

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S161	Site Name: Lenches Road / Knotts Lane	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 7.57ha	Indicative No. Dwellings: 168
Indicative Density: 30dph	Co-ordinates: 388782, 439225	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(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. United Utilities have previously indicated there may be potential capacity issues at Colne WWTW. New highways 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 an identified Flood Zone. Site adjacent to two water holding bodies (formerly mill ponds??). Other water features run through part of the site. Further investigation will be required.		
(S12) Conservation Area:	No	0.470km	(S29) Listed Building: Potential/adjacent
(S30) Scheduled Monument:	No	0.725km	(S31) Archaeology: Yes
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No
(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 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 industrial premises and a caravan park to the north, some existing residential to the east and west and open countryside to the south. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Yes	(S40) Mineral Safeguarding Area (MSA):	Yes

## Suitability – distance to services (km)

(S12) Railway station:	0.800	(S13) Bus stop:	0.080	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.000	(S15) Secondary school:	1.600	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	1.070	(S18) Hospital:	3.500	(S19) Town / Local centre:	0.950
(S20) Supermarket/store:	2.100	(S21) Employment area:	0.960	(S22) Public house:	0.530
(S23) Corner shop:	0.660	(S24) Post Office:	1.200	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	0.000		

## Availability

(A1) Access issues?	Yes	(A2) Vehicular access:	Poor
(A3) Visibility splays / highways issues?	Minor Improvements	(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 outside 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 on the southern slope of the South Valley area of Colne. The topography of part of the site may restrict the developable area. New infrastructure would need to be installed on-site. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The land owner has indicated their intention to bring the site forward for development, however the constraints on the site will need to be resolved before the site can be brought forward.

**Constraints:** Settlement Boundary. Topography. Visual prominence.

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	168

# Pendle Strategic Housing Land Availability Assessment

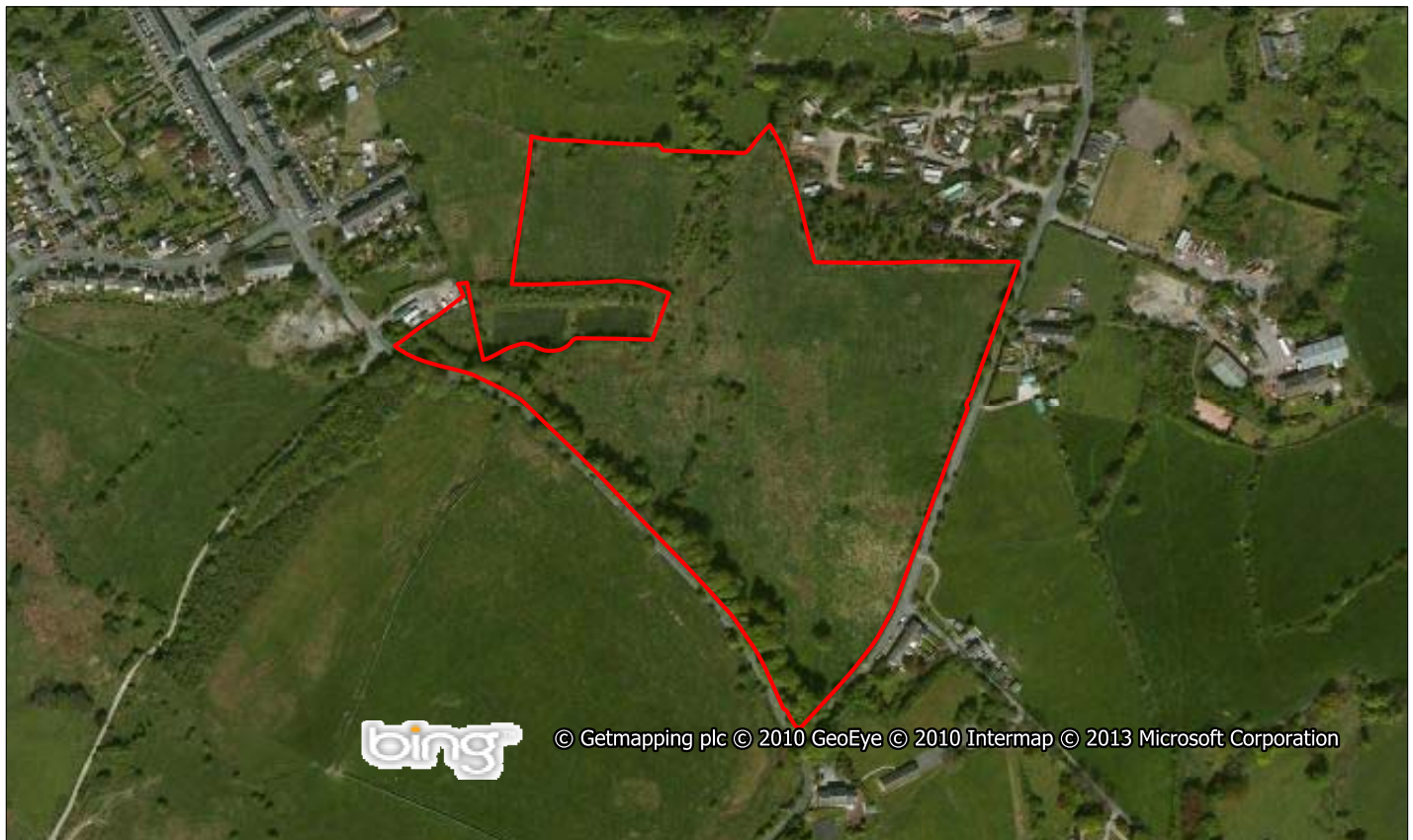
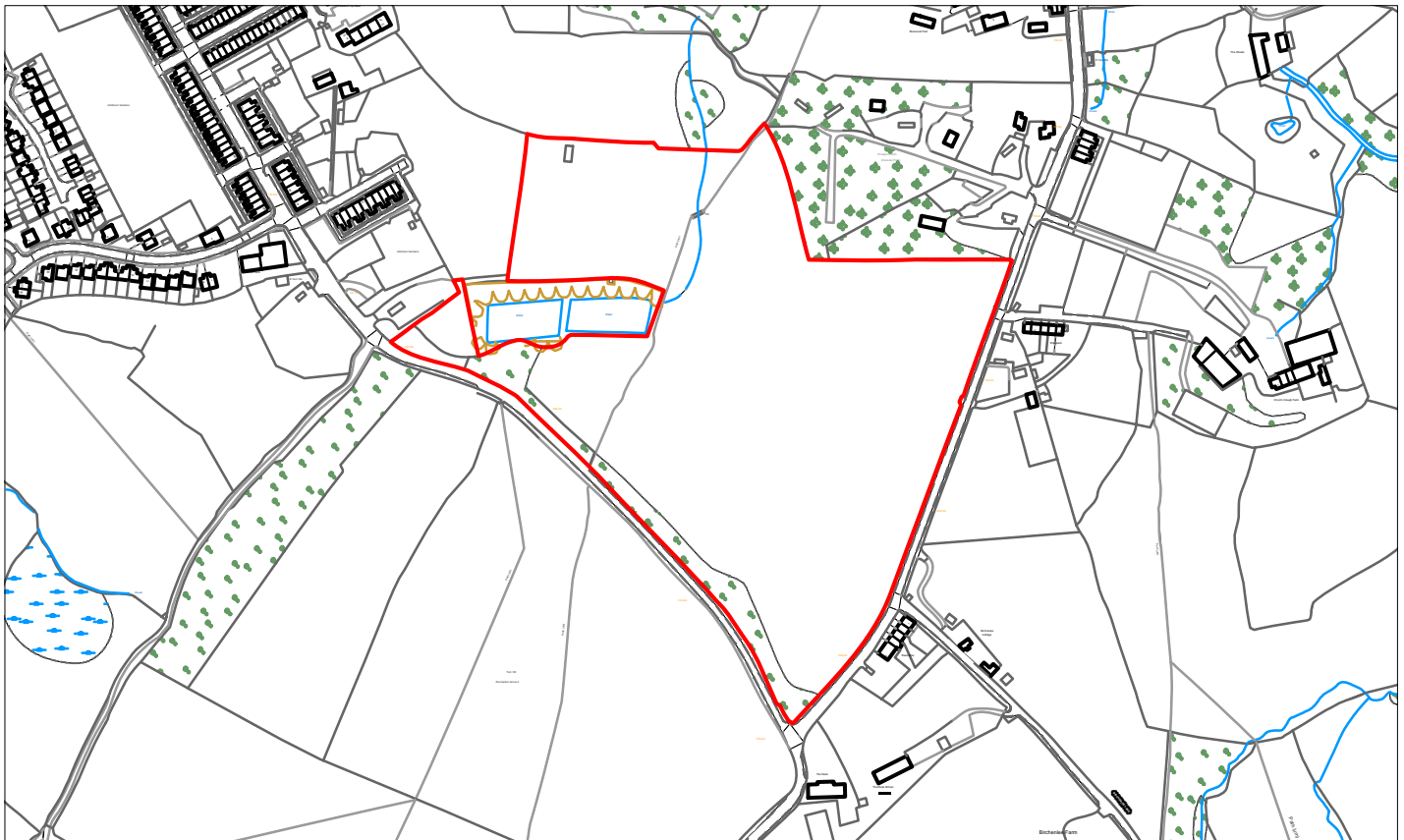
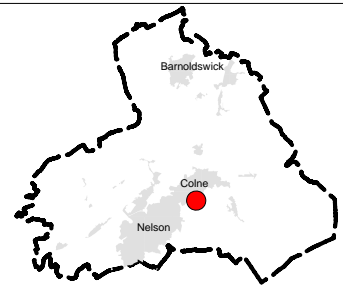
**Site Name:** Lenches Road / Knotts Lane

**Location:** Colne

**Site Ref:** S161

**Site Area:** 6.70 ha

**Grid Ref:** SD 388 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S006		Site Name: Lidgett Triangle			Settlement: Colne		
Postcode Sector: BB8 7		Ward: Boulsworth Ward		Planning App: N/A		SHLAA Typology: VLNPD	
Site Area (gross): 4.96ha		Indicative No. Dwellings: 100		Indicative Density: 20dph		Co-ordinates: 390501, 440514	

## 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. 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?	None identified		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. Water feature runs through the Westerly edge of the site. Further investigation may be required.				Flood Zone 1
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.010km
(S30) Scheduled Monument:	No	2.701km	(S31) Archaeology:	None identified	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.490km
(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:	2.300	(S13) Bus stop:	0.080	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.430	(S15) Secondary school:	0.960	(S16) Sports/leisure centre:	2.400
(S17) Doctors:	1.500	(S18) Hospital:	5.300	(S19) Town / Local centre:	1.300
(S20) Supermarket/store:	1.400	(S21) Employment area:	1.350	(S22) Public house:	0.600
(S23) Corner shop:	0.480	(S24) Post Office:	1.300	(S25) Open space:	0.350
(S26) PROW:	0.000	(S27) Cycle route:	1.560		

## 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 / 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. 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. New infrastructure will be required and the capacity of the networks will need to be checked. 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 (specifically the impact on the conservation area and its setting) will need to be resolved before the site can be developed.

