

# Colne Significant Views Assessment

May 2021



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The assessment was commissioned by Colne Town Council as part of its evidence base for Colne Neighbourhood Plan.

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## Executive Summary

This assessment supports the preparation of Colne Neighbourhood Plan and draft Policy CNDP15. This policy identifies six landmarks that are important to the landscape and visual amenity of the area and seeks to retain and protect these views from future inappropriate development. Following public consultation on the draft Plan a further three landmark areas were identified as important.

The assessment considers the landscape character and visual amenity of the nine landmarks in relation to 21 valued viewpoints in and around Colne. It describes the key landscape and visual characteristics of the prominent views and their relationship to the town's setting, assessing their sensitivity to change, value and importance. It identifies and maps 17 significant viewpoints that are important to landmark locations, and the character and setting of the town. These support draft Policy CNDP15.

### Landmarks

- A. Longer distance views of terraced streetscapes and St Bartholomew's Church
- B. Views of Town Hall (including Municipal Hall/Norway House (Coop))
- C. Views of Blacko Hill
- D. Views of Pendle Hill
- E. Views of Boulsworth Hill
- F. Views of Tum Hill/Castercliff Hill Fort
- G. Upper Rough
- H. Noyna Rocks
- I. Lenches

### Significant viewpoints

- 1. St Bartholomew's Church
- 2. Town Hall
- 3. Norway House (Spring Road/ Hall St)
- 4. The Municipal Hall (Linden Rd/Hill St)
- 5. Colne Cemetery
- 6. Upper Rough
- 7. Lidgett Triangle
- 8. Holt House (including sports pitches)
- 9. Noyna Rocks
- 10. Winewall
- 11. Mire Ridge
- 12. Fox Clough footpath
- 13. Lenches
- 14. Tum Hill
- 15. Gib Hill
- 16. Burnley Rd/Cuerden St
- 17. Barrowford reservoir

Significant views are illustrated in Maps 4 – 11. The illustrations are indicative of the field of view from each significant viewpoint. The illustrative maps should be read in conjunction with the descriptions of significant views in this report.

## Introduction

Colne Town Council is preparing Colne Neighbourhood Plan. The draft plan was consulted on in October 2020. Within the draft plan Policy CNDP15 identifies the key landscape features/landmarks in and around Colne based on the work in the Lancashire Landscape Assessment and set out in Natural England's National Character Areas NCA35: Lancashire Valleys and NCA36: South Pennines. This policy identifies landmarks that are important to the landscape and visual amenity of the area and seeks to retain and protect these views from future development.

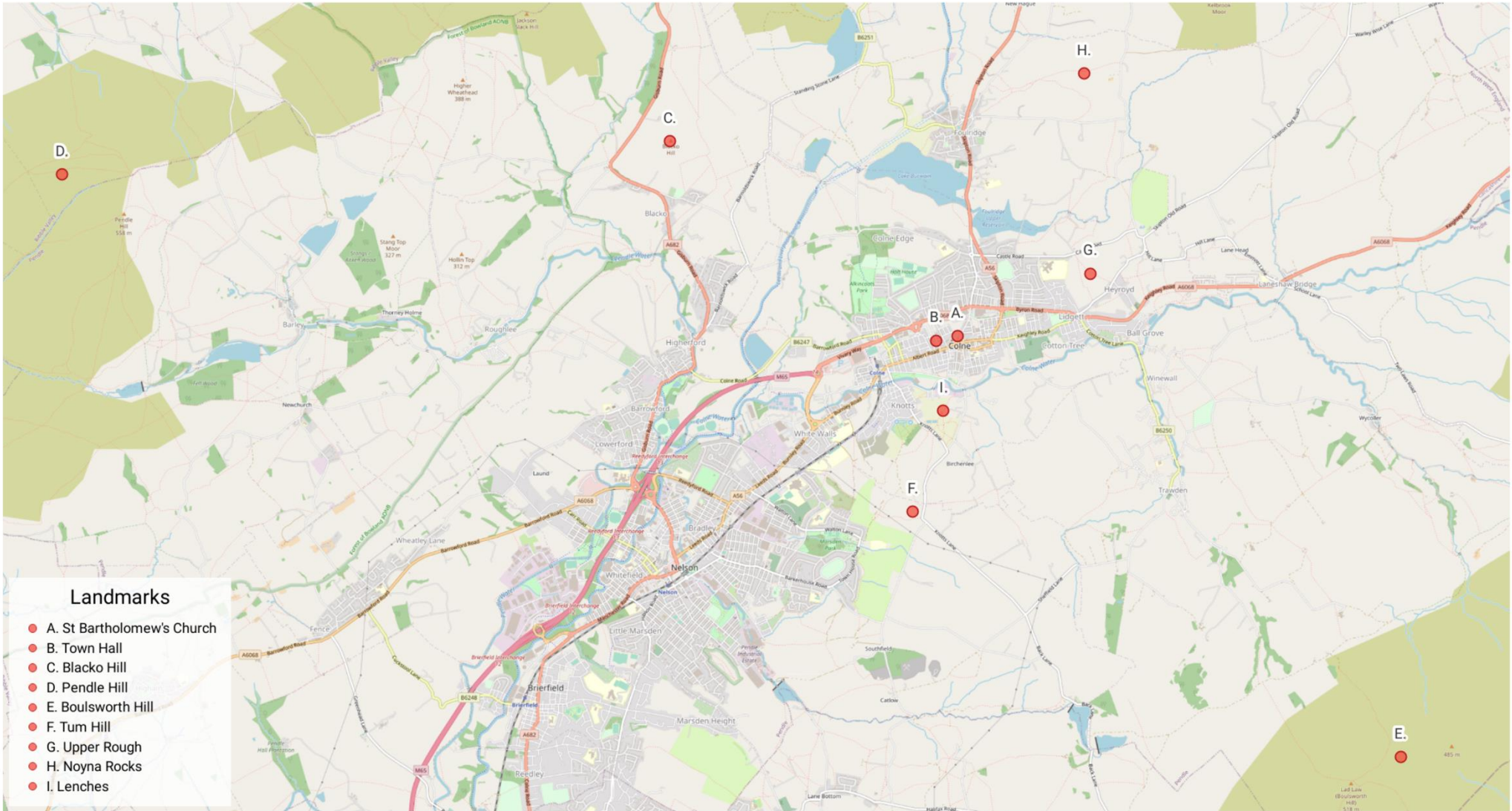
The plan identifies several sites for future residential and economic development that are considered to meet the housing and employment needs of the town and retain its historic character and landscape setting. Several other sites have been put forward by landowners and developers as being appropriate for development. Some of these sites are considered sensitive to development in relation to Policy CNDP15.

An independent assessment was commissioned in relation to six significant landmarks, and the prominent views associated with them, identified in draft policy CNDP15 of Colne Neighbourhood Plan. Three additional landmark/prominent views were included following the draft plan consultation process.

