

**AECOM**

locality

# Site Masterplans

Colne Neighbourhood Plan

**Final report**

**March 2022**

### Quality information

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### Revision History

Issue no.	Issue date	Details	Issued by	Position
Second Draft	26/04/22	Second Draft	Wei Deng	Principal Urban Designer
First Draft	31/03/22	First Draft	Wei Deng	Principal Urban Designer
Content	31/01/22	Report draft structure	Wei Deng	Principal Urban Designer

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Introduction  
**01**

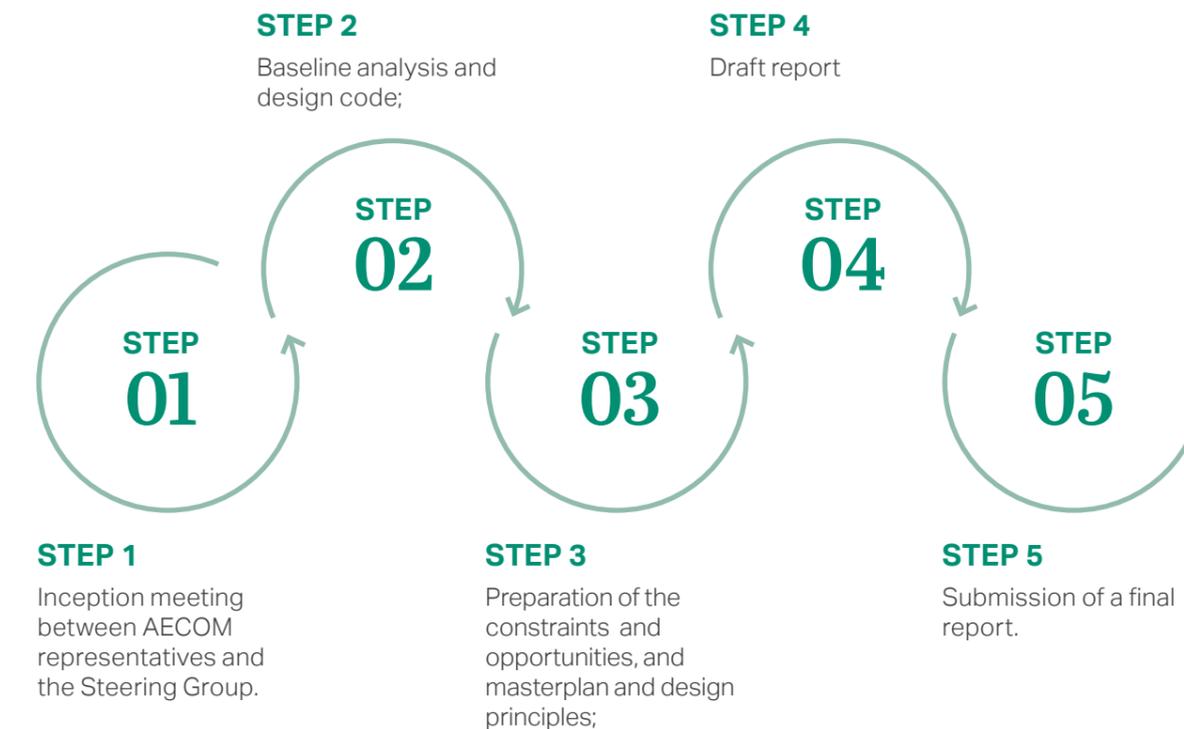
## 1. Introduction

**This section provides context and general information to introduce the project and its location**

### 1.1 Objectives

This report presents an illustrative masterplan for two potential development sites in the Colne Neighbourhood Area. It has been prepared by consultants at AECOM on behalf of Locality, working with the Colne Neighbourhood Plan Advisory Committee. It is based on a combined appraisal of the area carried out through a desk study and fieldwork. The potential development sites identified for the illustrative masterplan was selected by the Colne Neighbourhood Plan Committee based on the evidence base gathered this far, including consultation responses received as part of the Neighbourhood Plan and Local Plan consultation process.

The Colne Neighbourhood Plan Advisory Committee is well progressed in the production of its Neighbourhood Plan and has requested this work to access professional advice on the planning and design of potential new development in the area.



## 1.2 Process

This document has been prepared to provide high-level spatial plans for the selected sites, to show the scale and nature of the developments which can be accommodated on the sites, should other constraints be resolved and the sites are allocated in the Neighbourhood Plan.

### Process

The following steps have been undertaken to prepare this report:

- Initial meeting and site visit;
- Urban design analysis;
- Site constraints and design options;
- Draft report; and
- Final report.

## 1.3 Area of study

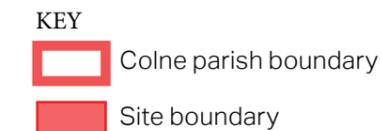
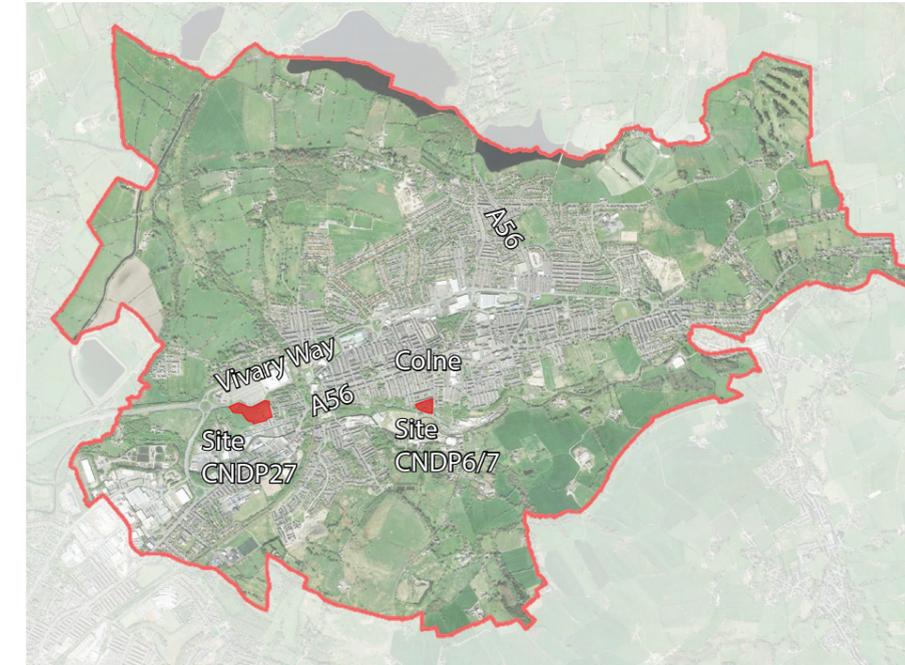
The masterplan covers Site CNDP6/7 and Site CNDP27 (Bunkers Hill) (see Figure 01), which are included in the Colne's Housing Sites (Colne Neighbourhood Plan – Site Assessments Report, September 2020).

