality farmland. | In terms of agricultural of | lassification the site is |
| (S35/S36) Bad neighbour uses and impact on surround area: | | ouring uses - this site is adjac ew development unlikely to | _ | |
| (S39) Coal Mining: | Potential | (S40) Miner | al Safeguarding Area (N | ISA): Yes |
| Suitability – distance to servic | ces (km) | | | |
| (S12) Railway station: | 2.40 (S13) Bu | s stop: | 0.48 (S13a) Bus stop | frequency: >15 mins |
| (S14) Primary school: | 0.10 (S15) Se | condary school: | 1.20 (S16) Sports/lei | sure centre: 2.10 |
| (S17) Doctors: | 1.35 (S18) Ho | - | 5.00 (S19) Town / Lo | cal centre: 1.20 |
| (S20) Supermarket/store: | | nployment area: | 1.20 (S22) Public hou | use: 0.37 |
| (S23) Corner shop: | 0.89 (S24) Po | | 1.20 (S25) O pen space | ce: 0.13 |
| (S26) PROW: | 0.25 (S27) Cy | cle route: | 0.87 | |
| Availability | | | | |
| (A1) Access issues? | No | (A2) Vehicu | | |
| (A3) Visibility splays / highway | • | (A4) In use? | Partial | |
| (A5) Ownership? | 1 owner - (| Council | | |
| Achievability | | | | |
| <u>, , , , , , , , , , , , , , , , , , , </u> | lo · | | t Attractiveness? High | |
| | Marginal | | • | me 14 |
| future develop policy base. Th owned by the | oment needs. The abilit ne Council's viability mo Council and has been i arried out as part of the | tlement Boundary for Colne by to obtain planning permis odel indicates that this type dentified as a site to bring for the development scheme for t | sion is therefore restrict of site is marginally viab orward in the near future | ed by the current planning le to develop. The site is e. Specific site viability |
| | could come forward w | ithin five years. | | |
| come the site | | itnin five years. a designation. Possible drair | nage issues. | |