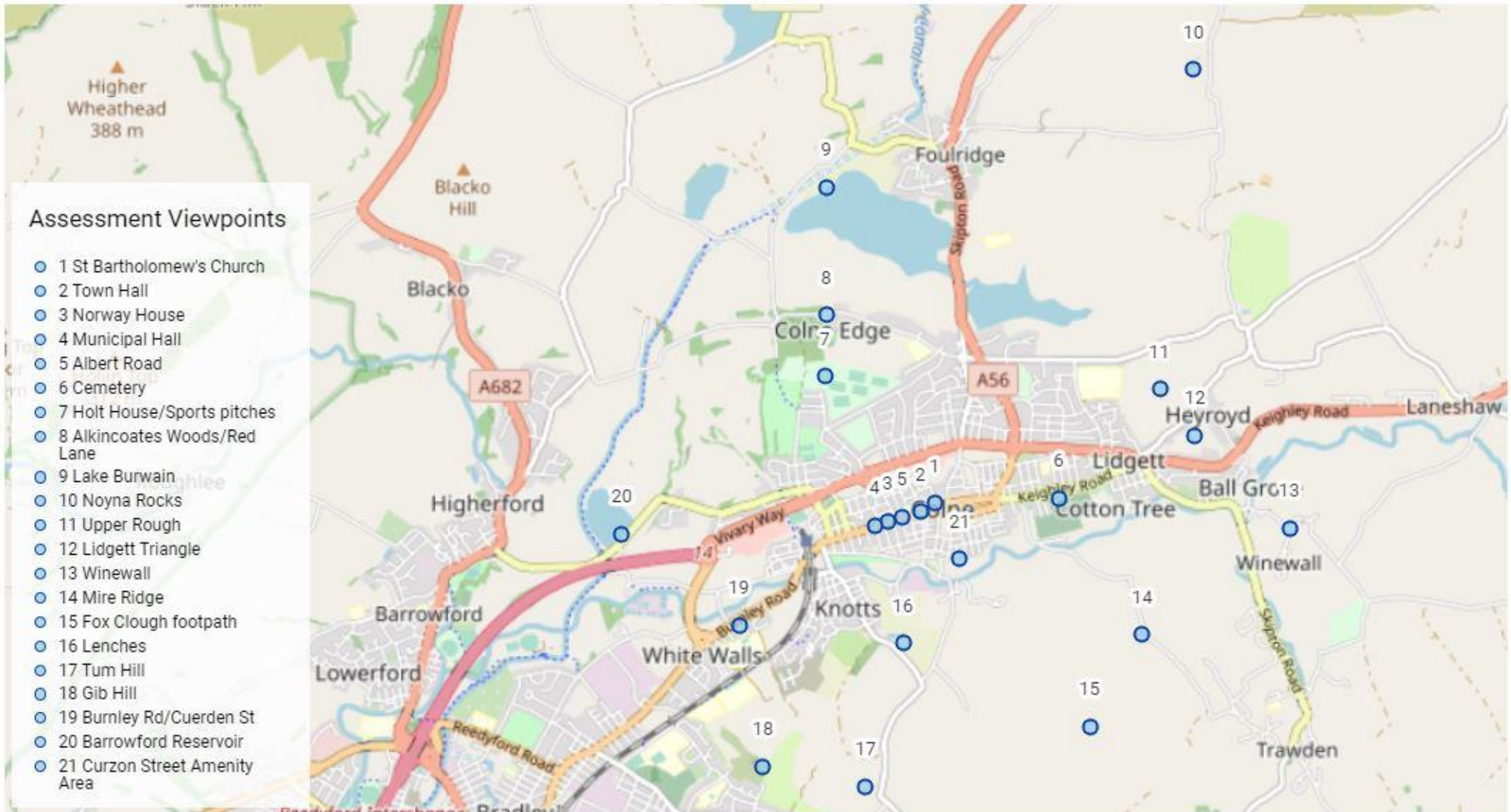
The assessment considers the landscape character and visual amenity of these landmarks in relation to 21 valued viewpoints in and around Colne. The aim of the assessment is to help decision makers to understand the sensitivity of the prominent views and their relationship to the setting of the town. As part of the process it was agreed to indicate on maps the significant viewpoints and views to support draft policy CNDP15.

The assessment describes the key landscape and visual characteristics of the prominent views and their relationship to the town's setting, assessing their sensitivity to change, value and importance. It identifies and maps 17 significant viewpoints that are important to landmark locations, and the character and setting of the town.

# Map 1 Landmarks



# Map 2 Assessment Viewpoints



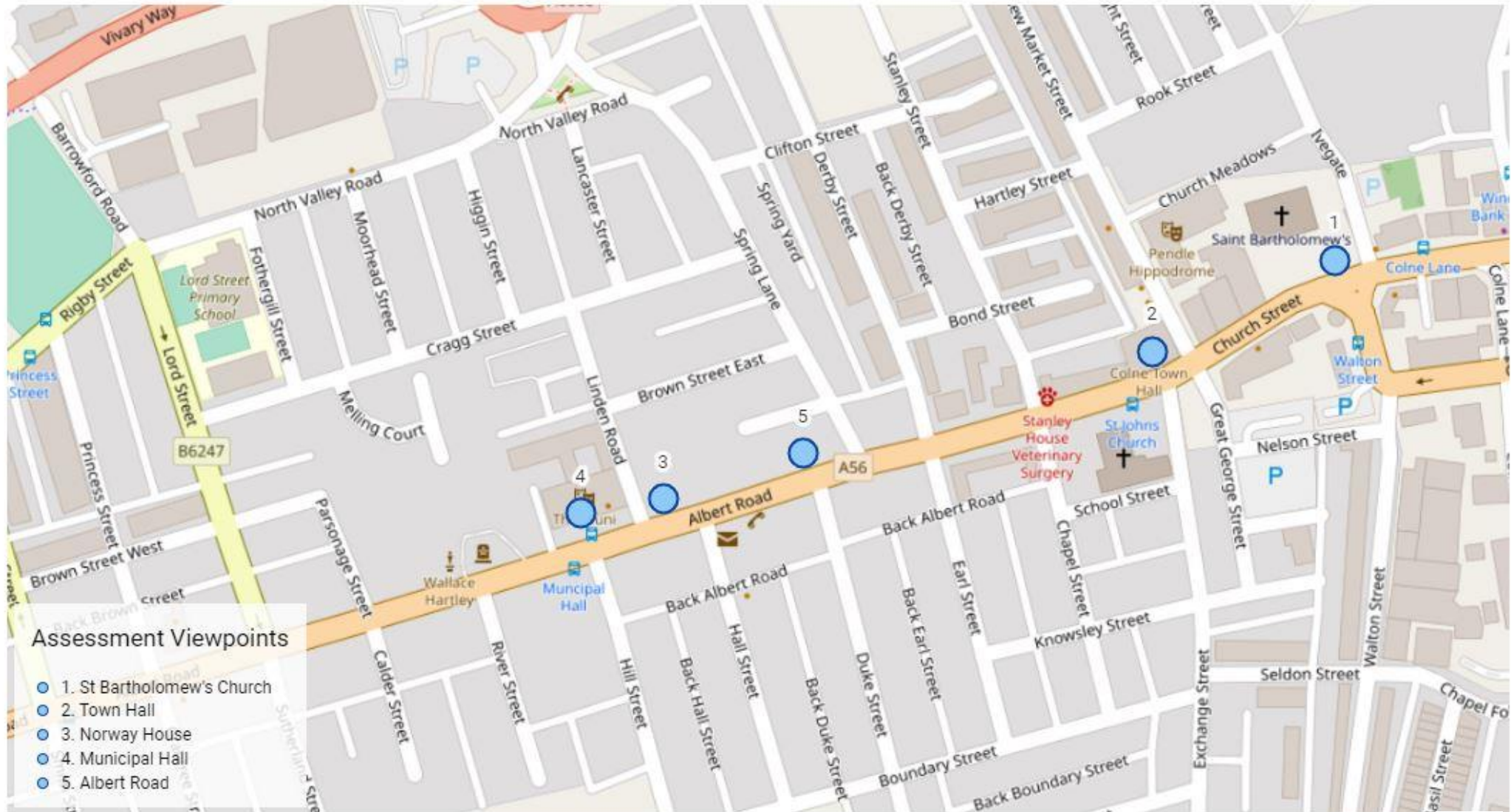
Produced on Nov 11, 2021.  
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Colne Significant Views Assessment May  
 2021

1000 m  
 Scale 1:32288 (at A4)