**Constraints:** Settlement Boundary. Protected Area 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	0	0	0	100



# Pendle Strategic Housing Land Availability Assessment

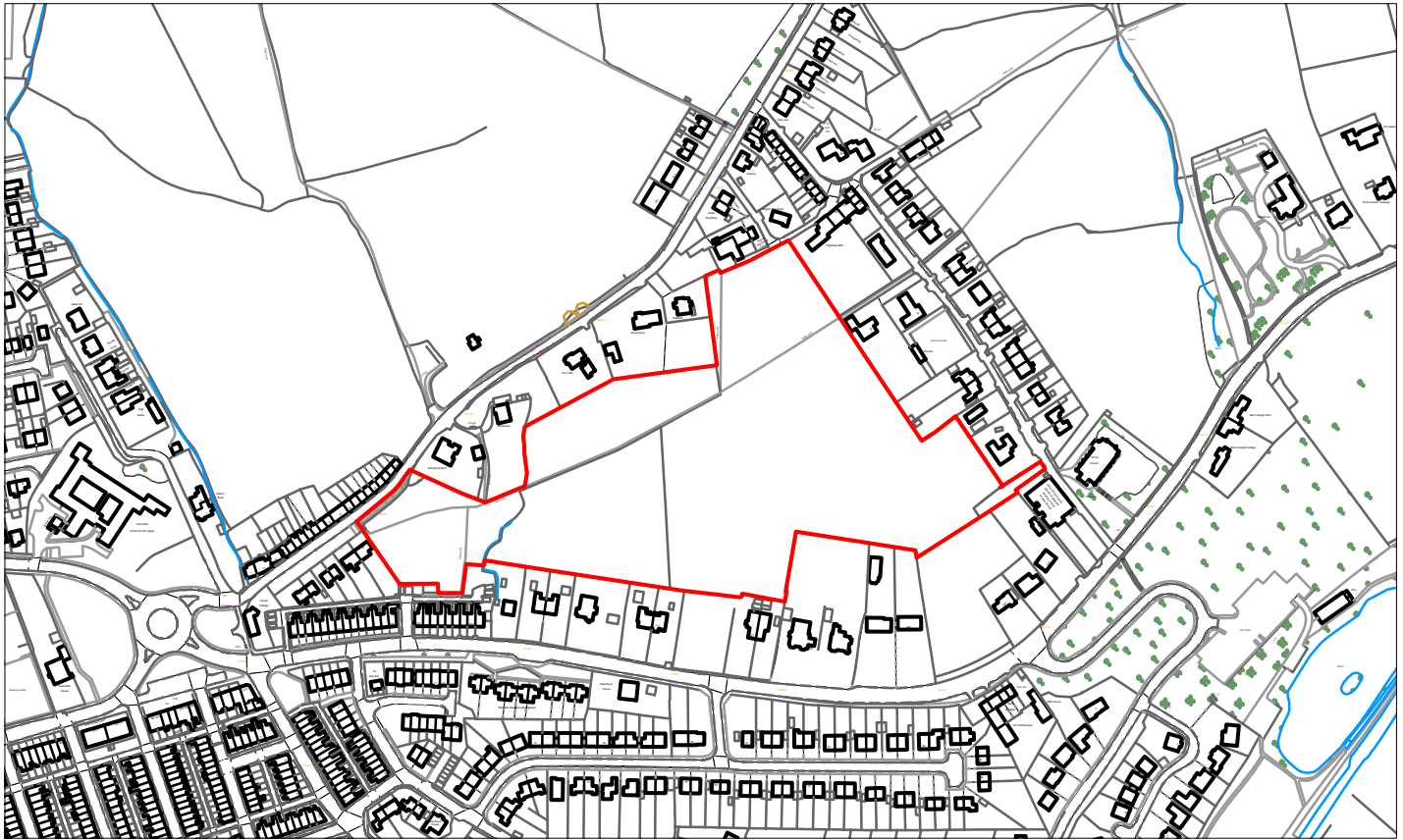
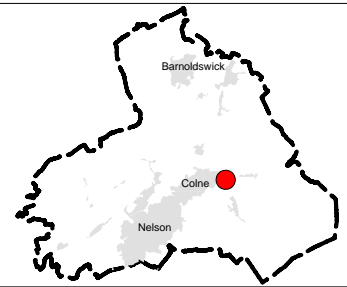
**Site Name:** Lidgett Triangle

**Location:** Colne

**Site Ref:** S006

**Site Area:** 4.96 ha

**Grid Ref:** SD 390 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S179		Site Name: Land off Barrowford Road / Heirs House Lane		Settlement: Colne	
Postcode Sector: BB8 9		Ward: Vivary Bridge Ward		Planning App: N/A	
SHLAA Typology: VLNPD					
Site Area (gross): 4.64ha		Indicative No. Dwellings: 93		Indicative Density: 20dph	
Co-ordinates: 387662, 440203					

## 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. 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:	Flat	
(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:	No	0.290km	(S29) Listed Building:	No	0.240km
(S30) Scheduled Monument:	No	1.239km	(S31) Archaeology:	Yes	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	Yes		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.000km
(S33/S34) Natural environment comment:	Yes - this site is directly adjacent to the former Colne-Skipton railway line BHS. 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:	No bad neighbouring uses - the site is surrounded by existing residential development and open countryside. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	No		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	1.000	(S13) Bus stop:	0.175	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.900	(S15) Secondary school:	1.800	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	1.750	(S18) Hospital:	3.800	(S19) Town / Local centre:	0.940
(S20) Supermarket/store:	1.800	(S21) Employment area:	0.900	(S22) Public house:	1.000
(S23) Corner shop:	1.000	(S24) Post Office:	1.300	(S25) Open space:	0.000
(S26) PROW:	0.100	(S27) Cycle route:	0.570		

## Availability

(A1) Access issues?	Partial	(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 / Viable	(V3) Viability Model Ref:	Scheme 18

Comments:	This site is located outside of the Settlement Boundary for Colne. The site is within the designated Green Belt. This is a major policy constraint restricting the site coming forward. 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 a review of the Green Belt boundary would be necessary to enable this site to come forward. On this basis the site should be considered as a potential longer term developable site.		
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Constraints:	Settlement Boundary. Green Belt.
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## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	93

# Pendle Strategic Housing Land Availability Assessment

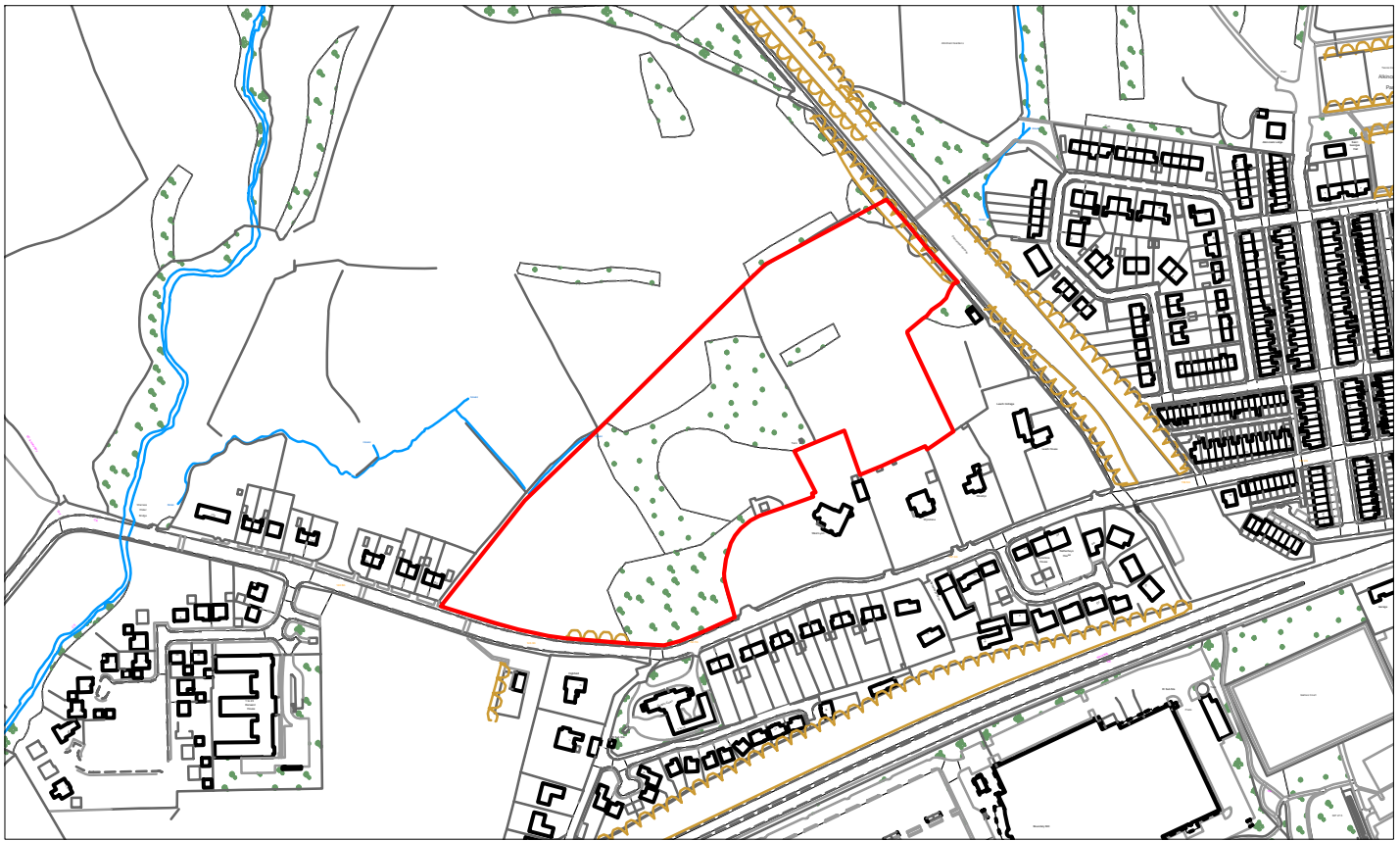
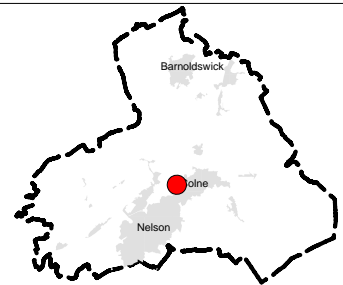
**Site Name:** Land off Barrowford Road / Heirs House Lane

**Location:** Colne

**Site Ref:** S179

**Site Area:** 4.64 ha

**Grid Ref:** SD 387440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S241	Site Name: Sports field at Nelson and Colne College	Settlement: Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 2.84ha	Indicative No. Dwellings: 85
Indicative Density: 30dph	Co-ordinates: 387475, 439968	

## 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. 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:	Flat	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.130km	(S29) Listed Building:	No	0.200km
(S30) Scheduled Monument:	No	1.159km	(S31) Archaeology:	Potential	
(S32) TPO:	Yes	0.000km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.210km
(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 existing residential properties and near to the M65 motorway. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	1.300	(S13) Bus stop:	0.000	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	1.100	(S15) Secondary school:	2.100	(S16) Sports/leisure centre:	1.300
(S17) Doctors:	2.000	(S18) Hospital:	4.000	(S19) Town / Local centre:	1.200
(S20) Supermarket/store:	2.400	(S21) Employment area:	1.200	(S22) Public house:	1.400
(S23) Corner shop:	1.500	(S24) Post Office:	1.800	(S25) Open space:	0.000
(S26) PROW:	0.250	(S27) Cycle route:	0.600		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Marginal / Viable	(V3) Viability Model Ref:	Scheme 18
Comments:	This site is within the Settlement Boundary for Colne and is designated as Open Space. 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 bring the site forward for housing. However, the policy constraints will need to be resolved before the site can come forward.		

