

Colne

Neighbourhood Development Plan

Heritage Impact Assessment

May 2022

A technical assessment prepared on behalf of
Colne Town Council by:

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The Planning People

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1.0 Introduction and Background

1.1 This report has is a revised Heritage Impact Assessment (HIA) that has been prepared to support the revised site allocations in the Submission Draft Colne Neighbourhood Development Plan (CNDP).

1.2 The original HIA was prepared following comments at the informal “Preferred Option” consultation stage made by Historic England (Appendix 1). These comments included the following:

“Historic England strongly objects to the Draft Policy CNDP6. The NPPF

makes it clear that the significance of heritage assets can be harmed through development within their setting. There is a requirement in the Town and Country Planning Act 1990 that ‘special regard’ should be had to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. There is also a requirement to preserve or enhance the character or appearance of conservation areas and their setting. Where potential development sites appear to include non-designated heritage assets including the possibility for archaeology, their potential should be investigated and retention/exploration should be promoted.

The inclusion of the sites in the Plan has not been accompanied by any evidence to demonstrate that the sites can be developed without harm to the historic environment. Before allocating any site there would need to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. The assessment of the sites needs to address the central issue of whether or not the principle of development and loss of any open space is acceptable. It needs to evaluate:

- 1. What contribution the site in its current form makes to those elements which contribute to the significance of heritage assets. For a number of these heritage assets, it might be the case that the site makes very little or no contribution.*
- 2. What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets.*
- 3. If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level.*
- 4. If the harm cannot be reduced or removed what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?*

The selection of sites for development needs to be informed by an up-to-date evidence base and the Plan should avoid allocating those sites which are

likely to result in harm to the significance of the heritage assets of the Plan area. Where adverse impacts are unavoidable the Plan should consider how any harm might be mitigated. This could include measures such as reduction of the quantum of development at a site, amending the types of development proposed or locating the development within another part of the site allocation. Such initiatives need to be fully justified and evidenced to ensure that such measures are successful in reducing identified harm.

The allocation of sites for development may also present better opportunities for the historic environment. For example, new development may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk.”

1.3 To address these concerns the original HIA looked at each of the proposed housing allocations in terms of:

- The contribution the site makes its current form to the significance of designated heritage assets (listed buildings and Colne’s three Conservation Areas).
- The contribution the site makes its current form to the significance of non-designated heritage assets.
- What impact the loss of the site and its subsequent development may have upon those elements which contribute to the significance of designated heritage assets.
- If any harm is identified, how that harm might that harm be removed or reduced to an acceptable level.
- If the harm cannot be reduced or removed what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset.
- Any identified opportunities for the historic environment e.g. to better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk

1.4 The original HIA concluded that:

“3.3 The majority of sites are considered to have no, or very little heritage impact. These conclusions have been reached because the majority of the allocations have no direct impact on designated or non-designated heritage assets. Many sites have no heritage impact the sites are in more modern housing areas with no heritage impact (e.g. CNDP6/2 and CNDP6/26); small former cleared sites (e.g. CNDP6/13 and CNDP6/14); more modern industrial buildings (e.g. CNDP6/9 and CNDP6/24). Where some impact has been identified these can be suitably mitigated. For example, by retaining key buildings (CNDP3, 4, 10 and 18); minimising impact on the setting of the town’s Conservation Areas (CNDP7, 9 and 19); consideration of views (CNDP6/6 and 8); retention of on-site features such as stone setts (CNDP6/11) and stone walls (CNDP6/17); and sympathetic design responses to existing terraced housing (CNDP6/25).

3.4 More significant impacts are identified for the following sites:

- **CNDP6/1 Land east of Waterside Road** – This site includes the non-designated heritage asset the Admiral Lord Rodney Public house, this

should be removed from the allocation. Any development should also preserve Waterside Bridge and its setting. Given Conservation Area on ridge and surrounding terraced streets of stone built homes are part of the wider setting of the town and the Albert Road Conservation Area any development should be sympathetic in its use of materials, house type, density and street pattern.