# Map 3 Assessment Viewpoints: Historic Core



**Table 1 Assessment landmarks and viewpoints illustrated in Maps 1, 2 and 3**

Landmark views into/out of town identified in draft Neighbourhood Plan (Policy CNDP15)

- A. Longer distance views of terraced streetscapes and St Bartholomew's Church
- B. Views of Town Hall (including Municipal Hall/Norway House (Coop))
- C. Views of Blacko Hill
- D. Views of Pendle Hill
- E. Views of Boulsworth Hill
- F. Views of Tum Hill/Castercliff Hill Fort

Other landmark views identified following consultation on the draft Colne Neighbourhood Plan

- G. Upper Rough
- H. Noyna Rocks
- I. Lenches

Landmark viewpoints and key viewpoints to be included in the assessment, identified in discussion with the Colne Town Council Neighbourhood Plan Working Group

- |  |  |
|--|--|
| 1. Town: St. Bartholomew's/Walton St – south.  | 11. East: Upper Rough.                                       |
| 2. Town: Town Hall/Exchange St – south.  | 12. East: Lidgett Triangle/Conservation Area.                |
| 3. Town: Norway House/Hall St – south.   | 13. South east: Winewall/Hill top junction – north and west. |
| 4. Town: Municipal Hall/Hill St/Linden Rd - south and north.   | 14. South east: Mire Ridge – north and west.                 |
| 5. Town: A56/Albert Rd – other locations, south and north.   | 15. South: Footpath from Fox Clough - Trawden.               |
| 6. Town: Colne Cemetery from chapel rest to Boulsworth Hill.   | 16. South: Lenches – north.                                  |
| 7. North: Holt House/sports pitches - south.   | 17. South west: Tum Hill/Castercliff Hill Fort - north.      |
| 8. North: Alkincoates Woodland & Nature Reserve/Red Lane amenity area to Foulridge Lower Reservoir/Lake Burwain. | 18. South west: Top of Gib Hill - north.                     |
| 9. North: Lake Burwain to town ridge   | 19. West: Burnley Rd/Cuerden St - east.                      |
| 10. North east: Noyna Rocks.   | 20. West: Barrowford Reservoir.                              |
|  | 21. Town: Amenity area near Curzon St - south.               |



## Assessment

The nine landmarks assessed from 21 viewpoints are:

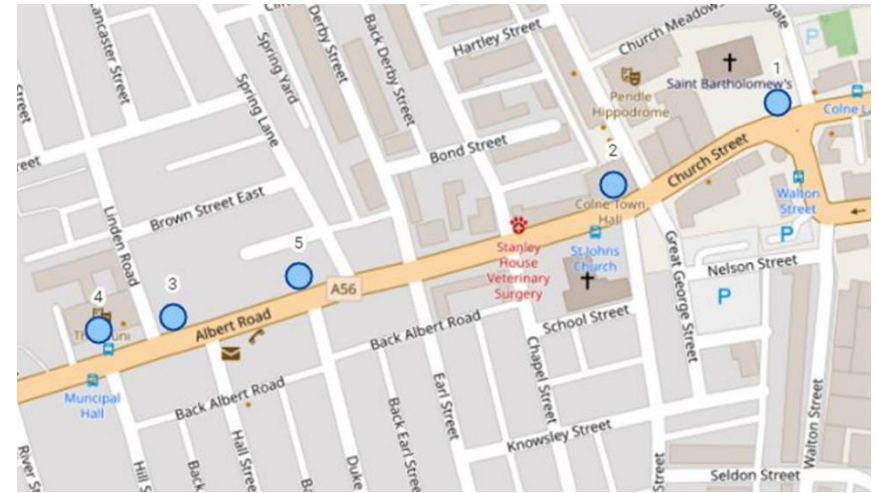
- A. St Bartholomew's Church
- B. Town Hall
- C. Upper Rough
- D. Lenches
- E. Tum Hill
- F. Boulsworth Hill
- G. Noyna Rocks
- H. Blacko Hill
- I. Pendle Hill

This section describes the key characteristics of the landscape associated with the prominent views from several viewpoints both within the town, from different prominent view locations and from public viewpoints, footpaths and amenity areas around the town. It identifies the significant viewpoints and sets out the sensitivity of the prominent views to change. Larger versions of the images used in the assessment are reproduced in Appendix 3.

## Colne Historic Core

### Landscape character

Colne has a complex historic landscape defined by the industrial revolution, where remnants of mills and mill cottage terraces are a strong reminder of the area's past. Cotton textiles manufacture dominated Lancashire's industries and led to the construction of massive factory complexes adjacent to long rows of rented terraces of stone or brick and slate which ran along cobbled axial roads. This characteristic is strong with streets running perpendicular to the main ridge the town sits on. During the mid 19th century reservoirs were built in the rolling gritstone to the north of the town to provide clean water to the population. Other major schemes of public works ensued, including symbolic gestures, such as the construction of the town hall, churches, schools, and community spaces. Municipal stone buildings line Albert Street along the ridge, the architecture reflecting the tastes and aspirations of the patrons of the time.



### Landmarks

A. St Bartholomew's Church (1)

B. Town Hall (2)

Other: Municipal Hall & Norway House (3, 4)



## Town Hall and St Bartholomew's Church

### Key characteristics

St Bartholomew's Church sits at the top of Albert Road with the Town Hall a short way downhill to the west. Together these form key features in the town and its conservation area. Along with the cupola of Norway House the towers provide a distinctive skyline to the town, akin to an Italian hilltop town effect. Views down side streets to the countryside setting is an important feature to the character of Albert Road Conservation Area and the local landscape character.

### Significant viewpoints

There are several significant views from these landmarks to the landscape setting of the historic core and town, especially from the cobble roads that run downhill to the north and south from Albert Road in close proximity to the landmarks. The outward views to the south are also important from Norway House, the Municipal Hall, and further west along Albert Road. These views to the pastoral and wooded setting are especially important to the character of the townscape. Views to the historic landmarks are important over the listed viaduct, traditional houses and mills from the Burnley Rd/Cuerden St and Holt House.

Viewpoint 19 Burnley Rd/Cuerden St: view east to listed viaduct and historic core.



Viewpoint 2 Town Hall: view south along Exchange Street to farmed ridge.



Viewpoint 3 Municipal Hall: south along Hill Street to farmed ridge.



Viewpoint 4 Norway House: view north along Linden Road to Alkincoates Woodland & Nature Reserve and Holt House.



Views are strongly contained by ridgelines to the north and south of the town. To the south views are contained by the farmed setting, and to the north views skim across rooftops to farmland, Holt House and Alkincoates Woodland & Nature Reserve.

## **Sensitivity and Value**

The historic townscape with its significant stone municipal buildings, grid pattern of streets and stone terraced housing provide distinctive features when moving along Albert Road, parts of the town to the north, and from many vantage points and places in the town's setting. The ridge top setting and the historic skyline, including the distinctive towers of the Town Hall and St Bartholomew's Church and cupola of Norway House all add to the character of the town and the views from within the town and around the town. The views from the Town Hall and St Bartholomew's Church along the steeply sloping streets to the town's pastoral setting to the north and south are noted in the Albert Road Conservation Area Appraisal. Similar views can be seen from other roads around the Municipal Hall and west along Albert Road, such as Spring Lane. These all contribute to the key characteristics of the Industrial Age landscape subtype.<sup>i</sup>

The strongly contrasting pastoral setting, with its distinctive field patterns, woodlands and trees, and isolated farmsteads following the strong linear grain of the ridge are important to the character and experience of both the conservation area, historic buildings, and the historic streets of Colne. Colne Water forms a strong transition between the town and its rural setting to the south.