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	0	0	0	0	85



# Pendle Strategic Housing Land Availability Assessment

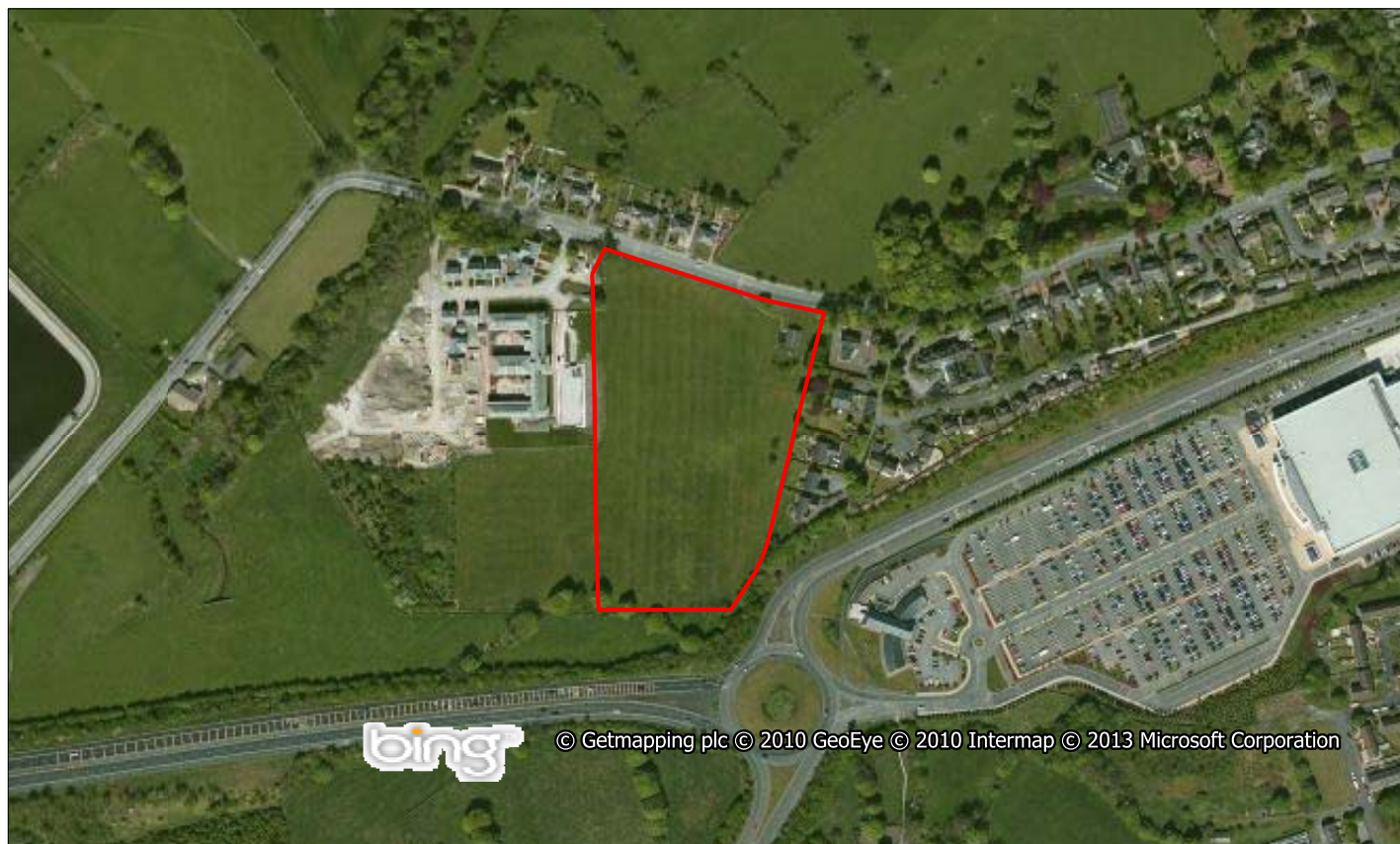
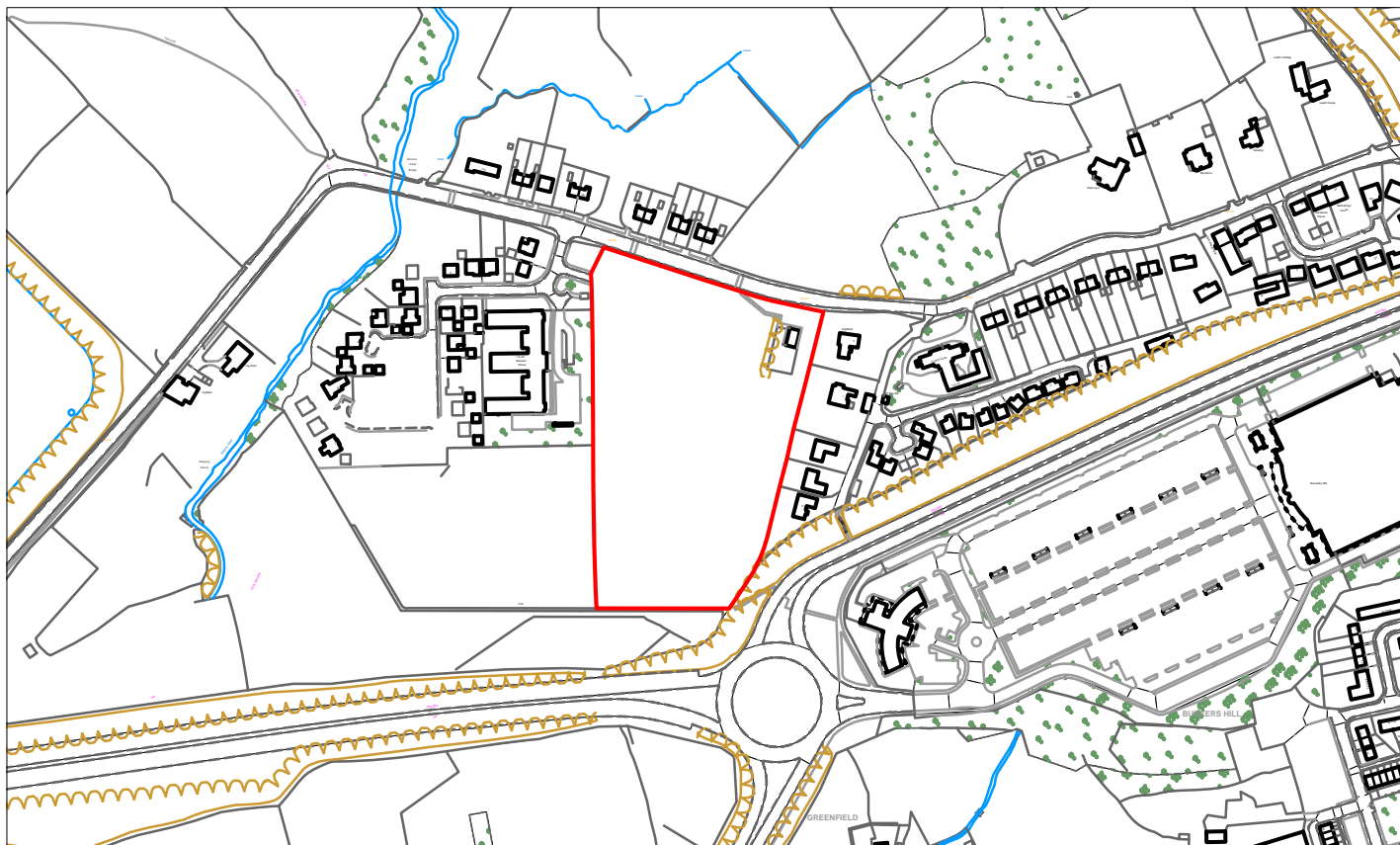
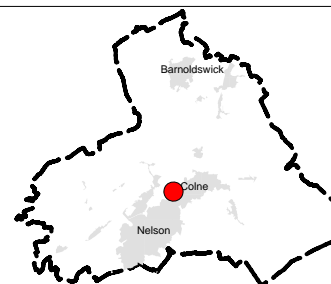
**Site Name:** Sports field at Nelson and Colne College

**Location:** Colne

**Site Ref:** S241

**Site Area:** 2.84 ha

**Grid Ref:** SD 387 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S086	Site Name: Bridge Street Stoneyard			Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A	SHLAA Typology: RCB	
Site Area (gross): 1.22ha	Indicative No. Dwellings: 37	Indicative Density: 30dph	Co-ordinates: 388410, 439686	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. 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:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Site directly adjacent to Flood Zones 2 and 3. The site is bounded by Colne Water to the north.		Flood Zones 2 & 3
(S28) Conservation Area:	No	0.140km	(S29) Listed Building: No 0.290km
(S30) Scheduled Monument:	No	1.263km	(S31) Archaeology: Yes
(S32) TPO:	No	0.080km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)	(S34) Nature Conservation Designation:	No 0.560km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.		
(S35/S36) Bad neighbour uses and impact on surround area:	No/Medium bad neighbouring uses - this site is located in a mainly residential area with some industrial uses to the east. 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:	0.300	(S13) Bus stop:	0.110	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.570	(S15) Secondary school:	0.880	(S16) Sports/leisure centre:	0.280
(S17) Doctors:	1.100	(S18) Hospital:	2.800	(S19) Town / Local centre:	0.240
(S20) Supermarket/store:	1.400	(S21) Employment area:	0.240	(S22) Public house:	0.290
(S23) Corner shop:	0.080	(S24) Post Office:	0.670	(S25) Open space:	0.100
(S26) PROW:	0.230	(S27) Cycle route:	0.000		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 13
Comments:	This site is within the urban area of Colne. The site is still currently in use and this may restrict the site coming forward in the short term. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The intentions of the landowner are unknown.		
Constraints:	Site still in use. Position of the landowner unknown.		

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	37



# Pendle Strategic Housing Land Availability Assessment

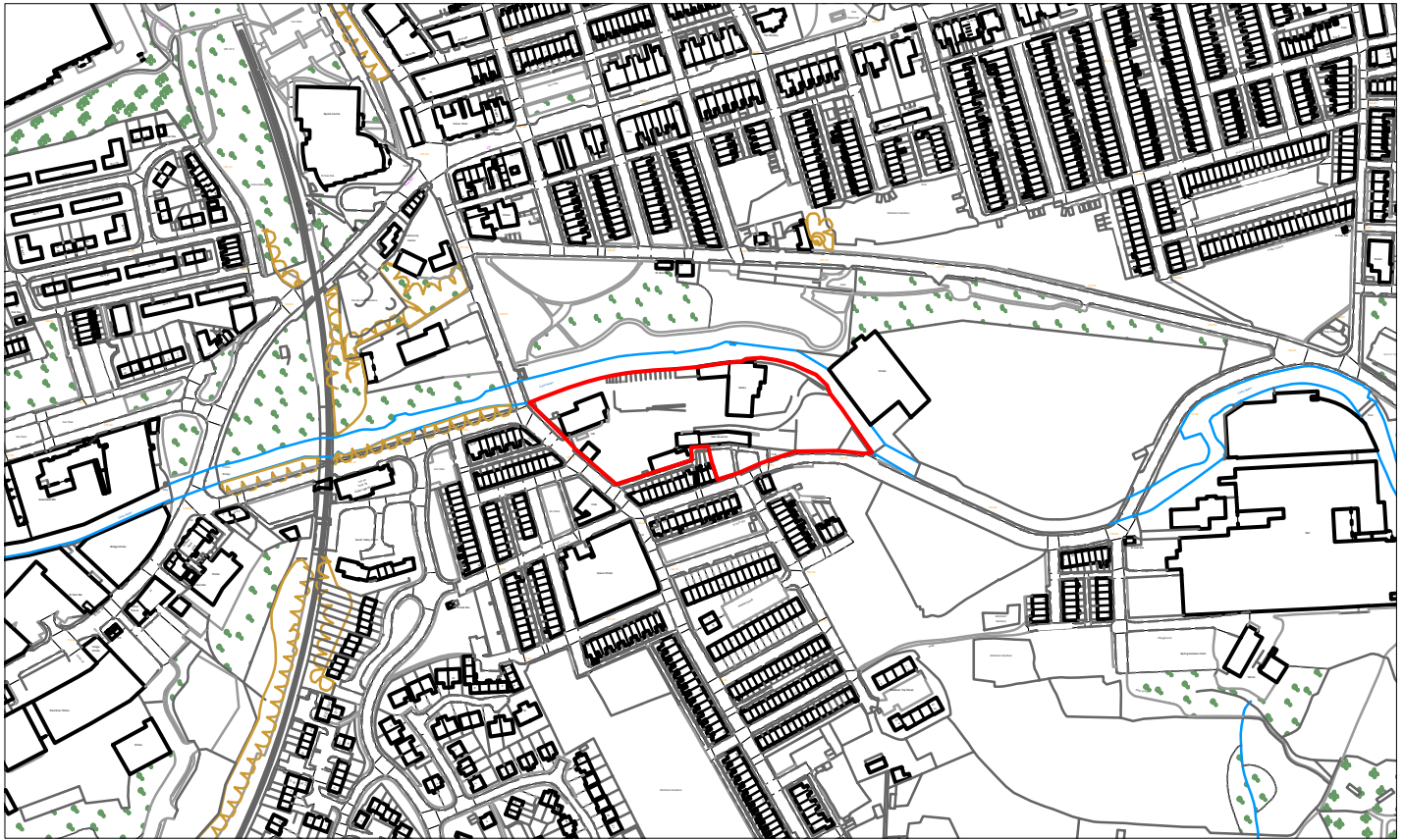
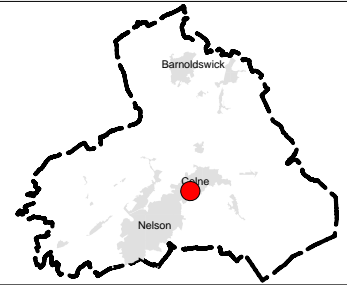
**Site Name:** Bridge Street Stoneyard