- **CNDP6/3 Dockray Street and CNDP6/4 Buck Street** - Any redevelopment of these sites should take appropriate account of be sympathetic to the adjoining former Market Hall site which has been identified as a non-designated heritage asset.
- **CNDP6/10 Green Works, Knotts Lane** - Retain 2 storey building on south east corner of site where possible. Reuse materials from site and retain street pattern. Where significant changes are to be made record site features.
- **CNDP6/18 Tower Buildings** - Any development should look to retain the key frontage buildings on the site (e.g. Tower Buildings and the former Weaver's Institute). Other heritage features, such as stone setts and stone walls should also be employed as part of, or re-used in a predominantly conversion scheme.
- **CNDP6/19 Land south of Red Scar Works** – Part of the allocation lies in the Primet Conservation Area - Appropriate regard should be had to the character and setting of the Conservation Area.”

1.5 In responding to the Regulation 14 consultation on the Draft Plan and its supporting documents, including the HIA and the Strategic Environmental Assessment/Habitat Regulation Assessment screening (SEA/HRA). Historic England responded as follows:

“from the perspective of our area of interest, the need for SEA of the draft plan cannot be screened out. We therefore advise that SEA is required. The views of the other statutory consultees should be taken into account before you conclude whether SEA is needed.”

8.12 This conclusion was drawn for the following key reasons:

“• The plan area contains many heritage assets including conservation areas, listed buildings, and the potential for non-designated assets;

• Heritage assets are fragile and irreplaceable and can be harmed by change directly, and also indirectly, through development within their setting;

• The plan proposes the allocation of a number of sites for development.”

1.5 A number of sites have been removed from the Draft Submission CNDP, including at Tower Buildings (the former CNDP6/18) and Land south of Red Scar Works (former CNDP6/19).

1.6 Historic England's objection to the SEA/HRA screening is for different reasons to the Preferred Option Draft. Colne Town Council are of the view that these matters have been taken into account throughout the preparation of the CNDP. This revised HIA explains in more detail, where necessary, how this has been done.

1.7 Colne Town Council have used throughout information in the Historic Environment Record (HER), published information from the National Heritage List for England (including listed buildings) and the Conservation Area Character Area Appraisals and Management Plans¹. This information has been used to inform site selection, this appraisal, the SEA/HRA screening, as well as the content of the Submission Draft Plan.

1.8 One of Historic England's reasons for objecting to the SEA/HRA screening is that there is potential for non-designated heritage assets. The Submission Draft CNDP and this HIA is also accompanied by a separate report that appraises and identifies a number of non-designated heritage sites that will be subject to protection through the CNDP. This report has cross-referenced with this work. Rather than being unaware of potential non-designated heritage assets the CNDP and all its background documents and preparation have been fully cognisant of this issue. As a result the CNDP will identify non-designated heritage assets and provide them with a degree of protection they did not have, aside from that already afforded to such assets by national planning policy, through the CNDP.

1.9 In compiling this report a number of other sources have been used, including the Lancashire Townscape Heritage Project work on Colne and *Pendle Textile Mills, the buildings of the textile industry in the Borough of Pendle, Lancashire*, (English Heritage 2000).

1.10 The CNDP has also been prepared within the framework of national planning policy and guidance and Pendle strategic planning policy. In terms of the latter the adopted Pendle Local Plan Core Strategy identifies the need for 5,662 net new dwellings, 70% of which will be in the M65 Corridor over the period 2011-2030 (Policy LIV1). Whilst identifying the need for new development Policy ENV1 also states:

“The historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains) and their settings, will be conserved and should be enhanced in a manner appropriate to their significance, especially those elements that make a particular contribution to the local character and distinctiveness of Pendle, such as:

- The pre-industrial, farming heritage of the 16th-18th centuries: houses and barns;
- The industrial heritage of the textile industry including: weaver's cottages, mills (in particular the weaving sheds and chimneys) and terraced housing;
- The Leeds and Liverpool canal corridor and its associated assets, including locks, bridges and warehouses;
- The sandstone masonry and stone slates of the traditional local vernacular building styles.”