The Town Hall, St Bartholomew's Church, and Norway House are listed buildings, designated for their historic interest. The Municipal Hall (The Muni) is identified as locally important in Colne's Heritage Assets October 2020. These all lie within Albert Road Conservation Area alongside several other listed and locally important historic buildings. They are all highly valued features.

The landmarks and their associated pastoral setting, particularly to the south of Colne, are susceptible to change and are highly valued. They are both sensitive to change. The views from Walton Street, Great George Street, Exchange Street, and other streets running west to Crabtree Street all have strong connecting views to the pastoral setting. Views along Linden Road to the north and the farmland, Holt House (and sports pitches) and Alkincoates Woodland & Nature Reserve are also important in providing a connection with the rural landscape and setting to the north. The view up to the historic core from Burnley Road/Primet Bridge is also sensitive due to the clear framed views of the historic roofscape including the towers of the Town Hall, St Bartholomew's Church, and the cupola of Norway House. The grade II listed viaduct plays an important part in the framing of the view.

The character of all these views to the pastoral setting should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements. It recommends that a clear distinction should be retained between urban fringes and rural areas, and that new development does not extend onto prominent hillsides.

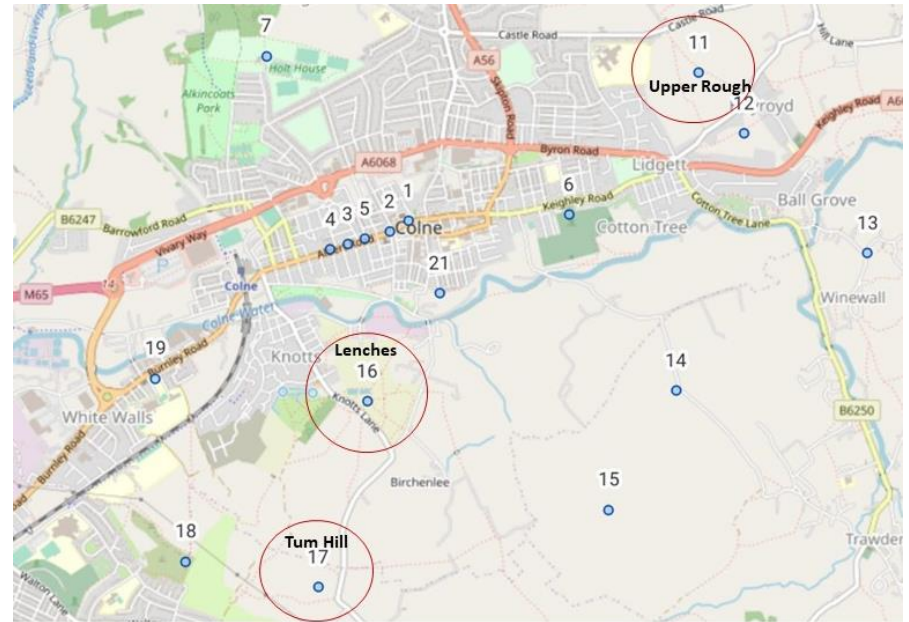
## **Recommendation**

It is recommended that views from St Bartholomew's Church, the Town Hall, Norway House (north from Linden Road) and The Muni (south down Hill Street) and the view to the buildings from Burnley Road/Cuerden Street are mapped as Significant Views to be retained. Views along other streets listed above could be identified as Important Views.

## Colne landscape setting – immediate

### Landscape character

Colne has a strong farmed landscape setting, characterised by lush, improved pastures used for dairy farming and sheep grazing. Field boundaries form a strong landscape feature, with large scale rectilinear fields bounded by stone walls, with some hedgerows and post and wire fencing on the lower slopes and valley bottom. The landscape is well populated; with isolated farmsteads and houses and hamlets dotted across the landscape. Stone walls and farm buildings are important remnants of earlier land uses. An intricate network of fields, tracks, lanes, scattered hamlets and villages combine to give evidence of the historic landscape. Woodlands, wooded copses and trees spread out from the edges of Colne and along the Colne Water valley. Here they form a distinctive feature in the landscape. Mills, mill terraces and handloom weavers' houses are reminders of a very different lifestyle and are usually located closer to the centres of urban areas. An Iron Age Hill Fort sits atop of Tum Hill.



### Landmarks

C. Upper Rough (11)



D. Lenches (16)



E. Tum Hill (17)



## Upper Rough

### Key characteristics

Upper Rough is an area of rough pasture that forms part of the rural setting to the eastern extent of Colne and Lidgett and Bents Conservation Area. Hedges and trees bound the site, with remnant walls and outgrown hedge lines evident across the site. It has a strong relationship with the pastoral fields in the Conservation Area around the area known as the Lidgett Triangle. The area is a tranquil place on the edge of town.

### Significant viewpoints

Upper Rough provides open and panoramic views across the historic roofscape of Colne to Tum Hill and to the moorlands of Boulsworth Hill, Blacko Hill and Pendle Hill. It is a key place to experience the town and its relationship with farmed ridges and wider dramatic hills. The ridge to the south of the town reinforces the strong rural setting, where development nestles along the valley bottom south of the river, with isolated farmsteads dotted across the ridge. The strong pattern of the fields and wooded areas aligning with the grain of the ridge and the ridge are significant features.

Viewpoint 16 Lenches: view north east to Upper Rough



Viewpoint 17 Tum Hill: view north east to Upper Rough



Viewpoint 14 Mire Ridge: view north east to Upper Rough and Noyna Rocks



Viewpoint 11 Upper Rough: view south west to Tum Hill and Lenches



The relationship and importance of Upper Rough to the pastoral setting of Colne can be seen strongly from Fox Clough to Trawden footpath and Mire Ridge. From here Upper Rough clearly forms part of the wider rural setting to the town, forming an important open farmed area beneath the low ridge that Noyna Rocks sits atop.

## **Sensitivity and Value**

Upper Rough is a gently rising, open and tranquil area of rough pasture on the edge of Colne. It has remnant historic dry stone walls and outgrown hedges and scrub criss crossing the site and is bounded to the west and east by dense, overgrown species rich hedges. It contributes to the wider pastoral setting of Colne, with the rough pasture, stone walls and hedges forming characteristic features of the Rolling Upland Farmland landscape character type<sup>1</sup> that the land sits within. From Upper Rough there are important, open long-range views to the open moorland of Boulsworth Hill. The hill forms a dramatic backdrop to the eastern side of Colne.

When viewed from Tum Hill, Lenches and paths along Mire Ridge (including Fox Clough to Trawden footpath), Upper Rough forms a distinctive and prominent part of the rural setting to Colne. The land gently rises to the east, flattening out to follow the grain of the rolling farmland, contrasting with the gentle ridge of Noyna Rocks and the modern extensions to Colne. It complements the fields in the Lidgett Triangle and Conservation Area. The Lidgett Triangle is a small area of rough pasture on land that slopes to the south, steeply in parts.

Upper Rough is a well-used local space, intersected by footpaths connecting with the wider countryside and routes back into Colne, including connecting with the East Colne Way at Lidgett Triangle. Colners have been gathering on Upper Rough for church picnics, to play and for exercise for centuries. Historically, “Lidgett” means animal gate on the edge of a town, and this is what Upper Rough and Lidgett Triangle represents to locals and visitors, a gateway to the beginning of the countryside outside Colne. It is designated a Local Green Space in the draft Colne Neighbourhood Plan. Its value is high due to its well-used nature, open and panoramic views and connection with and proximity to residential parts of Colne.

Upper Rough (and Lidgett Triangle) form an important and sensitive rural setting to the eastern part of Colne. This prominent location is sensitive to change due to its tranquil pastoral character, relationship with Lidgett and Bents Conservation Area and its open and panoramic views.

The character of all these views to the pastoral setting should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements. It recommends that a clear distinction should be retained between urban fringes and rural areas, and that new development does not extend onto prominent hillsides.