**Location:** Colne

**Site Ref:** S086

**Site Area:** 1.22 ha

**Grid Ref:** SD 388 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S184	Site Name: Land off Bridge Street			Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A	SHLAA Typology: RCB	
Site Area (gross): 0.53ha	Indicative No. Dwellings: 16	Indicative Density: 30dph	Co-ordinates: 388225, 439733	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Small/medium sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Site directly adjacent to Flood Zones 2 and 3. The site bounded by Colne Water to the south.			Flood Zones 2 & 3	
(S28) Conservation Area:	Potential/adjacent	0.010km	(S29) Listed Building:	No	0.160km
(S30) Scheduled Monument:	No	1.340km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.060km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.480km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No/Medium bad neighbouring uses - this site is largely surrounded by open space. It is close to the railway line and tyre fitting garage. 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:	0.200	(S13) Bus stop:	0.140	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.460	(S15) Secondary school:	0.910	(S16) Sports/leisure centre:	0.180
(S17) Doctors:	1.000	(S18) Hospital:	2.900	(S19) Town / Local centre:	0.150
(S20) Supermarket/store:	1.500	(S21) Employment area:	0.130	(S22) Public house:	0.170
(S23) Corner shop:	0.170	(S24) Post Office:	0.560	(S25) Open space:	0.020
(S26) PROW:	0.330	(S27) Cycle route:	0.000		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9
Comments:	This site is within the urban area of Colne. The site is still currently in use and this may restrict the site coming forward in the short term. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The intentions of the landowner are unknown.		
Constraints:	Site still in use. Position of the landowner unknown.		

## Timescales (No. dwellings)

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

# Pendle Strategic Housing Land Availability Assessment

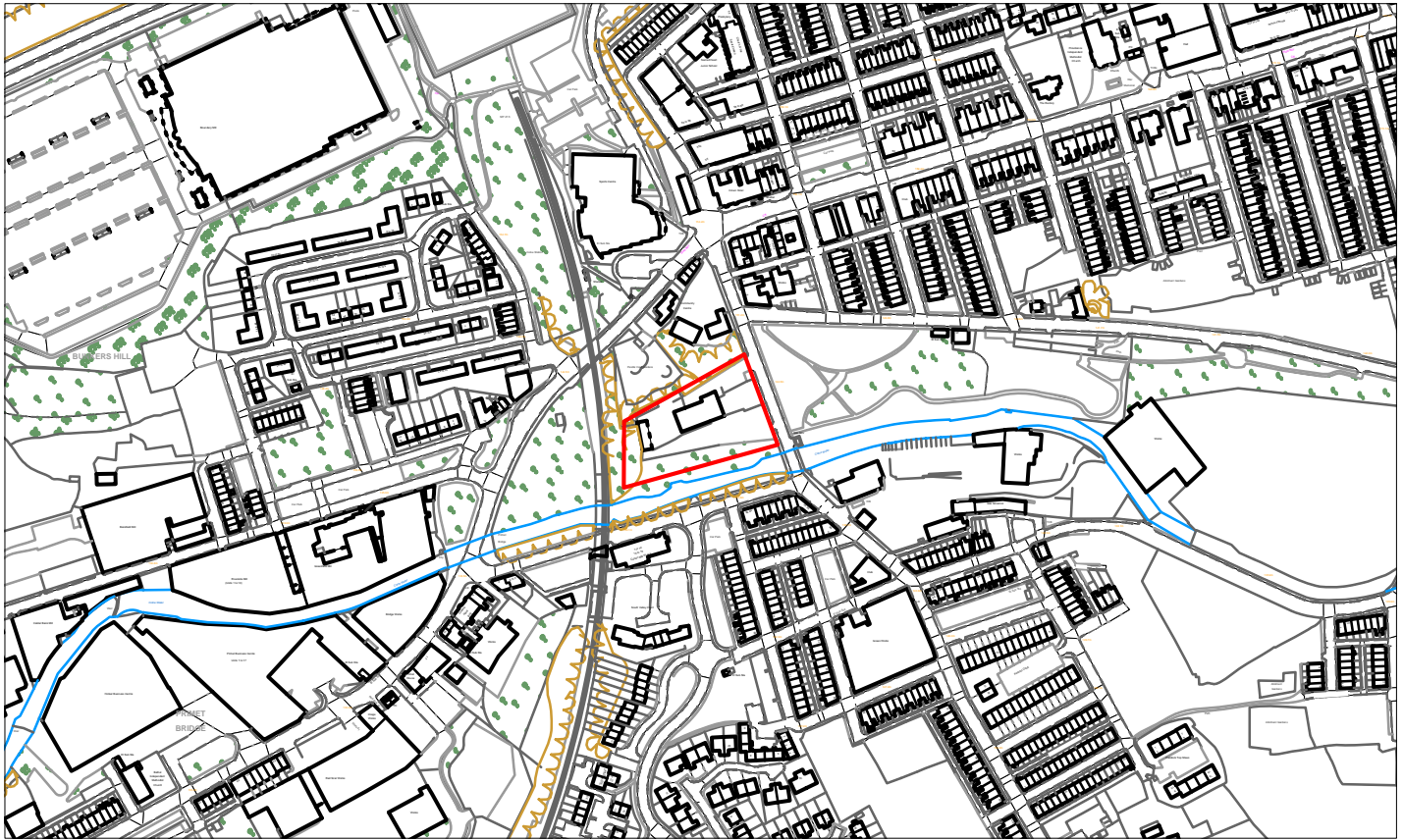
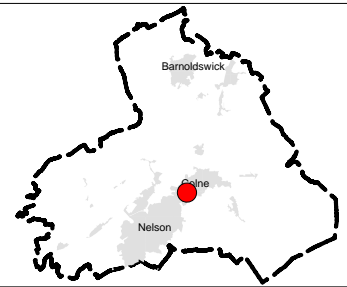
**Site Name:** Land off Bridge Street

**Location:** Colne

**Site Ref:** S184

**Site Area:** 0.53 ha

**Grid Ref:** SD 388 439



bing

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S185		Site Name: Duckworth Mill, Skipton Road		Settlement: Colne	
Postcode Sector: BB8 0		Ward: Horsfield Ward		Planning App: N/A	
				SHLAA Typology: RCB	
Site Area (gross): 0.48ha		Indicative No. Dwellings: 14		Indicative Density: 30dph	
				Co-ordinates: 389468, 440603	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	Yes
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Small/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	0.500km	(S29) Listed Building:	No	0.530km
(S30) Scheduled Monument:	No	2.365km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.200km	(S37) Poor air quality:	Potential	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.490km

(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.				
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(S35/S36) Bad neighbour uses and impact on surround area:	No/Medium bad neighbouring uses - this site is in mainly residential area with some industrial premises nearby. 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:	1.700	(S13) Bus stop:	0.040	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.550	(S15) Secondary school:	0.670	(S16) Sports/leisure centre:	1.700
(S17) Doctors:	0.770	(S18) Hospital:	4.500	(S19) Town / Local centre:	0.500
(S20) Supermarket/store:	0.430	(S21) Employment area:	0.470	(S22) Public house:	0.530
(S23) Corner shop:	0.290	(S24) Post Office:	0.300	(S25) Open space:	0.240
(S26) PROW:	0.490	(S27) Cycle route:	1.480		

## Availability

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

## Achievability

(V1) Competing land use?	Yes	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 9

Comments:	This site is within the urban area of Colne. The site is currently in use. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The owner of the site has indicated that the site is unlikely to become available in the short or medium term but there is potential in the longer term.		
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Constraints:	Site still in use.		
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## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	14



# Pendle Strategic Housing Land Availability Assessment

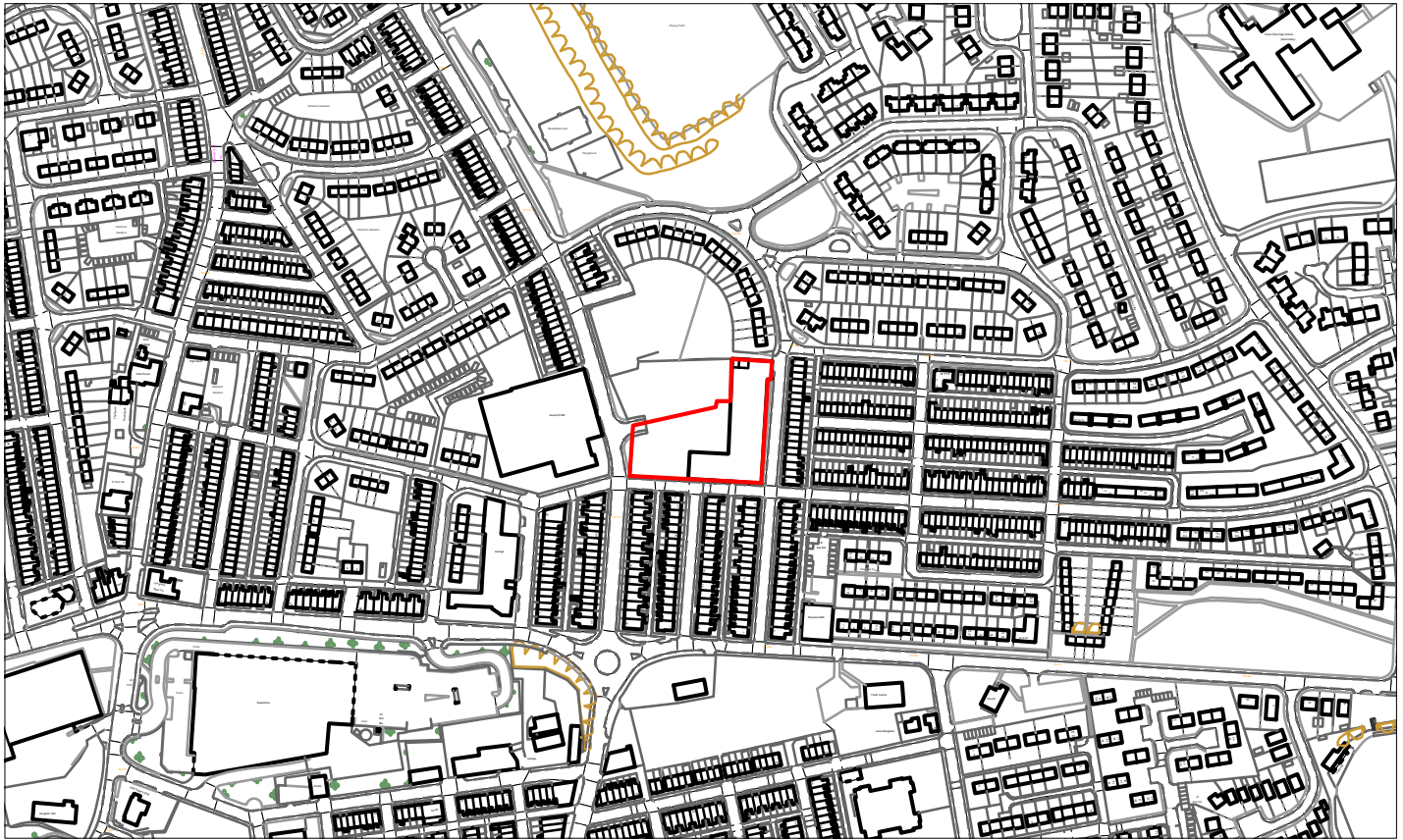
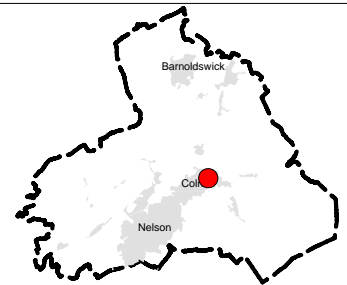
**Site Name:** Duckworth Mill, Skipton Road