¹ https://www.pendle.gov.uk/info/20068/conservation_and_listed_buildings/22/conservation_areas/2

In assessing development proposals Policy ENV1 also states:

“Development proposals should:

Ensure that the significance of any heritage asset (including its setting) is not harmed or lost without clear and convincing justification.

Demonstrate an understanding of the significance of the historic environment including the landscape and townscape character. Applicants should refer to the Historic Environment Record (HER) and relevant local evidence sources such as Conservation Area Character Appraisals, the Lancashire Extensive Urban Survey and the Lancashire Landscape Character Assessment.

Where appropriate, prepare a heritage statement (including an archaeological assessment) to assess the significance of assets, the impact of the proposals and any necessary mitigation measures.”

The Core Strategy and CNDP must be read together. Any site allocation in the CNDP will also be assessed against Policy ENV2, this further protects heritage assets, including the proposed housing allocations in this report.

1.11 The Core Strategy and the spatial option adopted (including the level of new homes) was subject to full Sustainability Appraisal (SA). Pendle Borough's Sustainability Statement² sets out how the Core Strategy was prepared to meet:

“1. How environmental (and sustainability) considerations have been integrated into the plan.

2. How the environmental report (the SA Report) has been taken into account.

3. How opinions expressed during the consultation on the draft plan and environmental report have been taken into account.

4. The reasons for choosing the plan as adopted, in the light of the reasonable alternatives dealt with.

5. Measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.”

The CNDP has been prepared within this strategic planning policy context.

1.12 In addition to the above, Colne Town Council have also prepared a Design Code. This will sit alongside the CNDP when made. This provides further advice on design matters and will be in conjunction with other parts of the development plan to ensure development is of high quality. The Code will provide further advice particularly around design choices and mitigation that may be needed when heritage assets are affected by development.

1.13 Historic England's Regulation 14 response also highlights the following guidance:

² https://www.pendle.gov.uk/downloads/file/8731/pendle_core_strategy_sustainability_statement

- *The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3, 2015*

Available here: www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/

- *Neighbourhood Planning and the Historic Environment, Historic England Advice Note 11, 2018*

Available here: www.historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/

- *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019*

Available here: www.historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/

For the avoidance of doubt this guidance has been used in the preparation of this report and the preparation of the previous and Submission Draft version of the CNDP.