## **Recommendation**

It is recommended that views from Upper Rough to Boulsworth Hill and Tum Hill, and from Tum Hill, Lenches, Mire Ridge and Fox Clough Footpath to Upper Rough are mapped as Significant Views to be retained.

## Lenches

### Key characteristics

Lenches is an area of rough pasture, scattered scrub, trees and two small reservoirs located on the southern flank of Colne. It forms part of the rural setting, with the town strongly contained on the adjacent ridge. The southern edge of Colne is open farmland, with a mixture of rough and improved pasture. Woodlands, copses and trees are characteristic features, often screening buildings contained in the valley bottom near to the river.

### Significant viewpoints

The upper parts of the path across Lenches afford open views across the historic town to Noyna Rocks and the rural setting of Upper Rough and Lidgett Green. These all sit on the higher parts of the neighbouring ridge providing a strong rural context to the town. The town's linear character is strong, with buildings following the grain of the ridge and river valley, with a strong containment by them. This is especially evident in views from Lenches, Holt House and Noyna Rocks.

Viewpoint 11 Upper Rough: view south west to Tum Hill and Lenches



Viewpoint 15 Footpath to Fox Clough: view north west to Lenches, Pendle Hill and Blacko Hill



The ridge top town is a strong linear feature that reinforces the fields and treelined roads on the ridge below Tum Hill.

Viewpoint 7 Holt House: view south across Colne to Lenches and the farmed ridge



Viewpoint 16 Lenches: view north and west across Colne to Noyna Rocks and Upper Rough





## **Sensitivity and Value**

Lenches forms the lower parts of Tum Hill and the distinctive farmed ridge that rises steeply from Colne Water to the south of the town. Mills and former mill sites dot the riverside, with some low density development on the lower part of the ridge, and traditional terraces forming a linear pattern along Knotts Lane. The form of Colne has generally been contained on the ridge north of Colne Water and the valley bottom in this area. Development is generally well contained by the valley topography and woodland and tree belts.

Lenches rises and opens out, forming part of the wider pastoral landscape on the southern ridge. Its rough pastures, wooded edges and scrub areas all contribute to the characteristics of the Industrial Foothills and Valleys landscape character type<sup>1</sup>. The river, valley bottom and woodlands along it form a strong edge to the town reflected in the contrasting landscape character types.

Lenches, as part of the strong pastoral ridged setting to the south of Colne, is susceptible to change and is highly valued locally. The area is sensitive to change. Lenches is a prominent rural edge to the town in views from Holt House, Noyna Rocks and Upper Rough. The strong linear form of the town on the intervening ridge is prominent in these views and Lenches reinforces this characteristic and is clearly seen as part of the rural setting to the historic town. In views from green spaces around Curzon Street on the southern edge of Colne, Lenches forms a distinct contrast with the industrial valley bottom.

Lenches forms part of the Castercliff Circular walk around Colne and is a well used local space connected with many parts of town along a network of riverside and rural paths. It is valued for its open space, nature and connection with the wider countryside.

The character of the views from the Holt House, Upper Rough and footpaths around Mire Ridge across the pastoral setting should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements. It recommends that a clear distinction should be retained between urban fringes and rural areas, and that new development does not extend onto prominent hillsides.

## **Recommendation**

It is recommended that views from Lenches to Noyna Rocks and Upper Rough, from Noyna Rocks, Upper Rough, Mire Ridge and Holt House are mapped as Significant Views to be retained.

## Tum Hill

### Key characteristics

Tum Hill is the site of an iron age hill fort. The area is rough pasture with scrub. A telecommunications mast sits just below the hilltop. The hill drops steeply towards Colne Water across Gib Hill. Early field systems from the Bronze and Iron Age can still be seen across Gib Hill. Colne forms a linear feature in the view, with its historic street pattern prominent. Open spaces and pasture around the cemetery, Holt House and sports pitches and Alkincoates Woodland & Nature Reserve form important landscape features on the edges of Colne, connecting strongly with the rural landscape setting.

### Significant viewpoints

Tum Hill is a key landmark from the edges of town and other landmarks and viewpoints in this assessment. There are open and panoramic views to Noyna Rocks, Blacko Hill, Pendle Hill and Boulsworth Hill. It is an important part of the farmed ridge that forms the setting to the southern side of the town. From Upper Rough and Holt House the linear grain of the ridge, the roads and trees following contours and the historic skyline of the town along the ridge all reinforce the open pastoral setting of the ridge.

Viewpoint 17 Tum Hill: view north east to Noyna Rocks



Viewpoint 17 Tum Hill: view north east to Upper Rough



Tum Hill gives key views across the linear town to the wider setting of Upper Rough and across to Noyna Rocks

Viewpoint 7 Holt House: view south to Tum Hill and Lenches



Viewpoint 11 Upper Rough: view south west to Tum Hill and Lenches



## **Sensitivity and Value**

Tum Hill rises above Colne, forming part of a long pastoral ridge and the immediate backdrop to the town. It is an open hilltop, and the site of an iron age hillfort. The area of rough pasture, contrasts with adjacent improved fields. The ridge is also characterised by rectilinear fields bounded by walls, woodland and trees. These form distinctive features, following the grain of the ridge. Two small wind turbines and a telecommunications mast punctuate the ridgeline. Farmsteads are dotted along the contours of the ridge with roads often defined by strong wooded edges.

Castercliff Hillfort is a Scheduled Ancient Monument that sits atop Tum Hill. The iron age hill fort lies in an area of post medieval enclosure, with more ancient enclosure on its lower slopes. This includes areas of bronze age field systems. These are all valued and important historic and archaeological features of the area.

Tum Hill is an important part of Colne's pastoral setting and is susceptible to change and highly valued. The historic area is sensitive to change. Tum Hill has open and panoramic views across Colne and its historic roofscape to other important landmarks, including Pendle Hill, Blacko Hill, Noyna Rocks and Boulsworth Hill. These connect strongly with this remote and historic place. It has clear views of the town, which rises up on the adjacent ridge. Colne's historic linear character is reinforced by the ridge and valley topography.

The character of the views from Tum Hill to the places noted above are important to Colne's pastoral setting and should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements. It recommends that a clear distinction should be retained between urban fringes and rural areas, and that new development does not extend onto prominent hillsides.

## **Recommendation**

It is recommended that views from Tum Hill across Colne, and its historic roofscape, to other important landmarks of Pendle Hill, Blacko Hill, Noyna Rocks and Boulsworth Hill, and views to Tum Hill from Holt House and Upper Rough are mapped as Significant Views to be retained.

## Colne landscape setting – wider backdrop

### Landscape character

Boulsworth Hill and Pendle Hill provide dramatic backdrops to the town, with Noyna Rocks and Blacko Hill providing closer distinct landforms and popular destinations. Boulsworth Hill is a large scale sweeping exposed landscape, with a steep high level scarp slope that contrasts dramatically with Colne and the intersecting industrial valleys.

Blacko Hill forms part of a narrow moorland fringe at the western escarpment of the South Pennine ridge. Here a relatively narrow band of small-medium sized fields are enclosed by gritstone walls and post and wire fences.

Pendle Hill is a famous landmark. The millstone grit outcrop is a distinctive landform; its steep scarp to the north, steep sides to the east and flat plateau top gives rise to a profile which is a landmark for many miles around. From towns like Colne, there is a particularly dense network of footpaths and winding lanes, with the distinctive form of Pendle Hill forming a backdrop to views from them and the town.