**Location:** Colne

**Site Ref:** S185

**Site Area:** 0.48 ha

**Grid Ref:** SD 389 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S051	Site Name: Land at corner of Colne Lane & Bold Street			Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A	SHLAA Typology: I (Garage Site)	
Site Area (gross): 0.24ha	Indicative No. Dwellings: 7	Indicative Density: 30dph	Co-ordinates:	389032, 439801

## 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?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to 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 flood issues identified.				Flood Zone 1
(S28) Conservation Area:	No	0.190km	(S29) Listed Building:	No	0.140km
(S30) Scheduled Monument:	No	1.472km	(S31) Archaeology:	Yes	
(S32) TPO:	No	0.250km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	1.000km

(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.				
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(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential development and open space. 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:	1.000	(S13) Bus stop:	0.090	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.350	(S15) Secondary school:	1.800	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	0.370	(S18) Hospital:	3.900	(S19) Town / Local centre:	0.200
(S20) Supermarket/store:	0.670	(S21) Employment area:	0.260	(S22) Public house:	0.290
(S23) Corner shop:	0.430	(S24) Post Office:	0.750	(S25) Open space:	0.000
(S26) PROW:	0.070	(S27) Cycle route:	0.200		

## Availability

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

## Achievability

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

Comments:	This site is within the urban area of Colne and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The policy designation will need to be reviewed before the site can come forward.		
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Constraints:	Open Space designation.		
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## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	0	0	7



# Pendle Strategic Housing Land Availability Assessment

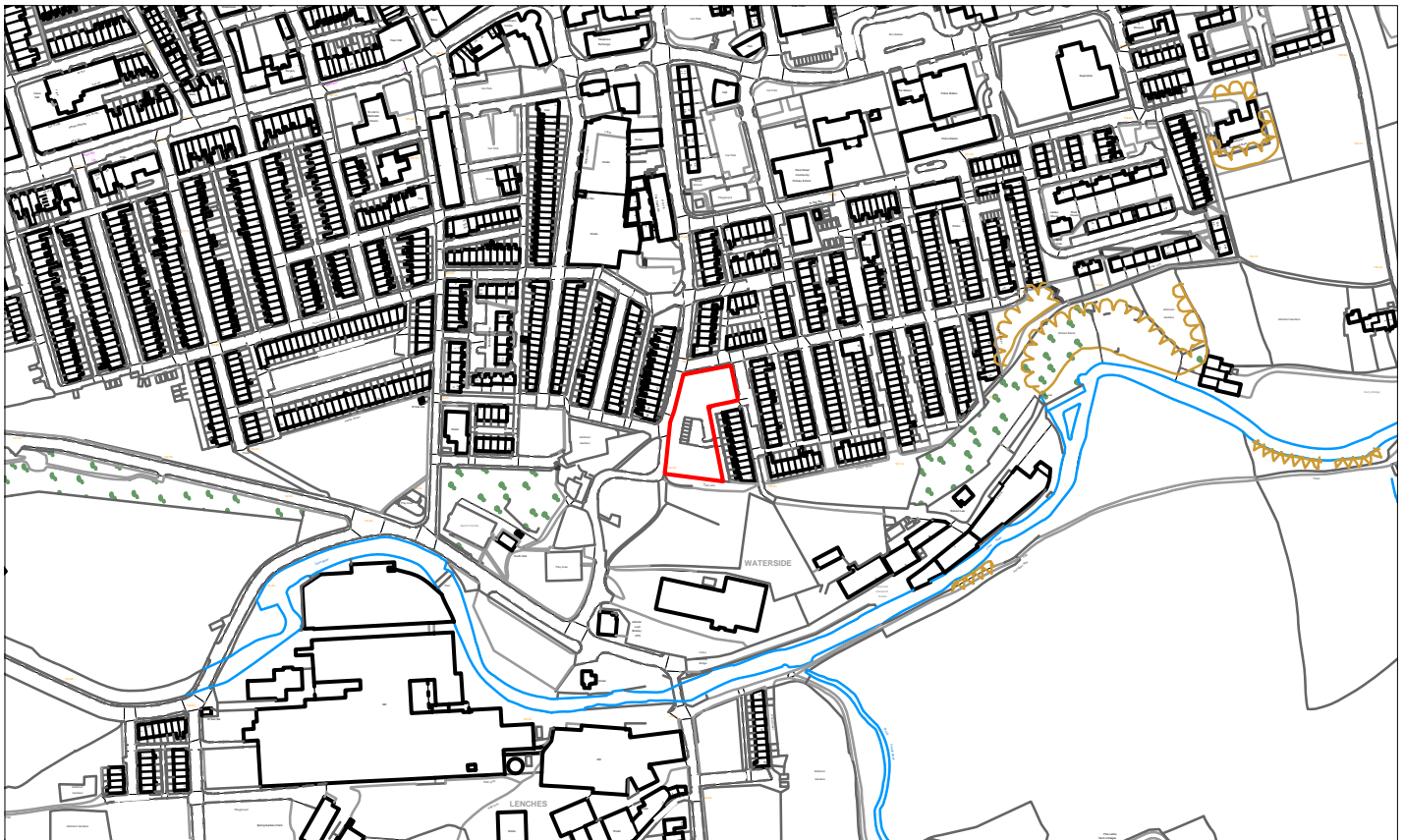
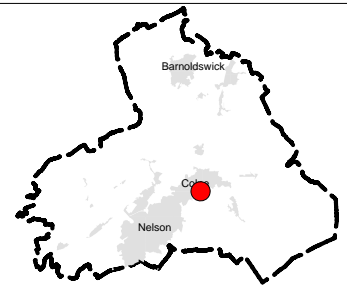
**Site Name:** Land at the corner of Colne Lane and Bold Street

**Location:** Colne

**Site Ref:** S051

**Site Area:** 0.24 ha

**Grid Ref:** SD 389 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S230	Site Name: White Grove Garage Site			Settlement:	Colne
Postcode Sector: BB8 9	Ward: Vivary Bridge Ward	Planning App: N/A		SHLAA Typology:	I (Garage Site)
Site Area (gross): 0.20ha	Indicative No. Dwellings: 6	Indicative Density: 30dph	Co-ordinates:	388186, 440803	

## 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?	Part
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified		(S10) Topography:	Flat	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.750km	(S29) Listed Building:	No	0.390km
(S30) Scheduled Monument:	No	1.986km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.170km	(S37) Poor air quality:	No	
(S33) Ecology:	Potential from proximity to a designated site.		(S34) Nature Conservation Designation:	Site within 250m of a designation	0.170km
(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 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/Medium bad neighbouring uses - this site is adjacent to existing residential properties and a sport/recreation site. 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:	1.400	(S13) Bus stop:	0.300	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.980	(S15) Secondary school:	2.000	(S16) Sports/leisure centre:	1.400
(S17) Doctors:	1.400	(S18) Hospital:	4.100	(S19) Town / Local centre:	0.960
(S20) Supermarket/store:	1.300	(S21) Employment area:	0.940	(S22) Public house:	1.200
(S23) Corner shop:	0.700	(S24) Post Office:	1.000	(S25) Open space:	0.000
(S26) PROW:	0.030	(S27) Cycle route:	0.310		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Low
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5
Comments:	This site is within the urban areas of Colne. The site is a Council owned garage site. It has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site could come forward in the longer term.		

Constraints: Site still in use.

## Timescales (No. dwellings)

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

# Pendle Strategic Housing Land Availability Assessment

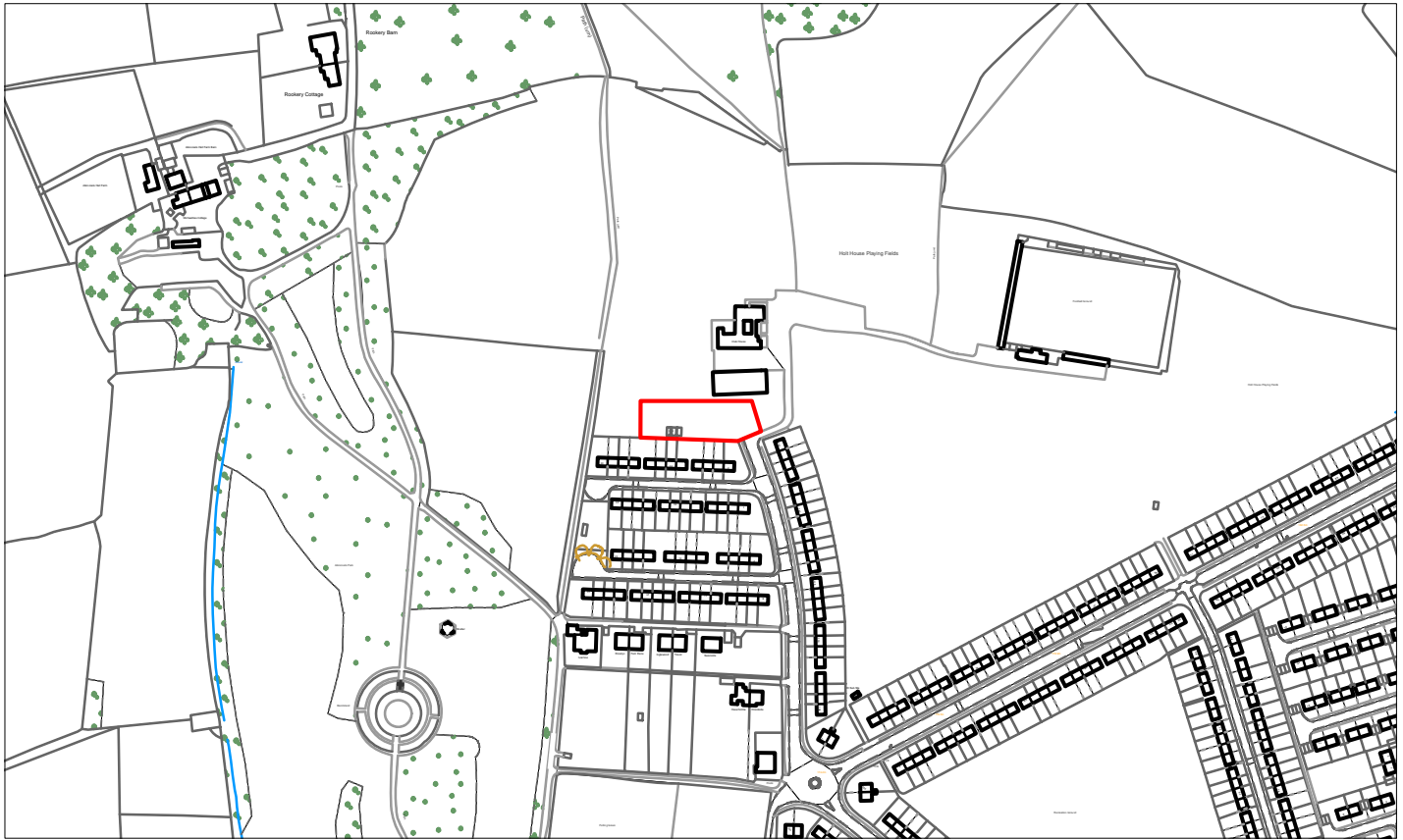
**Site Name:** White Grove Garage Site

**Location:** Colne

**Site Ref:** S230

**Site Area:** 0.20 ha

**Grid Ref:** SD 388 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S229	Site Name: Land opposite Wood Street			Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.13ha	Indicative No. Dwellings: 4	Indicative Density: 30dph	Co-ordinates: 389043, 439591	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	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. Small sized development. Capacity of existing network needs to be investigated.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.370km	(S29) Listed Building:	Potential/adjacent	0.015km
(S30) Scheduled Monument:	No	1.294km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.160km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.840km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.				
(S35/S36) Bad neighbour uses and impact on surround area:	Medium bad neighbouring uses - this site is surrounded by existing residential properties and industrial buildings. New development may have some amenity issues for the existing residential developments.				
(S39) Coal Mining:	Potential		(S40) Mineral Safeguarding Area (MSA): No		

## Suitability – distance to services (km)

(S12) Railway station:	1.000	(S13) Bus stop:	0.150	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.670	(S15) Secondary school:	1.750	(S16) Sports/leisure centre:	1.000
(S17) Doctors:	0.700	(S18) Hospital:	3.700	(S19) Town / Local centre:	0.560
(S20) Supermarket/store:	1.000	(S21) Employment area:	0.560	(S22) Public house:	0.100
(S23) Corner shop:	0.730	(S24) Post Office:	0.800	(S25) Open space:	0.000
(S26) PROW:	0.020	(S27) Cycle route:	0.000		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 5
Comments:	This site is within the urban area of Colne and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The policy designation will need to be reviewed before the site can come forward.		