6-10 Years

2019-24

0

11-15 Years

2024-29

0

Five Year Period

2016/17

0

2017/18

10

2018/19

10

2014/15

0

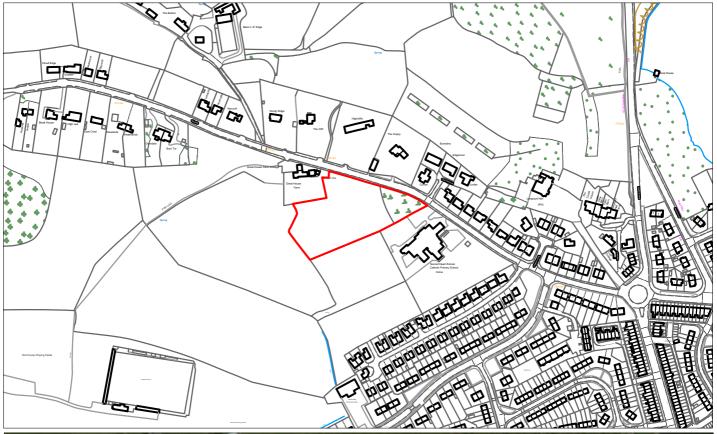
2015/16

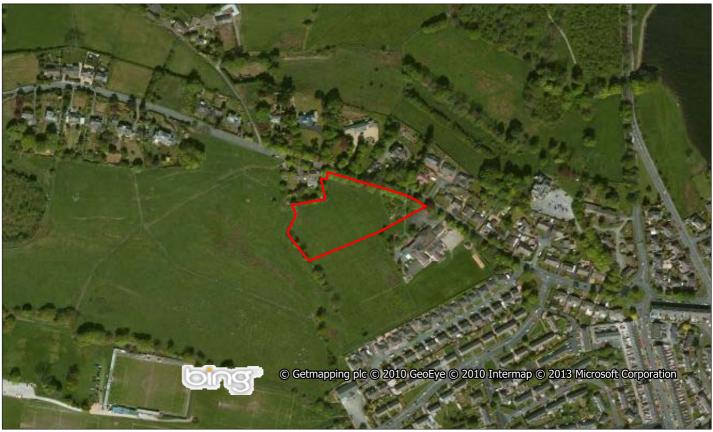
Site Name: Red Lane

Location: Colne Site Ref: S011A

Site Area: 1.10 ha **Grid Ref:** SD 388 441











| Site Details Site Ref: S183 Postcode Sector: Site Area (gross): Suitability – locat (S0) Within a Sett (S2) Car parking? | | | | | | | |
|---|---|---|--|---|---|---|----------------------------|
| Postcode Sector: Site Area (gross): Suitability – locat (S0) Within a Sett (S2) Car parking? | BB8 8 Ward | e: Land off Dewhu | rct Stroot | | Settlement: | Colne | |
| Site Area (gross): Suitability – locat (S0) Within a Sett (S2) Car parking? | | d: Waterside Ward | | ing App: N/A | SHLAA Typology: | | |
| Suitability – locat (S0) Within a Sett (S2) Car parking? | 0.06ha India | ative No. Dwellings | | | ph Co-ordinates: | - | 12022 |
| (S0) Within a Sett (S2) Car parking? | | | s. Zilliaic | active Density. 30 d | pii co-ordinates. | 300349 | , 43933 |
| (S2) Car parking? | | | | (S1) Brownfield / Green | field? | Greenfield | |
| | Circii Bodiidai | Yes | | (S3) Loss of employmen | | No | |
| THE PUBLICATION OF | ployment area? | No | | (S5) Open space / settle | | | |
| (S7) Suitable infra | | Partial | | (S8) Infrastructure capa | | Yes | |
| (S7/S8) Infrastruc | | | | tilities would need exten | | | + |
| (37/30) IIII usti uc | ture comment | _ | _ | acity should be sufficient | - | acvelopilien | |
| Suitability – envir | onment and her | | | · | | | |
| (S9) Contamination | | ithin 250m buffer | | (S10) Topography: | Gentle slope | undulating | |
| (S11) Flooding issu | | | | No other flooding issues | | Flood Zone | 1 |
| zone: | sit | | | | | | |
| (S28) Conservatio | n Area: No |) | 0.46 km | (S29) Listed Building: | No | | 0.44kr |
| (S30) Scheduled N | /lonument: No |) | 0.94 km | (S31) Archaeology: | Potential | | |
| (S32) TPO: | No |) | 0.06km | (S37) Poor air quality: | No | | |
| (S33) Ecology: | No | one identified | | (S34) Nature Conservati Designation: | ion No | | 0.48kı |
| environment com (S35/S36) Bad nei and impact on sur | cla i ghbour uses No | nssed as Grade 4 - pobad neighbouring | oor quality farn uses - site is ad | N - record). In terms of a nland. jacent to existing resider n the surrounding uses. | | | |
| (S39) Coal Mining | | tential | | (S40) Mineral Safeguard | ling Area (MSA). | No | |
| Suitability – dista | | | | (o roy minoral our ogains | and a trick the | | |
| (S12) Railway stat | | 0.70 (S13) Bu s | s stop: | 0.16 (S13 | a) Bus stop frequ | encv: | >15 mir |
| (S14) Primary sch | | | condary school: | |) Sports/leisure c | | 0.7 |
| (S17) Doctors: | | 1.50 (S18) Ho s | - | |) Town / Local ce | | 0.6 |
| (S20) Supermarke | t/store: | | ployment area | |) Public house: | | 0.6 |
| (S23) Corner shop | | 0.36 (S24) Pos | | |) Open space: | | 0.0 |
| いっとうき しいけいきに 50100 | | 0.08 (S27) Cyc | | 0.00 | , o po opudo. | | 0.0 |
| · , | | | | 0.00 | | | |
| (S26) PROW: | | No | | | | | |
| (S26) PROW: | ? | INU | | (A2) Vehicular access: | Moderate / Mino | r Issues | |
| (S26) PROW: Availability (A1) Access issues | | | | , | Moderate / Mino | r Issues | |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla | | sues? Minor Impr | rovements | (A2) Vehicular access: (A4) In use? | · · · · · · · · · · · · · · · · · · · | r Issues | |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? | | | rovements | , | · · · · · · · · · · · · · · · · · · · | r Issues | |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability | ıys / highways is: | sues? Minor Impr | rovements Private | (A4) In use? | No | r Issues | |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability (V1) Competing la | nys / highways iss | sues? Minor Impr 1 owner - P | rovements Private | (A4) In use? (V2) Market Attractiven | No ness? Medium | r Issues | |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability (V1) Competing la (V3) Viable? Comments: The | nnd use? No Not V his site is located herefore restricte unlikely to be via orm indicating the | 1 owner - P Tiable outside of the settle by the current place below. The | Private Definition of the second of the sec | (V2) Market Attractiven (V3) Viability Model Ref ry for Colne. The ability t ase. The Council's viabilit willing to develop the sit aint to development. If the | ness? Medium f: Scheme 1 o obtain planning y model suggests te and has comple | permission that this typ ted the site | e of site survey |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability (V1) Competing la (V3) Viable? Comments: The | nnd use? No Not V his site is located herefore restricte unlikely to be via orm indicating the | fiable outside of the settle d by the current place at financial viability ite could come forw | Private Definition of the second of the sec | (V2) Market Attractiven (V3) Viability Model Ref ry for Colne. The ability t ase. The Council's viabilit willing to develop the sit aint to development. If the | ness? Medium f: Scheme 1 o obtain planning y model suggests te and has comple | permission that this typ ted the site | e of site survey |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability (V1) Competing la (V3) Viable? Comments: The | nnd use? No Not V his site is located herefore restricte unlikely to be via to me part of the settlement Boundaries. | fiable outside of the settle d by the current place at financial viability ite could come forw | Private Definition of the second of the sec | (V2) Market Attractiven (V3) Viability Model Ref ry for Colne. The ability t ase. The Council's viabilit willing to develop the sit aint to development. If the | ness? Medium f: Scheme 1 o obtain planning y model suggests te and has comple | permission that this typ ted the site | e of site survey |
| (S26) PROW: Availability (A1) Access issues (A3) Visibility spla (A5) Ownership? Achievability (V1) Competing la (V3) Viable? Comments: The the is for constraints: See | nnd use? No Not V his site is located herefore restricte unlikely to be via to me part of the settlement Boundaries. | fiable outside of the settle d by the current place at financial viability ite could come forw | rovements Private lement boundar anning policy bare land owner is is not a constra | (V2) Market Attractiven (V3) Viability Model Ref ry for Colne. The ability t ase. The Council's viabilit willing to develop the sit aint to development. If the | ness? Medium f: Scheme 1 o obtain planning y model suggests te and has comple | permission that this typ ted the site | e of site survey ver |

Site Name: Land off Dewhurst Street

Location: Colne Site Ref: S183

Site Area: 0.06 ha **Grid Ref:** SD 388 439