### Landmarks

F. Boulsworth Hill



G. Noyna Rocks



H. & I. Pendle Hill and Blacko Hill



## Boulsworth Hill

### Key characteristics

Boulsworth Hill is part of the high moorland plateau of the South Pennine Moors. It is a large scale sweeping exposed landscape, with a steep high level scarp slope facing north towards Colne. The rough, uninhabited moorland with its distinct lack of field boundaries or buildings provide an expansive backdrop and contrast to the pastoral setting of Colne with its matrix of fields, walls, farmsteads, woodlands, and trees. Two small wind turbines are sited along the ridge, below the dramatic scarp slope.

### Significant viewpoints

Viewpoints all around the town provide open and panoramic views towards Boulsworth Hill. From the cemetery, where the land drops towards the river, there are clear views across the immediate farmed setting to the moorland beyond, providing a dramatic backdrop to the town. From Holt House the view is more complex over the historic rooftops of Colne, where the town's linear character forms a strong visual feature. The town's form appearing contained by the pastoral ridge is a key characteristic of the view.

Viewpoint 6 Colne Cemetery Chapel of Rest: view south to Boulsworth Hill



Viewpoint 7 Holt House: view south east to farmed ridge and Boulsworth Hill



Viewpoint 11 Upper Rough: view south to Boulsworth Hill



Viewpoint 12 Lidgett Triangle: view south to Boulsworth Hill



From Upper Rough and Lidgett Triangle there is a strong connection with the rough pasture and the distant moorland and the pasture fields and weavers' cottages with the wider landscape.

## **Sensitivity and Value**

The distinctive shape, open moorland and large scale of Boulsworth Hill add together with a lack of buildings and human activity to provide a dramatic and wild backdrop to Colne and its more immediate pastoral setting. It is a significant landmark and visually connects the town with the wilder moorland hinterland that lies to its north and south. Although the hill doesn't contribute to the immediate town setting, it reinforces the linear character that contributes so much to the area, displaying a strong linear feature in the landscape.

Views south to Boulsworth Hill are susceptible to change and are highly valued. They are sensitive to change. Boulsworth Hill is prominent in the landscape from several landmarks and viewpoints around Colne due to its scale and the openness of the places it can be seen from. It is at the heart of valued views from Noyna Rocks, Upper Rough, Lidgett Triangle, Colne Cemetery and land around Holt House and the sports pitches. It has a high scenic value, giving viewers a sense of remoteness, tranquillity and wildness.

The character of the views from the places noted above are important to Colne's wider setting and significant landmarks. These views should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements including important views to key landmarks.

## **Recommendation**

It is recommended that views from Noyna Rocks, Upper Rough, Lidgett Triangle, Colne Cemetery and land around Holt House are mapped as Significant Views to be retained.

## Noyna Rocks

### Key characteristics

A small area of heathland and exposed gritstone rises up at the north eastern side of Colne. The surrounding farmland between Noyna Rocks and Colne is gently undulating, following the ridges, with rectilinear fields with strong stone walls forming a distinctive characteristic. Lake Burwain and Foulridge Upper Reservoir sit below Colne, and are a key feature of the landscape. They contrast with the historic town on the ridge and the farmed and wooded landscape.

### Significant viewpoints

This high vantage point provides panoramic views across farmland, Lake Burwain and Colne towards Tum Hill and Blacko Hill, as well as more distant Boulsworth Hill and Pendle Hill. Colne displays its strong linear historic form in the view. A thin strip of rectilinear fields form an important farmed setting to the ridge edge of Colne and Lake Burwain. There are clear views from the ridge top at Alkincoates Woodland & Nature Reserve /Red Lane amenity area towards Lake Burwain, Foulridge and Noyna Rocks.

Viewpoint 10a Noyna Rocks: view south west to Tum Hill



Viewpoint 10b Noyna Rocks: view west to Pendle Hill



Viewpoint 14 Mire Ridge: view north east to Noyna Rocks



Viewpoint 17 Tum Hill: view north east to Noyna Rocks



Noyna Rocks is a local beauty spot, providing a tranquil place to take in the views of Colne in its dramatic farmed and moorland setting. Boulsworth Hill and Pendle Hill contain the views to the north and west.

## **Sensitivity and Value**

Noyna Rocks is small area of heathland and exposed gritstone that rises up as part of a rolling farmed ridge on the north eastern side of Colne. Its character contrasts with the improved pasture and the regular pattern of fields bounded by stone walls that are found throughout the adjacent landscape. It reflects characteristics of wider areas of moorland at White/Burn Moor and further afield at Pendle Hill and Boulsworth Hill.

There are open and panoramic views to key landmarks, including Pendle Hill, Blacko Hill, Boulsworth Hill and Tum Hill. Boulsworth Hill and Pendle Hill form the backdrop to long distance views to the south and west. There are open views to Noyna Rocks from Mire Ridge, Tum Hill and Lenches.

Noyna Rocks is an area of open access that is well connected to the matrix of public rights of way in the area, to Lake Burwain and Colne. It is a local beauty spot, providing a tranquil place to experience the views of Colne in its dramatic pastoral and moorland setting. The area is within the Green Belt and is identified as Local Green Space in Colne Draft Neighbourhood Plan. It is valued by the local community for its recreational opportunities and dramatic long distance views to key landmarks, as well as views to Colne across Lake Burwain.

Lake Burwain sits in the middle of the view to Colne and its strong pastoral setting to the edge of Colne is evident. Although some development has extended down the ridge from Red Lane, close to the shores of Lake Burwain, it is largely bounded by rectilinear pasture fields. The ridge at Red Lane and the field pattern reinforces the linear character of the landscape, with Lake Burwain and Foulridge Upper reservoir setting in a linear depression. The Lake connects to Colne and Noyna Rocks through a matrix of paths, including the East Colne Way.

Views to and from Noyna Rocks are susceptible to change and are highly valued. They are sensitive to change. The character of the views to the places noted above are important to visitors to Noyna Rocks, Colne's wider setting and significant landmarks. These views should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements including important views to key landmarks.

## **Recommendation**

It is recommended that views from Noyna Rocks to Pendle Hill, Blacko Hill, Boulsworth Hill, Tum Hill and the wider setting of Colne, and views to Noyna Rocks from Tum Hill, Lenches and Mire Ridge are mapped as Significant Views to be retained.



## Blacko Hill

### Key characteristics

Blacko Hill is a small domed hill topped by a stone tower. The hill forms part of the moorland fringe landscape type<sup>1</sup>. The smooth improved pasture of the hillside and wider pastoral landscape contrasts with the moorland of Burn Moor and White Moor to the north and the dramatic moorland of Pendle Hill to the west. It forms part of the pastoral/moorland fringe setting to the north of Colne. It provides a distinctive feature above the wooded ridge around Alkincoates Woodland & Nature Reserve and Red Lane, Colne.

### Significant viewpoints

Noyna Rocks provide open and panoramic views across Lake Burwain and Blacko Hill to Pendle Hill. Colne lies contained behind a wooded ridge with very limited development on the upper flanks of Lake Burwain. From paths to the south of Colne, there are open views across the town to the farmed ridges beyond, including Blacko Hill, Burn Moor and Pendle Hill. The open spaces and fields around Holt House and Alkincoates Woodland & Nature Reserve are important open and farmed characteristics of the landscape.

Viewpoint 10b Noyna Rocks: view west to Blacko & Pendle Hills



Viewpoint 14 Footpath on Mire Ridge: view north west across Colne to Blacko Hill



Viewpoint 13 Winewall: view north west to Blacko & Pendle Hills



Viewpoint 20 Barrowford Reservoir: view north to Blacko Hill and Tower



Blacko Hill and its farmed landscape setting is a prominent feature in the views north from Barrowford Reservoir.