The irregular shaped site CNDP27 (Bunkers Hill), 1.87 ha, is located to the west of Colne town centre. A vacant greenfield bounds it to the west, Boundary Mill Outlet to the north, some light industrial buildings to the south, and Bankfield Street to the east. It is a greenfield area, largely made up of slopes with overgrown trees and scrubs.

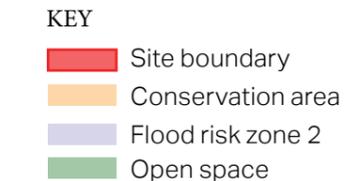
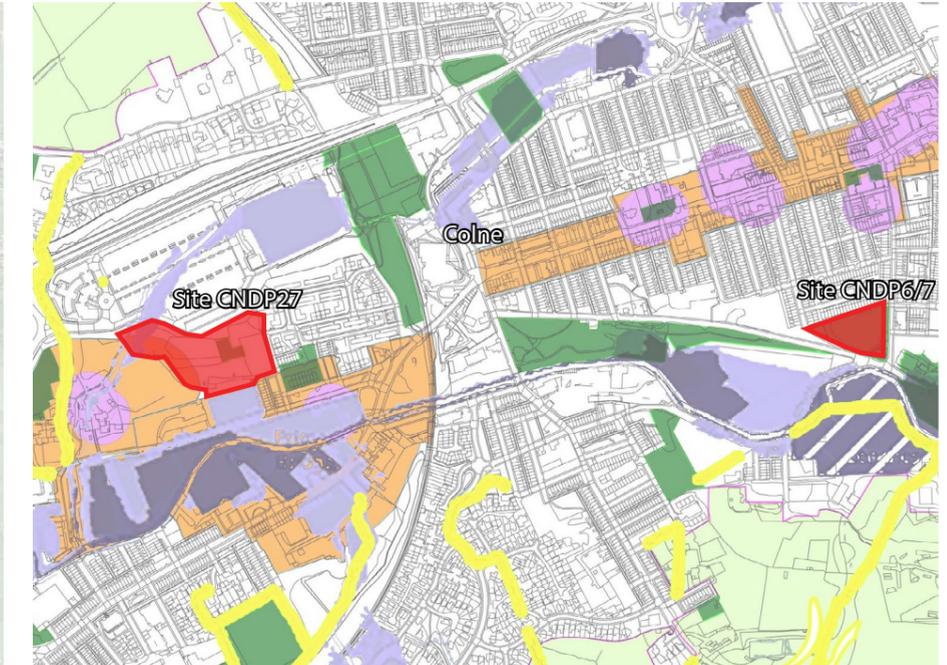
The site CNDP6/7 (0.82 ha) is a small triangle shaped site located to the south of Colne town centre. The majority of the site is covered by mature trees, with a small equipped play area to the southeast corner, at the site's lowest point. Two footpaths frame the northern and western boundaries of the site, Shaw Street to the south and Exchange Street to the east.

A high-level technical baseline review of two sites are discussed in the Colne Design Code document, 2022. The site CNDP6/7 is an open space but in poor maintenance condition. The majority of the site CNDP27 is a vacant greenfield. A small part of the western corner falls within Greenfield Conservation Area, which suggests any future development should respect the existing local historical character (see Figure 02).

The design studies are high level and illustrative, prepared to demonstrate how the design principles that the Town Council wishes to promote could be applied on the sites. We have not undertaken technical studies on topics such as ground conditions, traffic and drainage. It is expected that full co-design exercises are undertaken by applicants on the sites. This report is just a step in that direction, enabling stakeholders to progress from an informed position.



**Figure 01:** Colne masterplan study area



**Figure 02:** Baseline constraints of two sites





## 2. Planning policy and guidance

### 2.1 National planning policy

#### National Planning Policy Framework (NPPF), 2021

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The Revised NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment.

The parts of the NPPF which are of relevance to this masterplan are:

- Part 7 (Ensuring the vitality of town centres)
- Part 12 (Achieving well-designed places)
- Part 13 (Protecting Green Belt land)
- Part 15 (Conserving and enhancing the natural environment)

#### Planning Practice Guidance

Planning Practice Guidance expands on the NPPF and outlines planning best practice. First published in 2014 it has had several updates, the most recent in October 2019. The section on design includes guidance on promoting good design (Paragraph: 001 Reference ID: 26-001-20191001). It states that "good design is set out in the National Design Guide under the following 10 characteristics, context,

Identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan."

Paragraph 006 Reference ID: 26-006-20191001 states that masterplans focus "on site-specific proposals such as the scale and layout of the development, mix of uses, transport and green infrastructure. Depending on the level of detail, the masterplan may indicate the intended arrangement of buildings, streets and the public realm."

### 2021 National Model Design Code MHCLG

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

### 2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

### 2019 - National Design Guide MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

### 2007 - Manual for Streets Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.



## 2.2 Local planning policy context

The Local Plan sets out policies for the development and protection of land. It shows how and where new development will take place over the next 15 years.

The Core Strategy is the key Development Plan Document (DPD) that will form part of the new Local Plan for Pendle. It sets out the strategic planning policies the Council will use to help guide development to the most sustainable places over the 15 year period between 2015 and 2030.

DPD policies will be material considerations for planning application decisions. Key policies relevant to design include:

- Policy SDP 2 Spatial Development Principles
- Policy ENV 1 Protecting and Enhancing Our Natural and Historic Environments
- Policy ENV 2 Achieving Quality in Design and Conservation
- Policy LIV 5 Designing Better Places to Live
- Policy WRK 6 Designing Better Places to Work

### Supplementary Planning Documents (SPDs)

The Council currently has five SPDs. The three documents below provide a summary of the purpose and status of the three relevant Pendle's SPDs.

### Conservation Area Design and Development Guidance (2008)

Provides guidance on development within or in close proximity to designated conservation areas in order to ensure that character is preserved or enhanced.

### Design Principles (2009)

Provides design guidance for householder extension, shopfronts and advertisements.

### Development in the Open Countryside and AONB (2002)

It provides detailed guidance for development located in the Open Countryside and Areas of Outstanding Natural Beauty.