2.0 Individual Housing Site Assessments

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
CNDP6/1 Land east of Waterside Road	Sloping site, includes open space, a public house and a modern industrial unit (Figures 37 to 45).	<p>Site lies to the south of the Albert Road Conservation Area. There are very limited views of the site from the Conservation Area. The site is some 150m south of the Conservation Area and has limited impact on its setting.</p> <p>To the south of the site is the Grade II listed Waterside Bridge. Recorded in the listing as follows:</p> <p>“Bridge. Early C19. Stone. Single span segmental arch with voussoirs. Band and parapet with coping rising above arch. Inscribed lettering on roadside of</p>	Admiral Lord Rodney Public House.	<p>Public house should be removed from the allocation. The public house is identified as a non-designated heritage asset in the CNDP and a protected community facility.</p> <p>Any development should also preserve Waterside Bridge and its setting.</p> <p>Given Conservation Area on ridge and surrounding terraced streets of stone built homes are part of the wider setting of the town and the Albert Road Conservation Area any development should be sympathetic in its use of materials,</p>	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
		parapet reads CC Colne Waterside Bridge. Parapet continues as boundary wall on both sides. Some repairs carried out with dressed stone blocks. Stone sett roadway with flagged path to one side. A bridge was first recorded at this point in 1323.”		building height, house type, density and street pattern.	
CNDP6/2 Land rear of Belgrave Road	Car parking area surrounded by 20 th Century detached and terraced housing.	None.	None	No heritage impact	There are no at risk heritage assets.
CNDP6/3 Dockray Street	Sloping site in north valley (Figures 16-19 and Figure 23). North western corner converted public house (formerly Jolly Hatter’s), occupied by Karcher Hire. To	None.	Adjoins former Market Hall (Figures 14 and 15). This building is now in use and identified in the CNDP as a non-designated heritage asset.	Any redevelopment of the site should take appropriate account of be sympathetic to the adjoining former Market Hall site which has been identified as a non-	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
	south area of open caravan storage.			designated heritage asset.	
CNDP6/4 Buck Street	Empress Mill (Figure 12 and 22). Two and single storey, stone and render mill building. Originally built in 1909 as a roller skating rink. To the east is the more impressive former Market Hall (Figure 14 and 15) CNDP6/6. Separated by narrow alleyway – Empress Street. Sloping site in north valley. More modern extension to north.	None.	Adjoins former Market Hall (Figures 14 and 15).	Any redevelopment of the site should take appropriate account of be sympathetic to the adjoining former Market Hall site which has been identified as a non-designated heritage asset.	There are no at risk heritage assets.
CNDP6/5 Dam Side	Recreation site in south valley (Figures 35 and 36). Currently occupied by children's play	None.	None.	No heritage impact.	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
	area, ball court, community building and wooded/grassed open space (Figure 45).				
CNDP6/6 Shaw Street	Triangular open space, including children's play area. Bounded by housing to north and east and Pendle Water to south.	None.	None.	Given Conservation Area on ridge and terraced streets to the north of the site are of stone built homes and these are part of the wider setting of the town and the Albert Road Conservation Area any development should be sympathetic in its use of materials, house type, density and street pattern.	There are no at risk heritage assets.
CNDP6/7 Green Works, Knotts Lane	South valley site in predominantly terraced housing area. Collection of one and two storey,	None.	None.	Retain 2 storey building on south east corner of site where possible. Reuse materials	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
	<p>stone mill buildings, some in a poor state of repair. South east corner of site occupied by most attractive building on site a two/three (basement storey mill building with pitched roof. Remainder of site reduced to one and two storeys these form boundary wall to rear yard used for storage. More modern additions to west of site. Electricity sub station in north west corner. A time of site visit many of buildings appeared unoccupied. Described thus in RHCM report:</p> <p><i>“Green Shed is a steam-powered</i></p>			<p>from site and retain street pattern. Where significant changes are to be made record site features.</p>	

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
	<i>cotton-weaving mill built on gently sloping land in a valley side position on the south side of Colne Water. The present mill was constructed in at least three phases, the first between 1854 and 1879, the second between 1891 and 1910 and the third in the mid or late 20th century.” (see Figures 74, 75 and 78 to 80).</i>				
CNDP6/8 Primet Bridge	Small site within the Primet Bridge Conservation Area. Cleared, previously terraced housing site, now grassed, open space. To the east the site is bounded by the Railway Viaduct (1848), the south	The site lies within Primet Bridge Conservation Area. There are no listed buildings within the vicinity of the site.	From the Conservation Area Appraisal, the main non-designated heritage site is the Railway Viaduct.	The viaduct provides a strong visual backdrop to the eastern edge of the Conservation Area. The development of the site presents an opportunity to replace a small, low quality open space	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
	by a modern dwelling, to the west by terraced housing and the north by Knotts Lane/Colne Water. Figures 87-89.			<p>with a fine grained, development, more in keeping with the density in the surrounding area without detracting from the Railway Viaduct or Pendle Water.</p> <p>The Conservation Area Appraisal and Management Plan notes that:</p> <p>“There are relatively few green or open spaces in the area as the industrial buildings were densely developed, making use of all the spare land available. Those that do exist are the result of earlier buildings being demolished and not replaced. This has resulted in</p>	