## **Sensitivity and Value**

Blacko Hill is topped by the listed Blacko Tower. The circular folly tower was built in 1890 by J Stansfield, and is also known as Stansfield Tower. The tower is a prominent hilltop landmark. The smooth pasture of the hill contrasts with the moorland to the north, and on Pendle Hill. It forms part of the moorland fringe, and complements the rolling pastoral landscape that forms part of the wider setting of Colne to the north. Again the linear grain of the ridges running parallel to Colne are a strong characteristic feature of the landscape and town's setting, reinforced in places by the grain of woodland planting and pattern of stone walls.

The hilltop location gives open and panoramic views to Pendle Hill and across Colne towards Boulsworth Hill. It is well connected to Colne through the matrix of footpaths that cross the pastoral landscape. There are key views of the local landmark from Barrowford Reservoir, with more distant views from Gib Hill, Tum Hill, Winewall, Fox Clough, Noyna Rocks and Upper Rough. Views to and from Blacko Hill are susceptible to change and are highly valued. They are sensitive to change.

The character of the views from the places noted above are important to Colne's wider setting and significant landmarks. These views should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive settings to settlements including important views to key landmarks.

## **Recommendation**

It is recommended that views from Barrowford Reservoir, with more distant views from Gib Hill, Tum Hill, Winewall, Fox Clough footpath, Noyna Rocks and Upper Rough are mapped as Significant Views to be retained.

## Pendle Hill

### Key characteristics

Pendle Hill is a famous national landmark. The millstone grit outcrop is a distinctive landform; its steep scarp to the north, steep sides to the east and flat plateau top gives rise to a profile which is a landmark for many miles around. The moorland is rough and open, with no field boundaries or development. It provides a distinct contrast with the moorland fringe and pastoral ridges that lie between it and Colne.

### Significant viewpoints

Pendle Hill is a dramatic feature that dominates the western views out of Colne and from landmark viewpoints all around the town. From most views the linear character of Pendle Hill is seen alongside the distinctive linear form of Colne. Both characteristic features in the wider landscape. This is especially evident in views from footpaths around Winewall, Fox Clough and Mire Ridge. The backdrop of Pendle Hill reinforces the sense of openness and remoteness from key locations including Noyna Rocks and Gib Hill.

Viewpoint 14 Footpath on Mire Ridge: view north west to Pendle Hill



Viewpoint 15 Fox Clough footpath: view north west to Pendle Hill



Viewpoint 13 Winewall: view west to Pendle Hill



Viewpoint 18 Gib Hill: view north west to Pendle Hill



## **Sensitivity and Value**

Pendle Hill is the most dramatic landmark in the area. Its distinct shape, rising up from the moorland fringe, farmland and historic towns give rise to its prominence in the landscape. The open moorland features and distinct lack of development provide a remote and wild character to the western backdrop of Colne. It contrasts with the sweeping moorland fringes and pastoral and wooded ridges to the north of the town. Together, these physically and visually contain the town to the north.

Pendle Hill gives dramatic and panoramic views across an extensive landscape including key landmarks of Blacko Hill, Colne, Noyna Rocks, Tum Hill and Boulsworth Hill. It is a highly valued landmark and viewpoint. Connected to Colne by a matrix of small roads and rights of way, including long distance routes such as the Pendle Way.

Views to Pendle Hill are possible from many places in and around Colne. They are important from rights of ways and other key landmarks, especially on the south side of Colne. Views from Gib Hill and Tum Hill are particularly important and valued from the popular local beauty spots. Views to and from Pendle Hill are susceptible to change and are highly valued. They are sensitive to change.

The character of the views from the places noted above are important to Colne's wider setting and significant landmarks. Other important views from Winewall, Fox Clough Footpath and Mire Ridge are also important, with the linear character of Colne evident in the wider landscape setting. These views should be maintained in line with guidance in the Lancashire Landscape Strategy. This seeks to conserve the pattern and distinctive

## **Recommendation**

It is recommended that views from Gib Hill and Tum Hill are mapped as Significant Views to be retained. Key views from Winewall, Fox Clough footpath and Mire Ridge should also be mapped.

## Conclusion

The assessment has considered the significant views associated with nine landmarks in and around Colne. As part of this review several key documents were reviewed, including 'A Landscape Strategy for Lancashire – Landscape Assessment and Landscape Strategy'<sup>1</sup>. These provide the key characteristics of the landscape including prominent features and views. The landscape strategy provides recommendations to manage the landscape in a way that conserves the characteristics and features that are important to both urban and rural parts of the area.

The Lancashire landscape assessment for Colne classifies it as 'Industrial Age' landscape sub type. Its immediate landscape setting lies in the Industrial Foothills and Valleys and Rolling Upland Farmland landscape character types. Its wider landscape setting is characterised by Moorland Fringe and Moorland Hills.

The strategy highlights that it is particularly important to consider the character and relative sensitivity of urban landscapes in historic core areas, older industrial age districts and landscapes on the fringes of towns and villages, which are constantly in transition and under pressure for change. It seeks to conserve the pattern and distinctive settings to settlements. It recommends that a clear distinction should be retained between urban fringes and rural areas, conserving distinctive settings and that new development does not extend onto prominent hillsides.

This assessment identifies the distinctive combinations of landscape elements, patterns and features that are important to the landscape and significant views in and around Colne. It has regard to conserving the distinctive setting of Colne and the distinct ridgeline characteristics of the town and its rural setting. In identifying important landmarks and significant views it seeks to retain the strong visual relationship between the town and its pastoral setting, local field patterns and the pattern of street and buildings, woodlands and topography.

The assessment recommends mapping the significant views as summarised in Table 2, below. Significant views are illustrated in Maps 4 – 11. The illustrations are indicative of the field of view from each significant viewpoint. The illustrative maps should be read in conjunction with the descriptions of significant views in this report.

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<sup>1</sup> A Landscape Strategy for Lancashire, Landscape Character Assessment and Landscape Strategy, 2000, Lancashire County Council  
Colne Significant Views Assessment