## 2.3 Neighbourhood plan

The Localism Act 2011 gives Town Councils new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help local areas develop. Through NDPs, local people have the opportunity to shape new development as the development plan determines planning applications unless material considerations indicate otherwise. Once made, the Colne Neighbourhood Development Plan (CNDP) will become part of the statutory development plan for Pendle, sitting alongside the Pendle Local Plan Core Strategy and the Pendle Local Plan. Colne Town Council published the CNDP for the formal Regulation 14 consultation in 2020.

## 2.4 Engagement Process

This section provides a brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

### Inception Call with Steering Group

An inception call with the Colne Steering Group allowed AECOM to confirm the brief and programme of works.

### Site Visit

AECOM undertook a visit to the neighbourhood plan area to further understand the Colne neighbourhood area.

### Workshops

AECOM provided masterplan concepts and layouts to the local group for consultation. The sites themselves have been consulted on and this work has been done to indicate how these, and similar sites within Colne settlement boundary, can be taken forward.



### 3. Site CNDP6/7 Masterplan

This section provides an analysis analysis of the site and the evolution of the masterplan for site CNDP6/7.

#### 3.1 Site visit

Site CNDP6/7 is a sloping green area which lies to the south of Colne town centre and covers approximately 0.61ha. The site's boundaries are defined by a well used Public Rights of Way running along the northern edges. Another clear boundary is Exchange Street to the east, which provides potential access to the site. Shaw Street defines the site's southern boundary, along Colne Water. The western boundary is presented as a public footpath. A site visit was carried out on 15th December 2021, which provided the designer with spatial and visual experiences around the site.



Figure 04: Photo 1 - View of footpath along the southwest boundary, looking east towards Shaw Street



Figure 05: Photo 2 - View of footpath along the southwest boundary, looking north towards existing terraces



Figure 06: Photo 3 - View from the Public Rights of Way along the northern boundary; looking south into the site

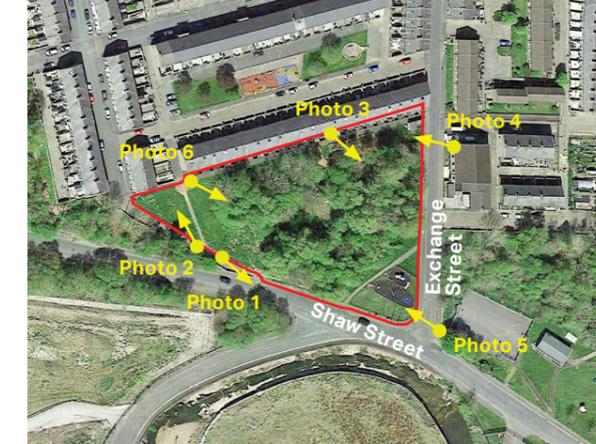


Figure 07: Site visit photo locations



Figure 08: Photo 4 - View from Exchange Street, looking west towards the existing substation



Figure 09: Photo 5 - View from the junction of Exchange Street and Shaw Street, looking west towards the existing play areas



Figure 10: Photo 6 - Panorama view of the site from the Public Rights of Way along the northern boundary

### 3.2 High level constraints

Several key site constraints are concluded based on the site visit and baseline study. These issues will be integrated into the masterplan consideration process.

#### Key consideration points:

- ① • The site sits on Exchange Street, which provides the only potential direct access into the site;
- ② • The western part of the site is located far away from the potential site access might not be suitable for development;
- ③ • The existing substation should be retained;
- ④ • The existing play area should be enhanced with standoff for development; and
- ⑤ • The site lies on slopes which may lead to lower density due to landforms making earthworks.