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	0	0	0	0	4



# Pendle Strategic Housing Land Availability Assessment

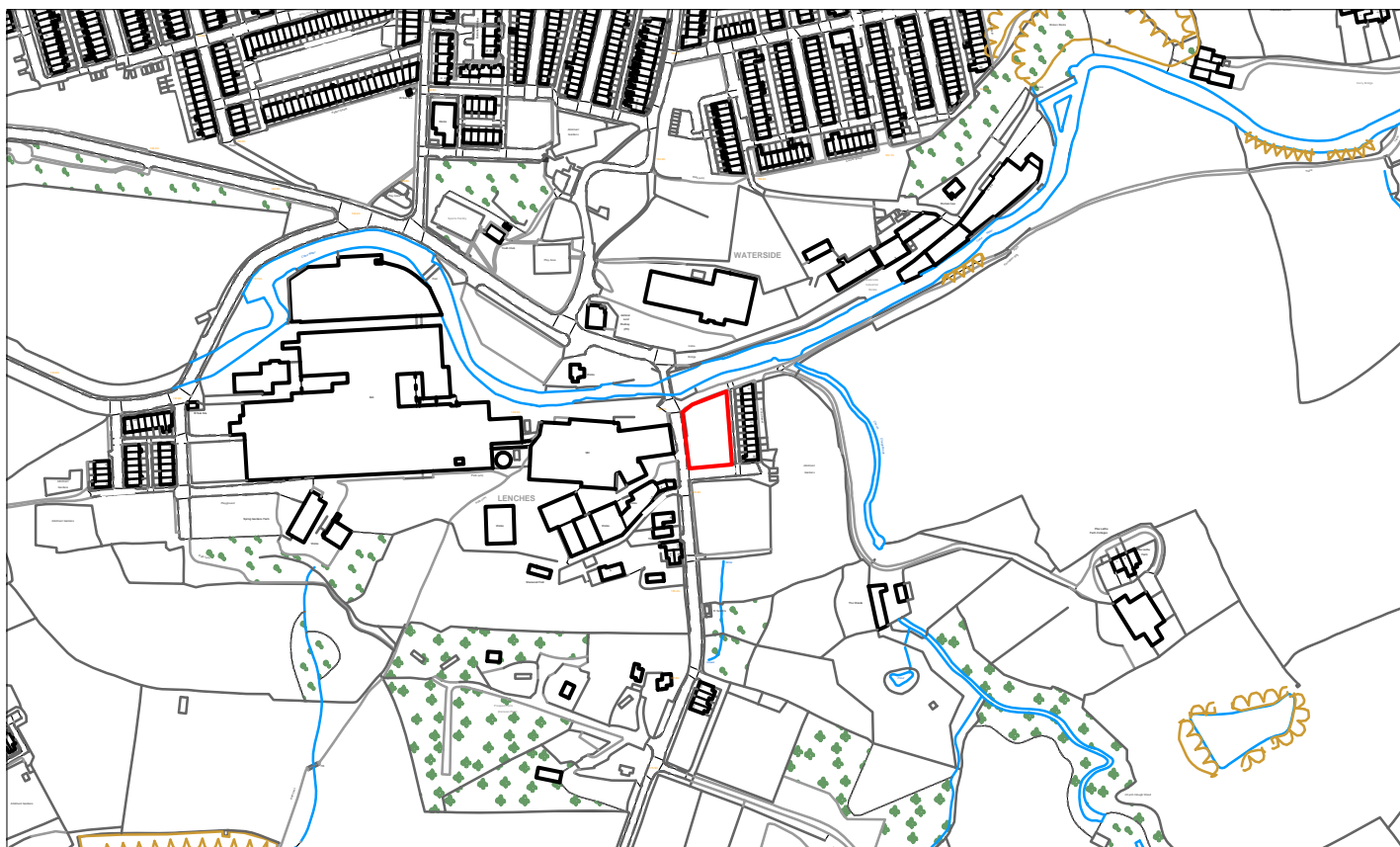
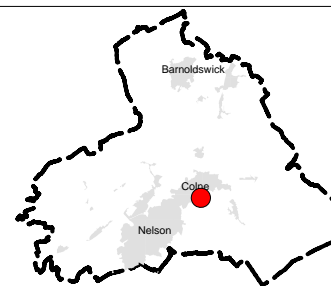
**Site Name:** Land opposite Wood Street

**Location:** Colne

**Site Ref:** S229

**Site Area:** 0.13 ha

**Grid Ref:** SD 389 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S187	Site Name: Land off Ball Grove Drive			Settlement: Colne
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A	SHLAA Typology: VLNPD	
Site Area (gross): 0.12ha	Indicative No. Dwellings: 3	Indicative Density: 17dph	Co-ordinates:	390829, 440333

## 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?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

## 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 flooding issues identified on-site. However, the proximity to Colne water may require some flood risk assessment work to be carried out.		Flood Zone 1
(S28) Conservation Area:	Potential/adjacent	0.020km	(S29) Listed Building: No 0.230km
(S30) Scheduled Monument:	No	2.613km	(S31) Archaeology: Potential
(S32) TPO:	Yes	0.000km	(S37) Poor air quality: No
(S33) Ecology:	None identified	(S34) Nature Conservation Designation:	No 0.360km
(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/Medium bad neighbouring uses - this site is adjacent to the car park for Ball Grove Park and existing residential properties. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	2.900	(S13) Bus stop:	0.130	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.165	(S15) Secondary school:	1.540	(S16) Sports/leisure centre:	2.900
(S17) Doctors:	1.800	(S18) Hospital:	6.000	(S19) Town / Local centre:	1.700
(S20) Supermarket/store:	1.770	(S21) Employment area:	1.700	(S22) Public house:	0.990
(S23) Corner shop:	0.810	(S24) Post Office:	1.700	(S25) Open space:	0.000
(S26) PROW:	0.000	(S27) Cycle route:	2.000		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

**Comments:** This site is within the urban area of Colne and designated as Open Space. 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 owner of the site has indicate their intention to bring the site forward for housing, however the current policy constraints will need to be resolved before development can come forward.

**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	0	0	0	0	2



# Pendle Strategic Housing Land Availability Assessment

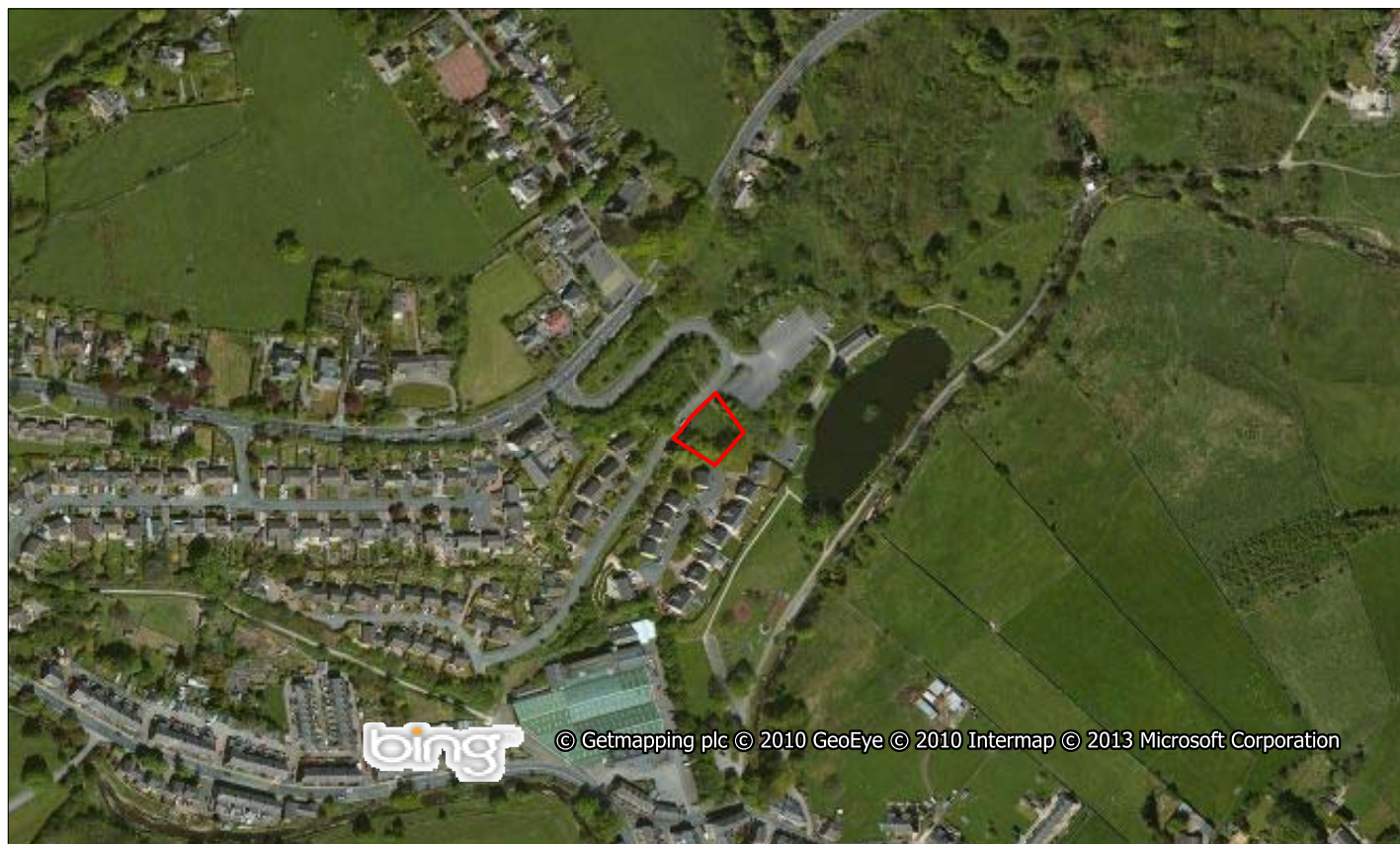
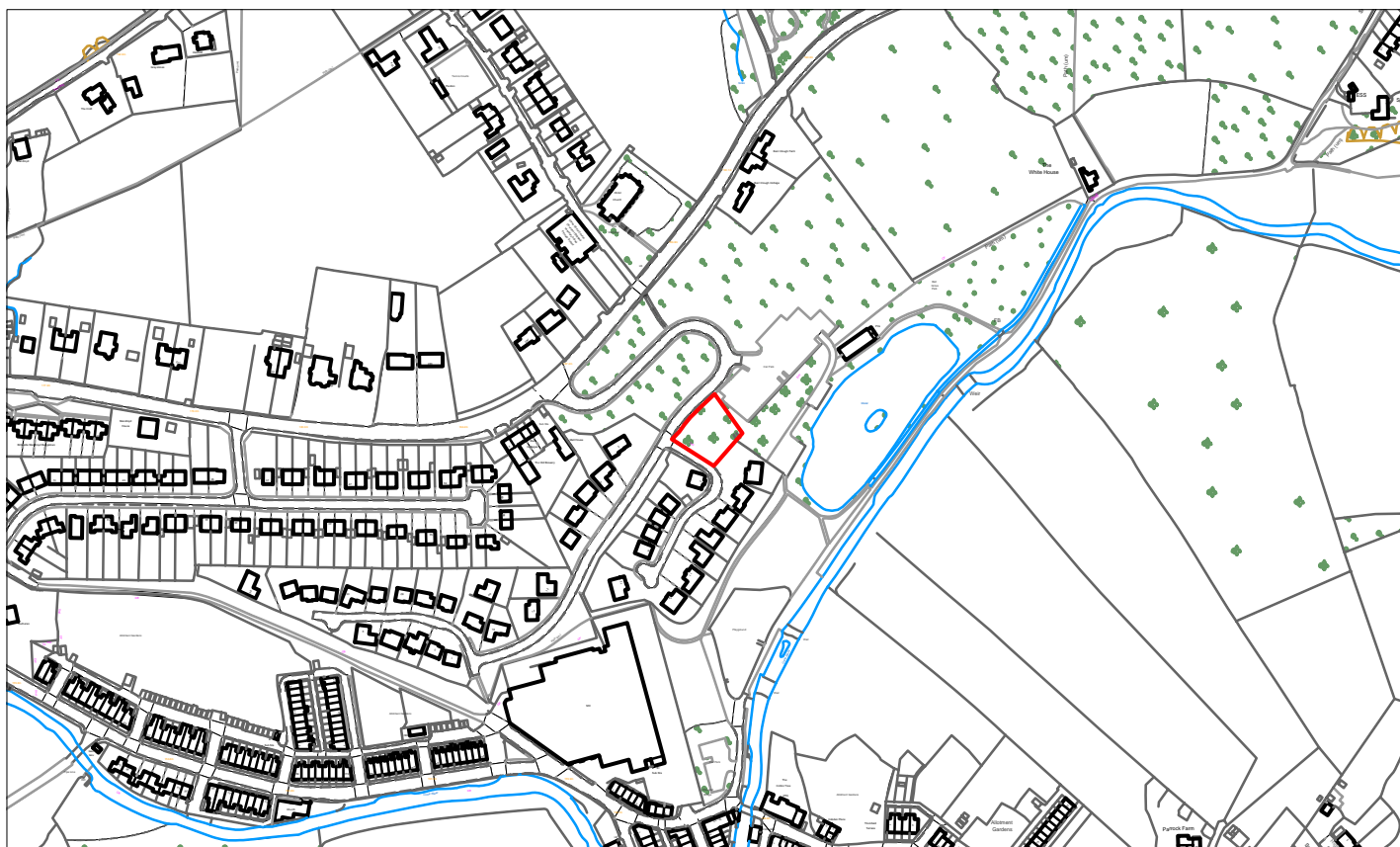
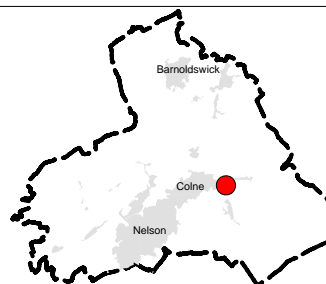
**Site Name:** Land off Ball Grove Drive