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
				minor changes in density and character in parts of the conservation area, but these small open areas do not significantly alter the defined industrial character of the area.”	
CNDP6/9 Thomas Street	Car parking area, bounded by terraced housing and industrial uses, Figure 73.	None.	None.	None considered necessary.	There are no at risk heritage assets.
CNDP6/10 Land to rear of Dewhurst Street	Small rectangular, wooded plot off Knotts Lane. Land slopes down south to north.	None	None.	No heritage impact.	There are no at risk heritage assets.
CNDP6/11 Land at Primrose Hill	Small infill site.	None.	Non-designated heritage assets 18 (Cemetery Chapels) and 19 (Cemetery Gates and Posts).	Colne Cemetery surrounds the site, any new build should be sympathetically designed and take	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
				appropriate account of the non-designated heritage assets.	
CNDP6/12 Land adjacent 271 Keighley Road	Rectangular overgrown field plot, fronting onto Keighley Road (A6068) and with farm gate access to same. Frontage properties in this area, large, Victorian style villas, set back from road in own grounds.	Site lies within Lidgett and Bents Conservation Area.	None.	Any development should preserve or enhance the character and setting of the Conservation Area. New development should be sympathetic to the building form in the area of single dwellings set back from the main road in their own substantial grounds/gardens.	There are no at risk heritage assets.
CNDP6/13 Land adjacent to 47 Townley Street	Small, grassed site, terraced housing to south and west, garages and further terraced housing to north. More modern housing to east.	None.	None.	Any design should be sympathetic to the surrounding stone built terraces.	There are no at risk heritage assets.

Site	Description	Designated Heritage Assets	Non-designated heritage assets	Impact and Mitigation	At risk heritage assets
CNDP6/14 Land adjacent to 43 Belgrave Road	Small site in relatively modern housing area.	None.	None.	No heritage impact.	There are no at risk heritage assets.
CNDP6/15 Bunkers Hill	<p>Open space with a mix of woodland and rough grazing. Site slopes down from north to south.</p> <p>To north bounded by modern retail development. Site bounded to east by Bankfield Street, mix of terraced and more modern housing.</p> <p>Site bounded to south by mix of older industrial and workshop units.</p> <p>Site bounded to east by further open land.</p>	None.	None.	Some stone setts off Bankfield Street, should be retained. No other heritage impact.	There are no at risk heritage assets.

3.0 Conclusions and Recommendations

3.1 This report has assessed the potential heritage impact of allocating a number of sites for housing through the Colne Neighbourhood Development Plan (CNDP). This is in response to comments made by Historic England to the Preferred Option CNDP and the Regulation 14 Draft CNDP (see the Introduction and Background section to this report).

3.2 The now reduced list of 15 proposed housing allocations in the Submission Draft CNDP have been assessed for their heritage impact following sites visits and desk-top survey work. The latter has included the National Heritage List for England, the Lancashire Historic Towns Project, *Pendle Textile Mills* (Royal Commission on the Historical Monuments of England), and the work of the Neighbourhood Planning Advisory Committee on non-designated heritage assets. The latter is set out in a separate background report that accompanies this HIA and the Submission Draft CNDP.

3.3 The majority of sites proposed to be allocated are considered to have no, or very little, heritage impact resulting from their individual development. Nor do they have a cumulative impact or a significant impact in terms surrounding and setting. The majority of the allocations have no direct impact on designated or non-designated heritage assets. Many sites have no heritage impact the sites are in more modern housing areas with no heritage impact (e.g. CNDP6/2 and CNDP6/14); others are small former cleared sites that are small open spaces or public car parking in more traditional terraced housing areas (e.g. CNDP6/2 and CNDP6/9). Where some impact has been identified these can be suitably mitigated. For example, minimising impact on the setting of the town's Conservation Area; consideration of views; retention of on-site features such as stone setts; and sympathetic design responses to existing terraced housing. All these issues can be dealt with satisfactorily at the development management stage, using existing development plan, and, in time, neighbourhood plan policy. The latter will identify and protect non-designated heritage assets.