Figure 11: The Public Rights of Way along the northern boundary



Figure 12: Exchange Street and the existing substation

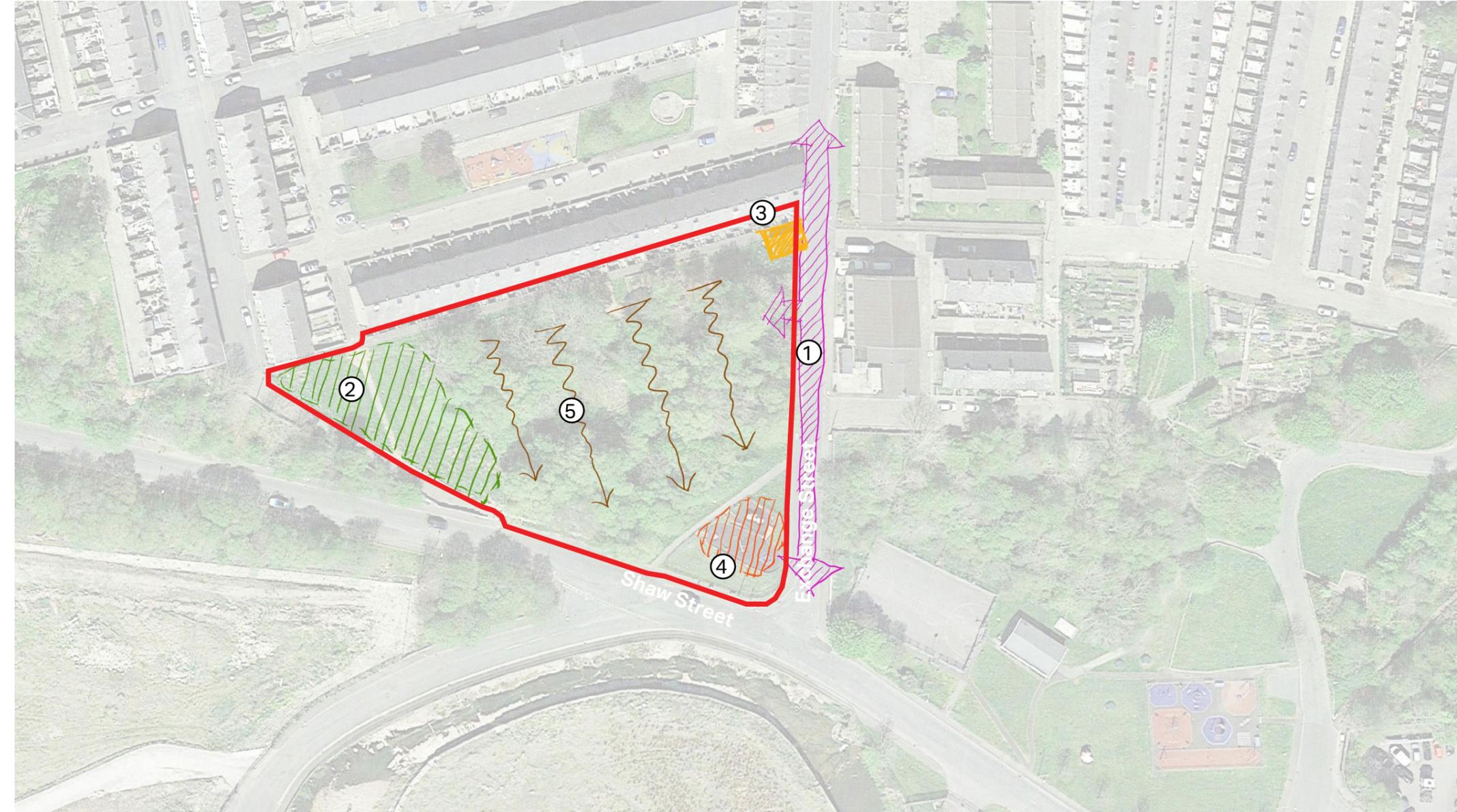


Figure 13: Site CNDP6/7 site constraints

### 3.3 Site opportunities

In response to the various constraints considerations, the following opportunities might be integrated into the masterplan:

**Key consideration points:**

- ① • The site will be accessed from Exchange Street;
- ② • The western and southern parts of the site will be used as open space and provide green links connecting to wider areas;
- ③ • Potential landscape buffers could be used in west and south areas to screen potential negative visual impacts of the development; and
- ④ • The central area of the site could be developed for family homes which reflect local character.



Figure 14: View from the Public Rights of Way looking into the site



Figure 15: View from Exchange Street looking towards the site

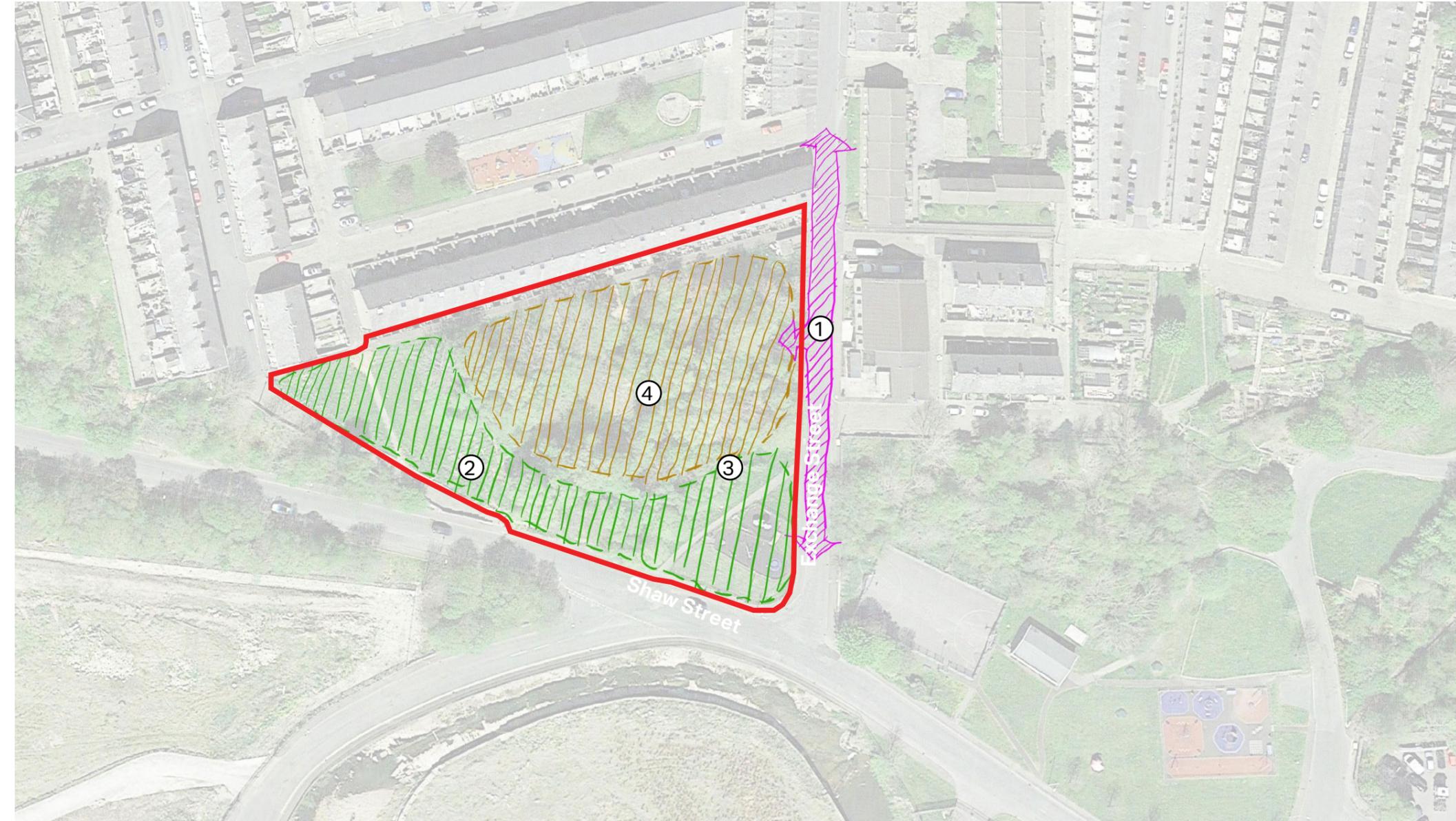


Figure 16: Site CNDP6/7 site opportunities

### 3.4 Land use

The plan identifies the areas proposed for development and the proposed land use. The configuration of these areas has been defined by topographical constraints, access constraints, and a commitment to maintaining open space within the site boundary.

The development parcels are designated for residential use, while the remaining land is used for open spaces. The size of the site will suggest terraced housing types and tenures be provided. It is envisioned that all properties would be family homes with gardens, as per the existing Exchange Street context.