**Location:** Colne

**Site Ref:** S187

**Site Area:** 0.12 ha

**Grid Ref:** SD 390 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S231	Site Name: Land at Walton Street	Settlement: Colne
Postcode Sector: BB8 0	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.09ha	Indicative No. Dwellings: 3
Indicative Density: 30dph	Co-ordinates: 388924, 439796	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?		Within 250m buffer	(S10) Topography:		Gentle slope / undulating
(S11) Flooding issues / Flood zone:		Not within a Flood Zone.			Flood Zone 1
(S28) Conservation Area:	No	0.140km	(S29) Listed Building:	No	0.180km
(S30) Scheduled Monument:	No	1.452km	(S31) Archaeology: Potential		
(S32) TPO:	No	0.220km	(S37) Poor air quality: No		
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:		No 0.980km
(S33/S34) Natural environment comment:		No - there are no designated nature conservation sites on or near this site. The site is not covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.			

(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - site is adjacent to existing residential properties and open space. New development 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:	0.800	(S13) Bus stop:	0.255	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.420	(S15) Secondary school:	1.700	(S16) Sports/leisure centre:	0.800
(S17) Doctors:	0.440	(S18) Hospital:	3.800	(S19) Town / Local centre:	0.220
(S20) Supermarket/store:	0.760	(S21) Employment area:	0.220	(S22) Public house:	0.270
(S23) Corner shop:	0.520	(S24) Post Office:	0.560	(S25) Open space:	0.000
(S26) PROW:	0.120	(S27) Cycle route:	0.170		

## Availability

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

## Achievability

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

Comments:	This site is within the urban area of Colne and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The policy designation will need to be reviewed before the site can come forward.		
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Constraints:	Open Space designation.		
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## Timescales (No. dwellings)

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

# Pendle Strategic Housing Land Availability Assessment

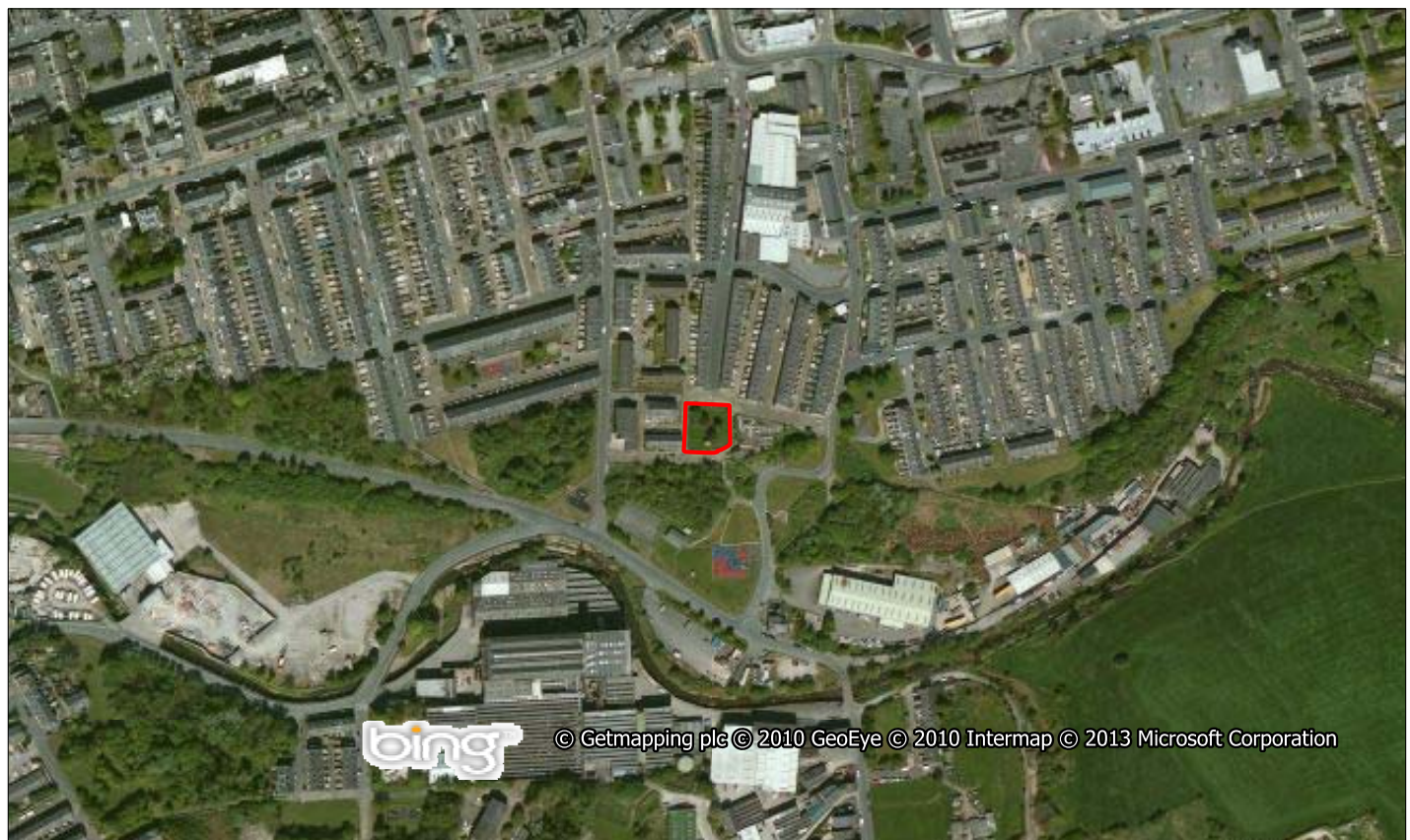
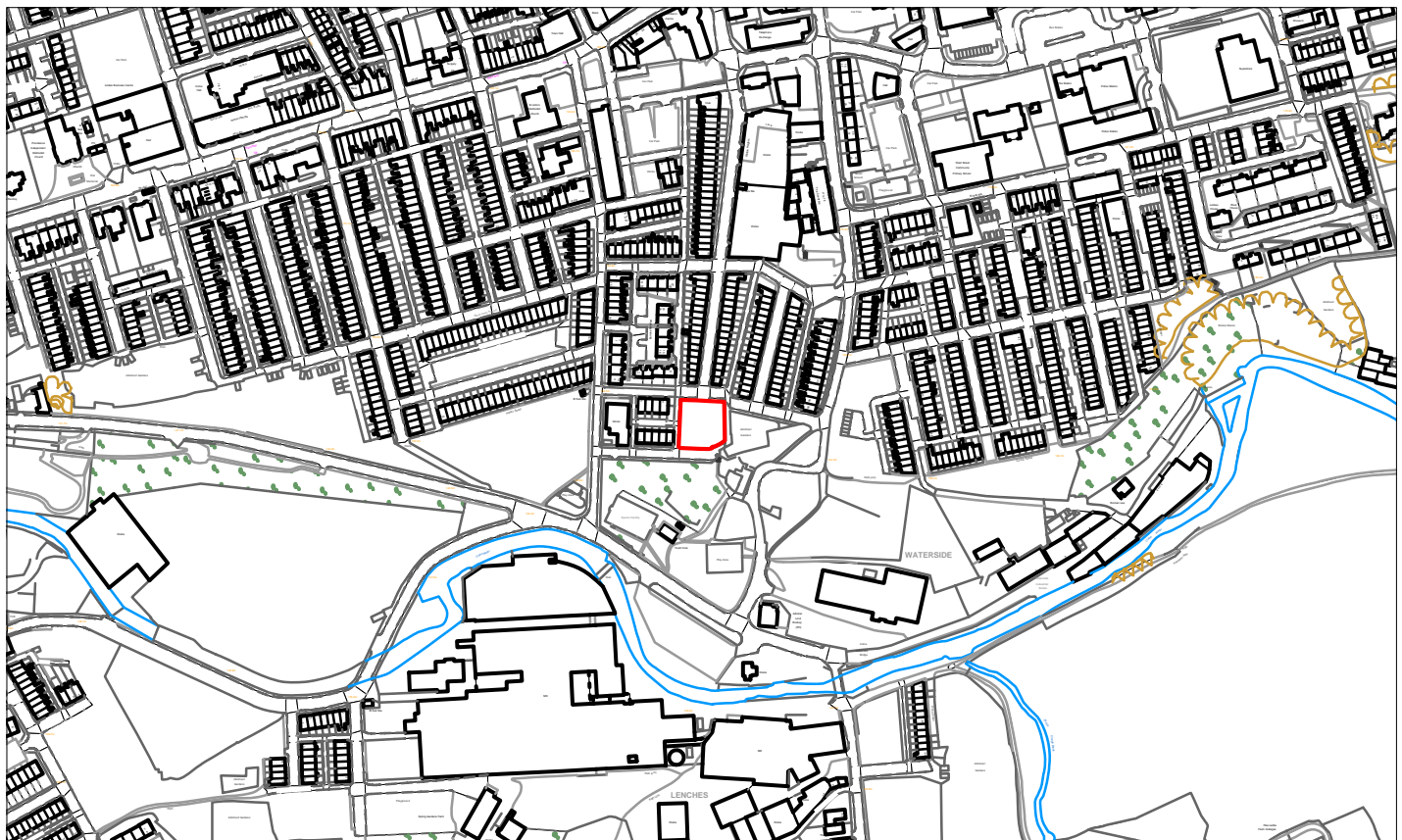
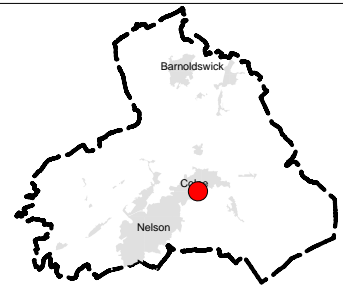
**Site Name:** Land at Walton Street

**Location:** Colne

**Site Ref:** S231

**Site Area:** 0.09 ha

**Grid Ref:** SD 388 439



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S058	Site Name: Land at Knotts Lane	Settlement: Colne
Postcode Sector: BB8 8	Ward: Waterside Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 0.07ha	Indicative No. Dwellings: 2
Indicative Density: 30dph	Co-ordinates: 388127, 439632	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	Yes
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Small 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 flooding issues identified on-site. However, the proximity to Colne water may require some flood risk assessment work to be carried out.			Flood Zone 1	
(S28) Conservation Area:	Yes	0.000km	(S29) Listed Building:	Potential/adjacent	0.070km
(S30) Scheduled Monument:	No	1.287km	(S31) Archaeology:	Yes	
(S32) TPO:	No	0.080km	(S37) Poor air quality:	No	
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation:	No	0.550km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Urban.				
(S35/S36) Bad neighbour uses and impact on surround area:	No/Medium bad neighbouring uses - this site is below the railway line and adjacent to existing residential properties. 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:	0.300	(S13) Bus stop:	0.145	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.510	(S15) Secondary school:	0.670	(S16) Sports/leisure centre:	0.300
(S17) Doctors:	1.200	(S18) Hospital:	2.500	(S19) Town / Local centre:	0.380
(S20) Supermarket/store:	1.200	(S21) Employment area:	0.150	(S22) Public house:	0.060
(S23) Corner shop:	0.270	(S24) Post Office:	0.740	(S25) Open space:	0.000
(S26) PROW:	0.200	(S27) Cycle route:	0.120		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

**Comments:** This site is within the urban area of Colne and designated as Open Space. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council own this site but it has not been identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The policy designation will need to be reviewed before the site can come forward.