3.4 More significant heritage impacts are identified for the following sites:

- **CNDP6/1 Land east of Waterside Road** – This site includes the non-designated heritage asset the Admiral Lord Rodney Public house, this should be removed from the allocation. Any development should also preserve Waterside Bridge and its setting. Given the position of the Albert Road Conservation Area atop a ridge, the surrounding terraced streets of stone built homes are part of the wider setting of the town and the Conservation Area, therefore, any development of this site should be sympathetic in its use of materials, house type, density and street pattern.
- **CNDP6/3 Dockray Street and CNDP6/4 Buck Street** - Any redevelopment of these sites should take appropriate account, and be sympathetic to, the adjoining former Market Hall site which has been identified as a non-designated heritage asset.
- **CNDP6/7 Green Works, Knotts Lane** - Retain 2 storey building on south east corner of site where possible. Reuse materials from site and retain street pattern. Where significant changes are to be made a record site features should be made.

3.6 Previously, under the Housing Market Renewal Programme, concerns were raised about terraced housing clearance on the heritage of Colne and its townscape. The housing allocations in the CNDP do not involve any clearance of terraced housing. The housing

allocations consist of development of existing cleared sites (recently cleared employment and small, historic housing sites), open spaces, small infill plots and redevelopment of existing employment areas. Predominantly the sites are previously developed land. Overall, if good quality design is secured, including the retention of heritage assets and suitable mitigation, the development of the housing sites in the CNDP will make a positive contribution to the environment and character of Colne. Design considerations will be further reinforced by introduction and use of the Colne Design Code.

3.7 In terms of Historic England's most recent comments on the Regulation 14 Draft CNDP:

“from the perspective of our area of interest, the need for SEA of the draft plan cannot be screened out. We therefore advise that SEA is required. The views of the other statutory consultees should be taken into account before you conclude whether SEA is needed.”

8.12 This conclusion was drawn for the following key reasons:

“• The plan area contains many heritage assets including conservation areas, listed buildings, and the potential for non-designated assets;

These assets have been considered fully throughout the preparation of the CNDP and the allocation of sites for housing, including the iterations of this HIA. Indeed, the CNDP goes further by identifying non-designated heritage sites for protection.

• Heritage assets are fragile and irreplaceable and can be harmed by change directly, and also indirectly, through development within their setting;

The CNDP does not propose the loss of any designated or non-designated heritage assets. The CNDP acknowledges such assets are “fragile and irreplaceable” (hence the identification and protection of non-designated heritage assets); and that they can be “harmed by change” (hence the identification of mitigation and development of the Design Code); and, in addition, it must be remembered the development plan is read as a whole and this includes Core Strategy Policy ENV1 that seeks to conserve heritage assets, in the context of housing growth (Policy LIV1), both of which were subject to Sustainability Appraisal.

• The plan proposes the allocation of a number of sites for development.”

This is acknowledged. The site allocations are prepared within the context of the Core Strategy (Policy LIV1), as has been stated this was subject to Sustainability Appraisal. This HIA is an assessment at a more detailed level and assesses individual site allocations for heritage impact: many sites are considered to have no heritage impact, individually or cumulatively, and where impacts are identified these can be addressed by suitable mitigation at the development management stage – this must take into account development plan policy.

3.8 This HIA recommends that the sites listed in section 2 of this report are allocated in the Submission Draft CNDP and that this conclusion is background evidence for a revised SEA/HRA screening.

Photographs (July 2019)



Figure 1 View south down Bridge Street



Figure 2 View south down Bridge Street



Figure 3 View of south valley



Figure 4 View of open storage at Bridge Street Stoneworks



Figure 5 View of Bridge Street Stoneworks from Hill Street



Figure 6 View of south valley from ???