#### Key Land uses breakdown:

Site 1 CNDP6/7:

Total area: 0.61 ha

Open space: 0.23 ha

Residential area: 0.33 ha (potential units: 18)

Road: 0.05 ha

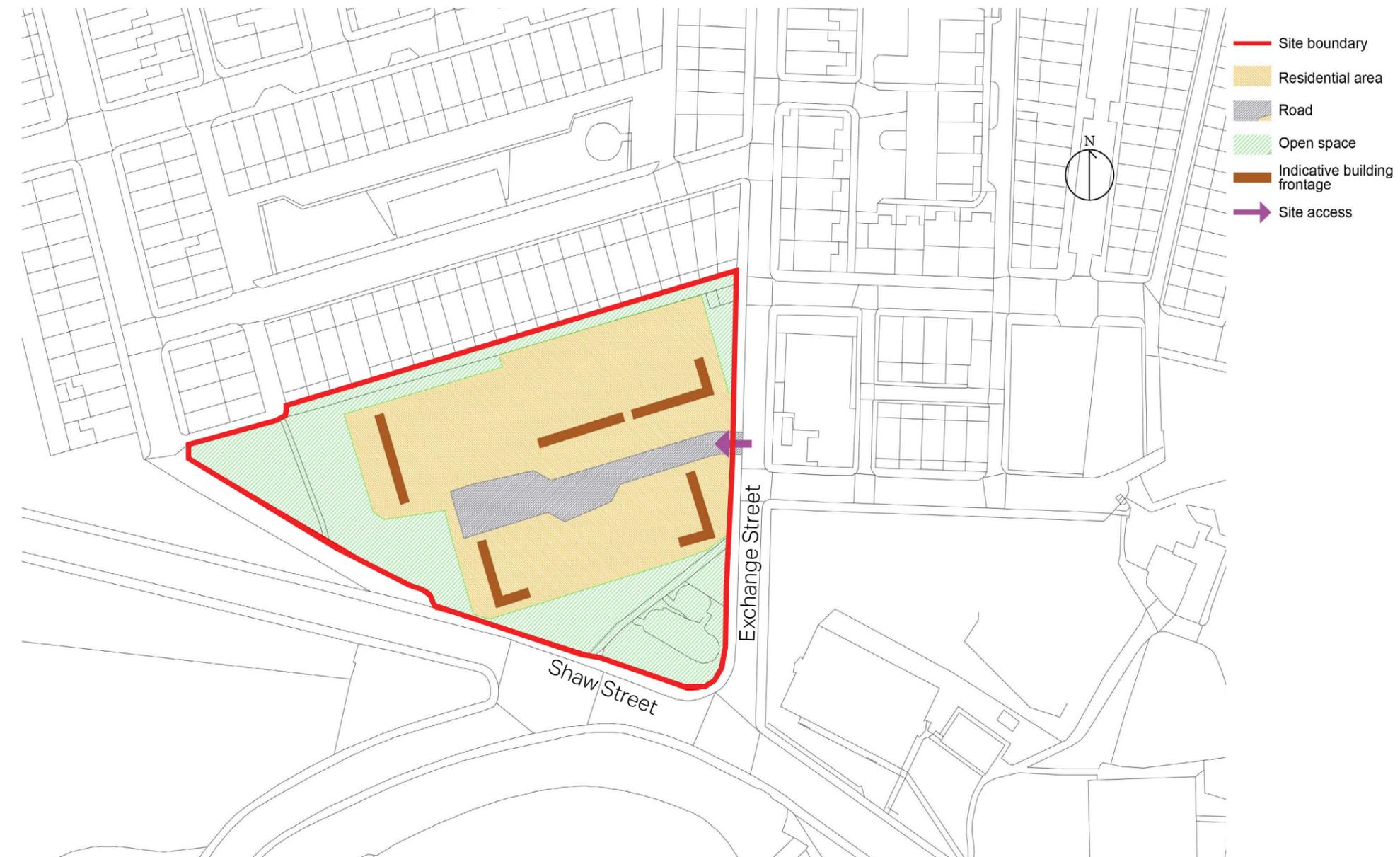


Figure 17: Site CNDP6/7 land use

### 3.5 Urban design principles

The proposed development will deliver a sensitively designed scheme that is grounded in the following objectives:

- Deliver a high quality, inclusive and well-designed masterplan which provides desirable housing whilst addressing housing needs and demand in the area;
- Improve the environmental quality of the site and transform it into a sustainable and attractive neighbourhood;
- Make good use of the sloping topography of the site; and
- Ensuring that development is effectively woven into the existing village context and fabric.

To achieve these objectives, a series of urban design principles are suggested below:

- The housing arrangement should reflect the landform and the proposed road orientation to create an interesting for residents and visitors;
- Local building styles, materials, and architectural features should be considered to be used on the new buildings;
- Green spaces should be created that may integrate the existing steep slopes and mature woodlands;
- All open spaces should be well maintained to ensure the desired functions are delivered in the long term; and
- Buildings should stand off of the existing play areas to reduce noise impacts.



Figure 18: Site CNDP6/7 masterplan design principles

### 3.6 Masterplan

A summary of the main masterplan components are listed below:

- The development addresses Exchange Street and changes the perception of place through the introduction of new uses;
- High-quality family homes to be delivered on development platforms; Retention of existing woodland where possible to create soft edges to development; and
- A network of open space and amenity areas are distributed throughout the development..

The illustrative plan provided in this section demonstrates one potential solution to achieving the design principles. However, it should not be seen as prescriptive but more as a guide to achieving a layered, comprehensive solution that responds to key issues.