**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	0	0	0	0	2



# Pendle Strategic Housing Land Availability Assessment

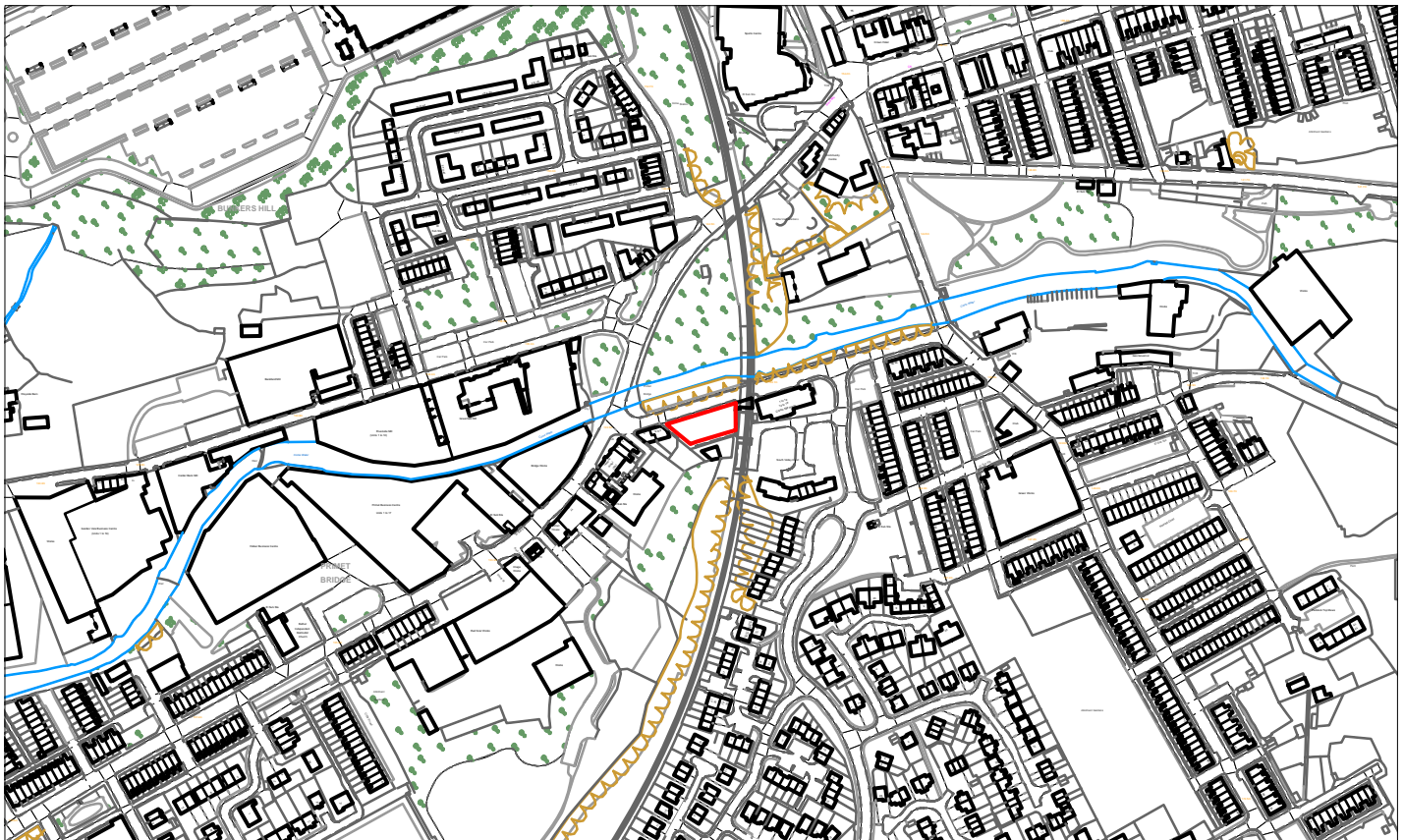
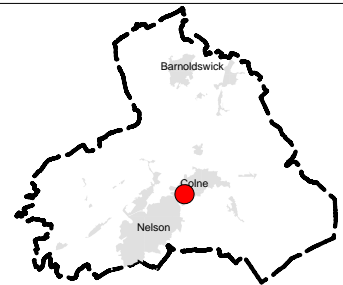
**Site Name:** Land at Knotts Lane

**Location:** Colne

**Site Ref:** S058

**Site Area:** 0.07 ha

**Grid Ref:** SD 388 439



Scale: 1 : 5,000

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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S228		Site Name: Thomas Street Car Park			Settlement: Colne		
Postcode Sector: BB8 8		Ward: Waterside Ward		Planning App: N/A		SHLAA Typology: I (Car Park)	
Site Area (gross): 0.04ha		Indicative No. Dwellings: 2		Indicative Density: 50dph		Co-ordinates: 388313, 439628	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Yes	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Brownfield site with some utilities already available. Further information required in terms of capacity to provide the necessary infrastructure. Small sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	Within 250m buffer		(S10) Topography:	Gentle slope / undulating	
(S11) Flooding issues / Flood zone:	Not within a Flood Zone.				Flood Zone 1
(S28) Conservation Area:	No	0.140km	(S29) Listed Building:	No	0.260km
(S30) Scheduled Monument:	No	1.236km	(S31) Archaeology:	Potential	
(S32) TPO:	No	0.070km	(S37) Poor air quality:	No	
(S33) Ecology:	None identified		(S34) Nature Conservation Designation:	No	0.610km
(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/Medium bad neighbouring uses - this site is adjacent to existing residential properties, a club and former industrial premises. 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:	0.300	(S13) Bus stop:	0.090	(S13a) Bus stop frequency:	<15 mins
(S14) Primary school:	0.600	(S15) Secondary school:	0.870	(S16) Sports/leisure centre:	0.300
(S17) Doctors:	1.140	(S18) Hospital:	2.700	(S19) Town / Local centre:	0.270
(S20) Supermarket/store:	1.400	(S21) Employment area:	0.250	(S22) Public house:	0.290
(S23) Corner shop:	0.050	(S24) Post Office:	0.680	(S25) Open space:	0.120
(S26) PROW:	0.100	(S27) Cycle route:	0.030		

## Availability

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

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	Medium
(V3) Viable?	Not Viable	(V3) Viability Model Ref:	Scheme 1

**Comments:** This site is within the urban area of Colne. It is an underused car park owned by the Council and identified for disposal. The Council's viability model suggests that this type of site is unlikely to be viable to develop. The site could come forward in the shorter term however the viability of the site may delay it from being brought forward. Review this site within the next year.

**Constraints:** No constraints identified.

## Timescales (No. dwellings)

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



# Pendle Strategic Housing Land Availability Assessment

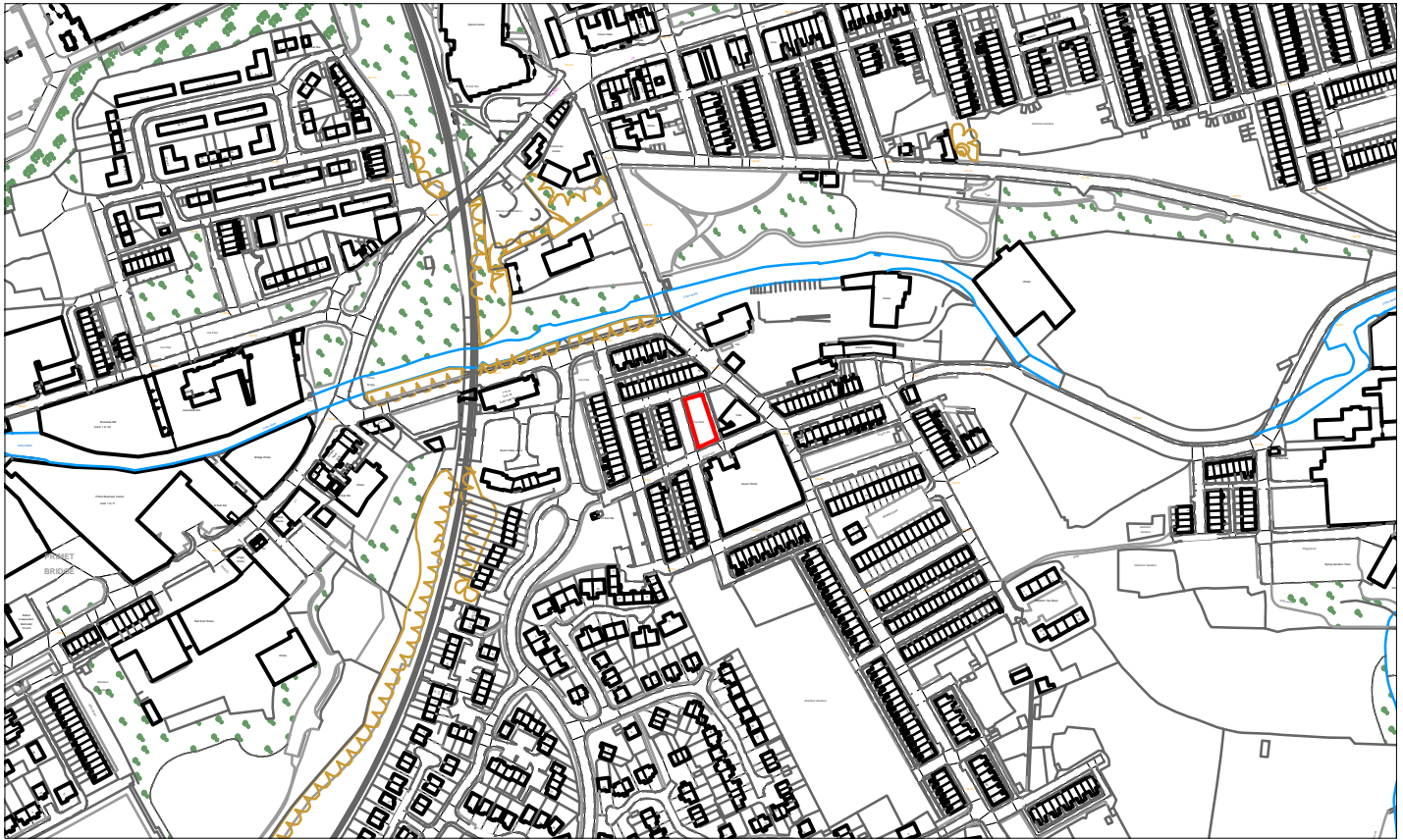
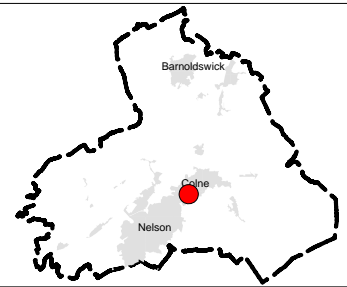
**Site Name:** Thomas Street Car Park

**Location:** Colne

**Site Ref:** S228

**Site Area:** 0.04 ha

**Grid Ref:** SD 388 439



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