Figure 7 View of Bridge Street Stoneworks from Hill Street



Figure 8 View of south valley from Hill Street in Albert Road Conservation Area



Figure 9 Another view from Hill Street



Figure 10 Long distance View of Spring Gardens Mill



Figure 11 Rear of Albert Road Conservation Area



Figure 12 King Street/Buck Street



Figure 13 Rear of Albert Road Conservation Area



Figure 14 Buck Street with former Market Hall in middle distance



Figure 15 Former Market Hall



Figure 16 Yard area to rear of Buck Street



Figure 17 Former Market Hall, Buck Street, east elevation



Figure 18 Former Market Hall, Buck Street



Figure 19 Open storage, Buck Street



Figure 20 Commercial property, north valley



Figure 21 View of Buck Street site from north west



Figure 22 Empress Mill west elevation



Figure 23 Open storage, Buck street, looking north



Figure 24 Windy Bank



Figure 25 Windy Bank



Figure 26 Windy Bank, northern boundary

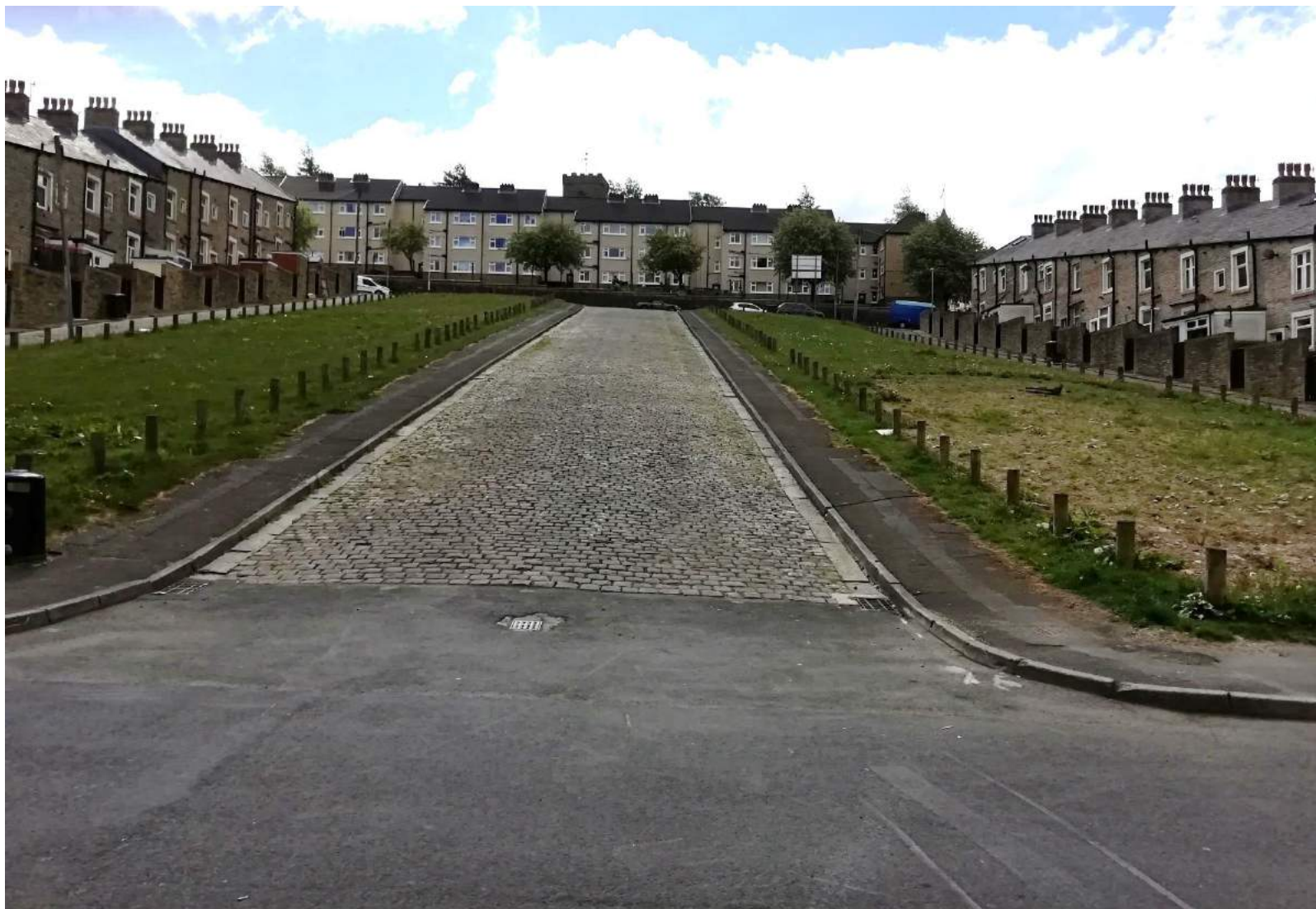


Figure 27 Bright Street



Figure 28 Bright Street, looking north to new housing



Figure 29 Long distance view of Spring Gardens Mill from Cambridge Street



Figure 30 View of Spring Gardens Mill from Seldon Street



Figure 31 View of south valley



Figure 32 View of South Valley from Zion Street



Figure 33 View of south valley from Zion Street



Figure 34 View from Zion Street



Figure 35 View of Dam Side site with Spring Gardens Mill in background



Figure 36 Dam Side



Figure 37 Land east of Waterside Road



Figure 38 Land east of Waterside Road from Waterside Bridge



Figure 39 Colne Water Waterside Bridge



Figure 40 View to north from Waterside Bridge to land east of Waterside Road



Figure 41 Southern boundary of land east of Waterside Road from Waterside Bridge



Figure 42 Land east of Waterside Road, Southern boundary with Admiral Lord Rodney in background



Figure 43 Waterside Bridge



Figure 44 View of listed bridge from land east of Waterside Road



Figure 45 Dam side from south west