Figure 19: Precedent images

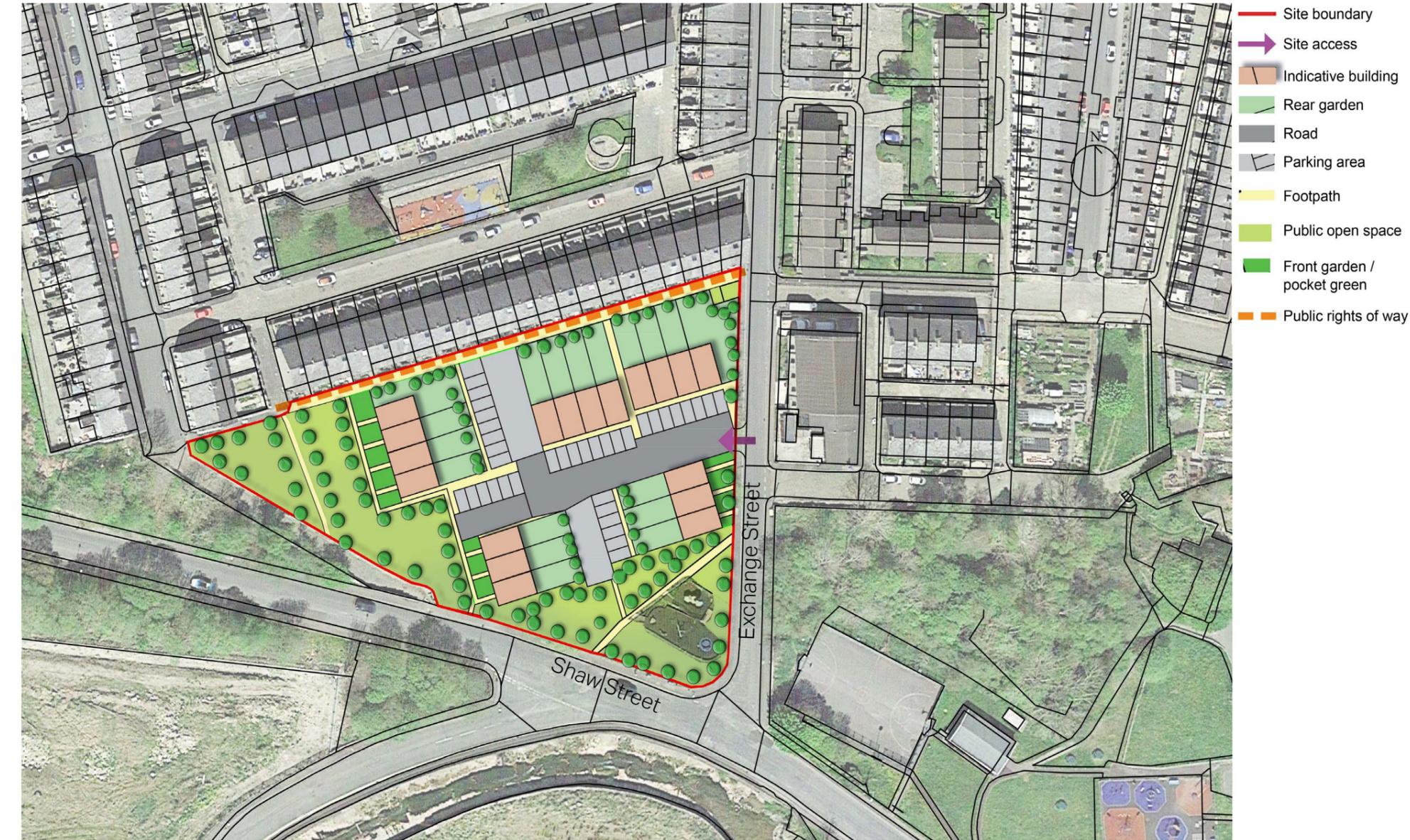


Figure 20: Site CNDP6/7 masterplan



Site CNDP/27 Masterplan

04

## 4. Site CNDP/27 Masterplan

This section provides an analysis of the site and the evolution of the masterplan for site CNDP/27.

### 4.1 Site visit

Site CNDP/27 is a greenfield land that lies to the northwest of Colne town centre and covers approximately 1.87ha. The site's boundaries are defined by managed hedgerows along the northern edges, next to the Boundary Outlet Colne car park. Another clear boundary is Bankfield Street to the east, which provides potential access to the site. A large light industrial building, the Bronte Carpets, defines the site's southern boundary, while the western site boundary is visually unclear from overgrown shrubs and trees on slopes. A site visit was carried out on 15th December 2021, which provided the designer with spatial and visual experiences around the site.



Figure 21: Photo 1 - View of the south edge of the site; next to Bronte Carpets Ltd



Figure 23: Photo 3 - View from Boundary Outlet Colne car park, looking south; steep slopes along the northern edge of the site



Figure 22: Photo 2 - View from Greenfield Road looking north; mature tree belts define the site boundary

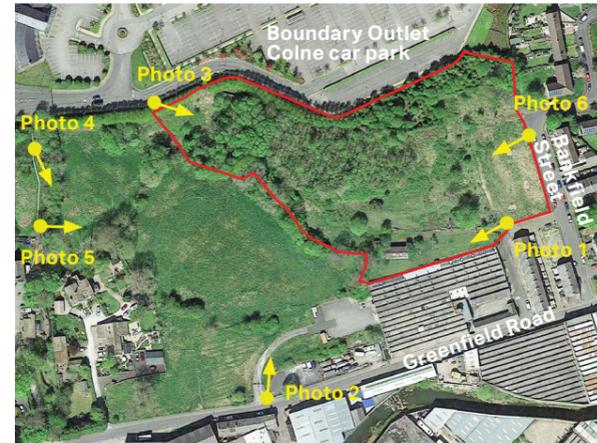


Figure 24: Site visit photo locations



Figure 25: Photo 4 - A public footpath outside of the western boundary of the site



Figure 27: Photo 5 - View from the footpath looking east towards the site



Figure 26: Photo 6 - View along Bankfield Street, looking west towards the site

## 4.2 High level constraints

Several key site constraints are concluded based on the site visit and baseline study. These issues will be integrated into the masterplan consideration process.

### Key consideration points:

- ① • The site sits on Bankfield Street, which provides the only potential direct access into the site;
- ② • The site is isolated from the north by steep slopes and mature woodlands; The western part of the site is located far away from the potential site access might be not suitable for development;
- ③ • Possible noise and negative visual sceneries from the southern industrial areas;
- ④ • The site lies on slopes which may lead to lower density due to landforms making earthworks; and
- ⑤ • Any future development should respect the local historical character.



Figure 28: The site is dropping from north towards south



Figure 29: Steep slopes along the northern edge of the site

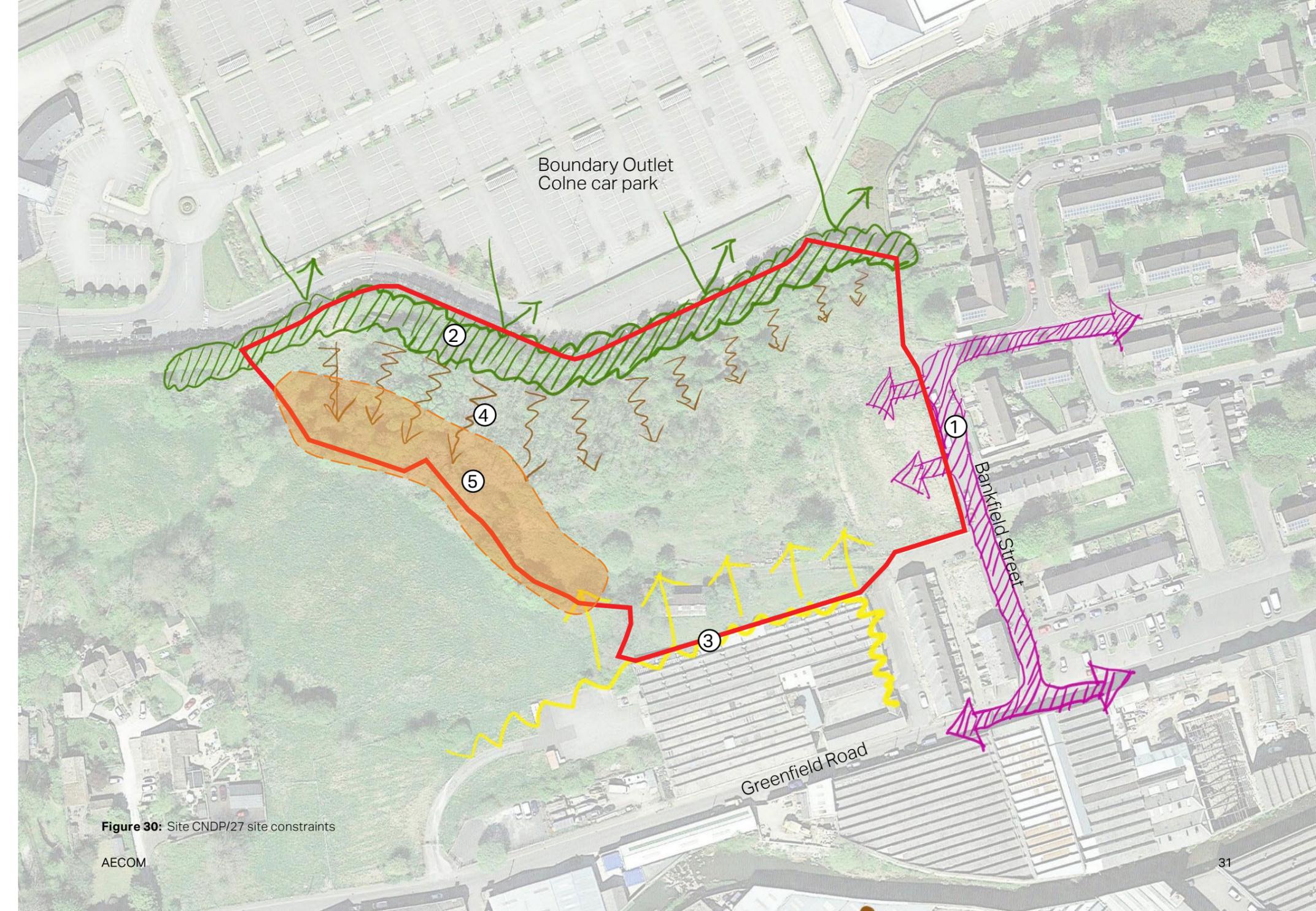


Figure 30: Site CNDP/27 site constraints

### 4.3 Site opportunities

In response to the various constraints considerations, the following opportunities might be integrated into the masterplan:

**Key consideration points:**

- ① • The site will be accessed from Bankfield Street, and potential emergency access will also be obtained from this road;
- ② • Steep slopes and mature woodlands along the northern boundary will form part of open space and wildlife habitats;
- ③ • The western part of the site will be used as open space and provide green links between the northern and western green areas;
- ④ • Potential landscape screen and acoustic fences could be used to screen possible noise and negative visual sceneries from the southern industrial areas; and
- ⑤ • Gentle slopes within the site could be developed for family homes reflective of local character.