Figure 46 Dam side with Admiral Lord Rodney in background



Figure 47 Spring Gardens Mill site



Figure 48 Dam side from south west



Figure 49 Spring Gardens Mill



Figure 50 Spring Gardens Mill



Figure 51 Dam Side



Figure 52 Walk Mill site



Figure 53 Walk Mill site



Figure 54 Spring Garden Mill site



Figure 55 Colne Water, flood defences



Figure 56 Looking west from Spring Gardens Road



Figure 57 West entrance Spring Gardens Mill site with West Engine House



Figure 58 Riverside, Spring Gardens Road



Figure 59 View along water side west to Bridge Street stoneyard



Figure 60 View east along water side towards Spring Gardens Mill site



Figure 61 Bridge Street stone yard - open storage



Figure 62 Bridge Street stoneyard - southern boundary



Figure 63 Bridge Street stone yard - mill and yard area from south



Figure 64 Bridge Street stone yard, entrance



Figure 65 Bridge Street stone yard from open space to north



Figure 66 View of Bridge Street stoneyard open storage from open space to north



Figure 67 Bridge Street - small industrial units



Figure 68 Land off Bridge Street, looking south west



Figure 69 Land at Bridge Street, view north



Figure 70 View of Bridge Street Stone from Bridge Street



Figure 71 Bridge Street Stoneyard, Knotts Lane entrance



Figure 72 Hawley Street with viaduct in background



Figure 73 Thomas Street Car Park



Figure 74 Green Works from corner of Thomas Street/Shed Street



Figure 75 Green Works from corner Knotts Lane/Shed Street



Figure 76 Green Works, Knotts Lane



Figure 77



Figure 78 Terraced housing opposite Green Works



Figure 79 Green Works from Knotts Lane



Figure 80 Green Works, from Laithe Street



Figure 81 Khyber Street



Figure 82 Khyber Street



Figure 83 Play area, Khyber Street



Figure 84 Khyber Street



Figure 85 Khyber Street



Figure 86 Hawley Street



Figure 87 Primet Bridge site, beyond viaduct



Figure 88 Primet Bridge site



Figure 89 Primet Bridge site with viaduct in background

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