Figure 31: Potential site access from Bankfield Street



Figure 32: Terraced building blocks next to the site

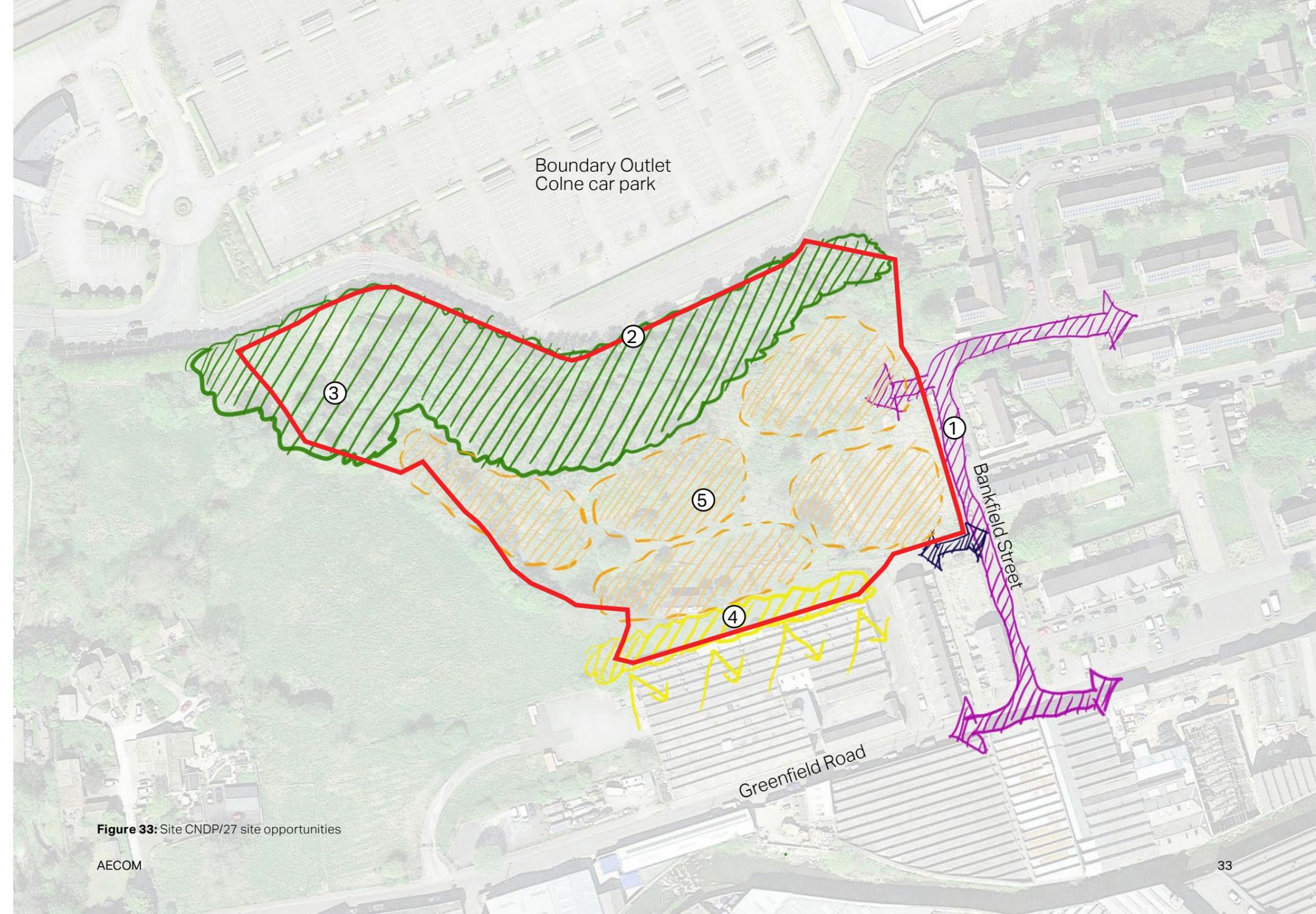


Figure 33: Site CNDP/27 site opportunities

## 4.4 Land use

The plan opposite identifies the areas proposed for development and the proposed land use. The configuration of these areas has been defined by topographical constraints, access constraints, and a commitment to maintaining green infrastructure and open space within the site boundary.

The majority of development parcels, are designated for residential use, while the remaining land is used for open spaces and wildlife habitat. The size of the site will allow for a range of different housing types and tenures to be provided. It is envisioned that the majority of the housing would be family homes with gardens, as per the existing Colne town context. However, the precise mix of housing type and tenure is not specified in detail at this stage.

### Key Land uses breakdown:

Site 2 CNDP/27:

Total area: 1.87 ha

Open space: 0.72 ha

Residential area: 1.00 ha (potential units: 56)

Road: 0.15 ha



Figure 34: Site CNDP/27 land use

## 4.5 Urban design principles

The proposed development will deliver a sensitively designed scheme which is grounded in the following objectives:

- Deliver a high quality, inclusive and well-designed masterplan which provides desirable housing whilst addressing housing needs and demand in the area;
- Improve the environmental quality of the site and bring it back into function as a sustainable and attractive neighbourhood;
- Make good use of the varied topography of the site;
- Enhance the ecological value of the site through new habitat creation and open space preservation; and
- Ensuring that development is effectively woven into the existing village context and fabric.

To achieve these objectives, a series of urban design principles are suggested below:

- The housing arrangement should reflect the landform and the proposed road orientation to create an enjoyable spatial experience for residents and visitors;
- A well-linked Green Infrastructure should be created that may integrate the existing steep slopes and mature woodlands;
- All open spaces should be well maintained to ensure the desired functions are delivered in the long term;
- Local building styles, materials, and architectural features should be considered for use on the new buildings; and
- Landscape buffers with acoustic fences should be considered along the southern boundary to mitigate the potential noise from the existing industrial areas;



Figure 35: Site CNDP/27 masterplan design principles

## 4.6 Masterplan

A summary of the main masterplan components are listed below:

- The development addresses Bankfield Street and changes the perception of place through the introduction of new uses;
- High-quality family homes to be delivered on development platforms;
- Retention of existing woodland where possible will be used to create soft edges to development; and
- A network of open space and amenity areas distributed throughout the development.

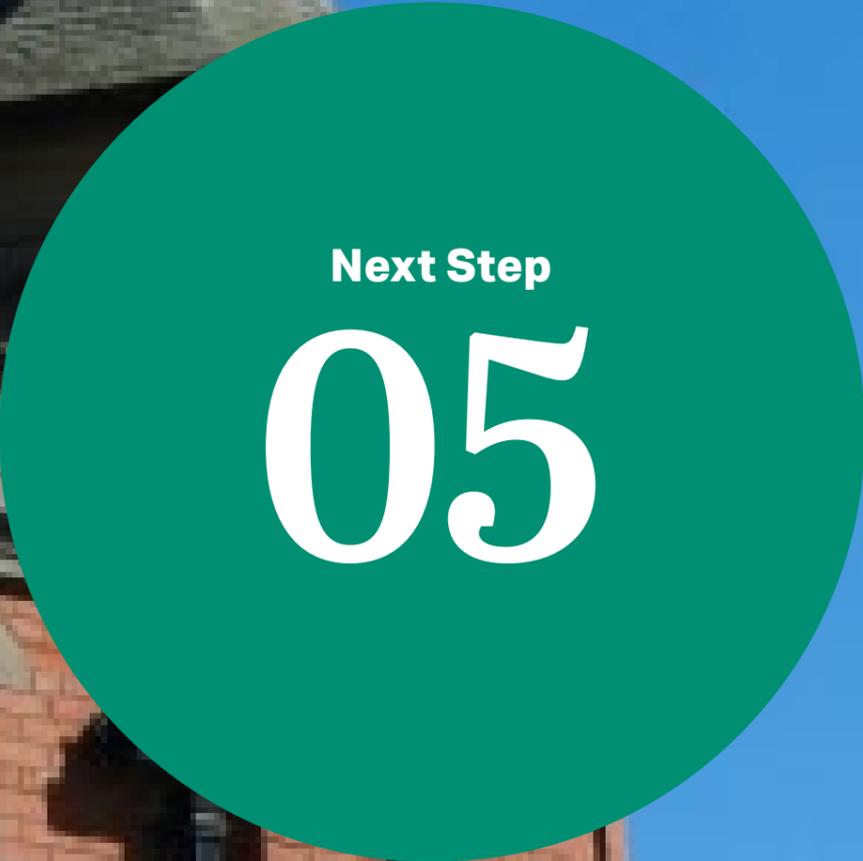
The illustrative plan provided in this section demonstrates one potential solution to achieving the design principles. It should not be seen as prescriptive but more as a guide to achieving a layered, comprehensive solution that responds to key issues.



Figure 36: Precedent images



Figure 37: Site CNDP/27 masterplan



**Next Step**  
**05**

## 5. Next Step

This document provides a masterplan and recommendations for the potential site layouts in Colne and should be read in conjunction with the Colne Neighbourhood Plan Design Code document. The report is based on high-level reviews of the town's site context, constraints, and designations.

The review suggests that any future development should be in line with the local characteristics and the existing context. Therefore, the general design principles and concept masterplan within will guide future developments in Colne to respect the area and conserve the existing setting, heritage, links, and townscape character.

The Town Council will use this document to embed the design policies within the Neighbourhood Plan to achieve the objectives set out in this document. Developers should also observe this document to understand the design quality expected to achieve.

Overall this document provides a holistic set of design principles and conceptual masterplans for development in Colne, which will ensure that the town's character and appearance are protected in the event of future developments coming forward.

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