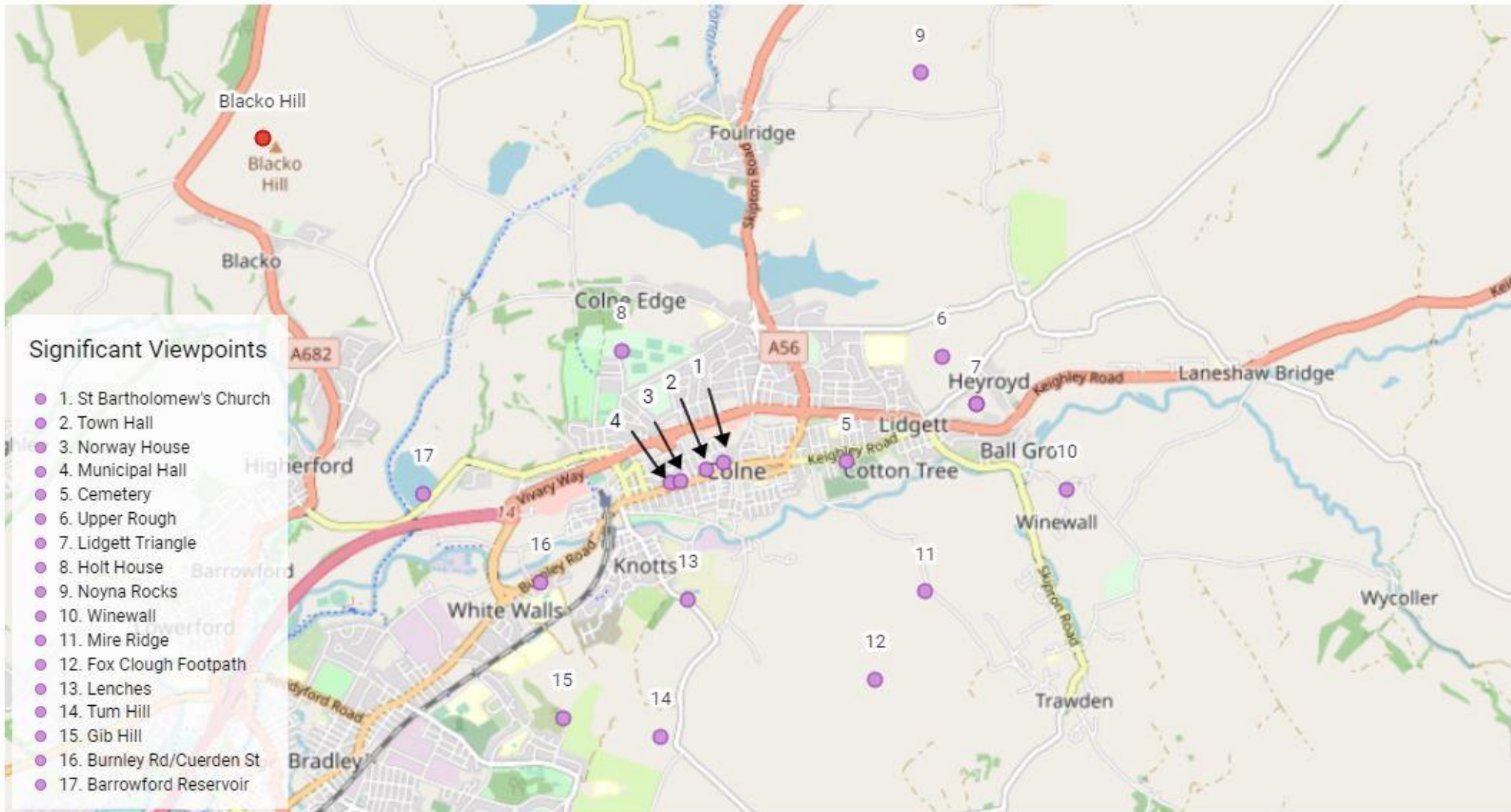
**Table 2: Significant views recommended for mapping.**

Vpt	Location	Views to the setting	Views to landmarks
1	St Bartholomew's Church	South	Historic core
2	Town Hall	South	*Other roads leading north and south from Albert Road Conservation Area also provide important views, including Spring Lane, Earl Street, Derby Road, Hall Street
3	Norway House (Linden Rd/Hall St)	North and South	
4	The Municipal Hall (Linden Rd/Hill St)	North and South	
5	Colne Cemetery	South	Boulsworth Hill
6	Upper Rough	Wider setting: North, South and West.	Blacko Hill Boulsworth Hill Lenches Tum Hill
7	Lidgett Triangle	South	Boulsworth Hill
8	Holt House (including sports pitches)	South	Boulsworth Hill Lenches Tum Hill
9	Noyna Rocks	Wider setting: South and West	Blacko Hill Boulsworth Hill Lenches Pendle Hill Tum Hill
10	Winewall	Wider setting: North west	Blacko Hill Pendle Hill
11	Mire Ridge	Wider setting: North west to North east	Lenches Blacko Hill Pendle Hill Upper Rough
12	Fox Clough footpath	North	Upper Rough Blacko Hill Pendle Hill
13	Lenches	North	Noyna Rocks Upper Rough
14	Tum Hill	Wider setting: North west to North east	Blacko Hill Boulsworth Hill Historic core Pendle Hill Noyna Rocks Upper Rough
15	Gib Hill	North and West	Blacko Hill Pendle Hill
16	Burnley Rd/Cuerden St	North east	Historic Core
17	Barrowford reservoir	East	Blacko Hill Historic Core Gib Hill

## Maps: Significant Viewpoints

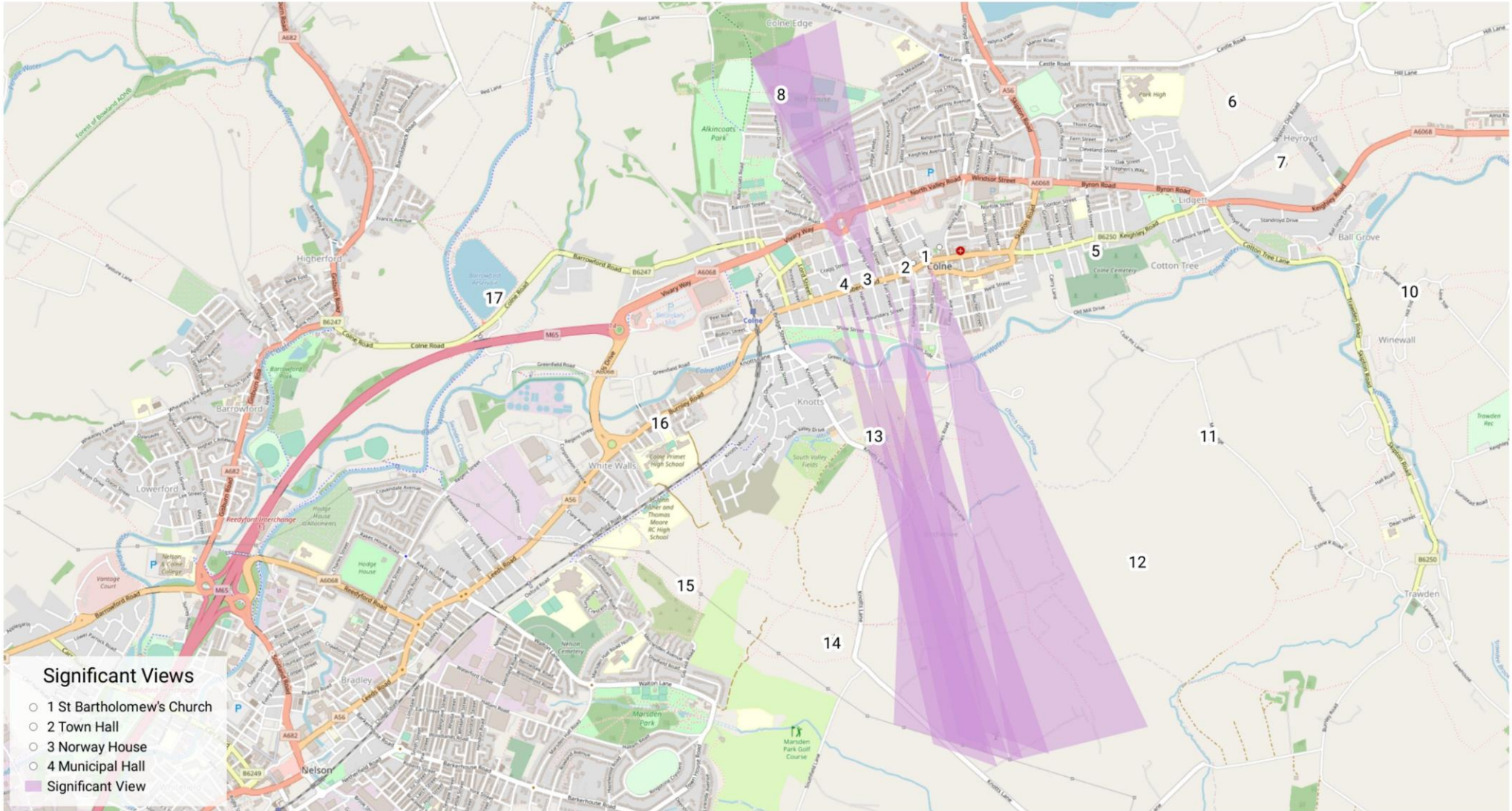
Significant views are illustrated in Maps 4 – 11. The illustrations are indicative of the field of view from each significant viewpoint. The illustrative maps should be read in conjunction with the descriptions of significant views in this report.

# Map 4 Significant Viewpoints

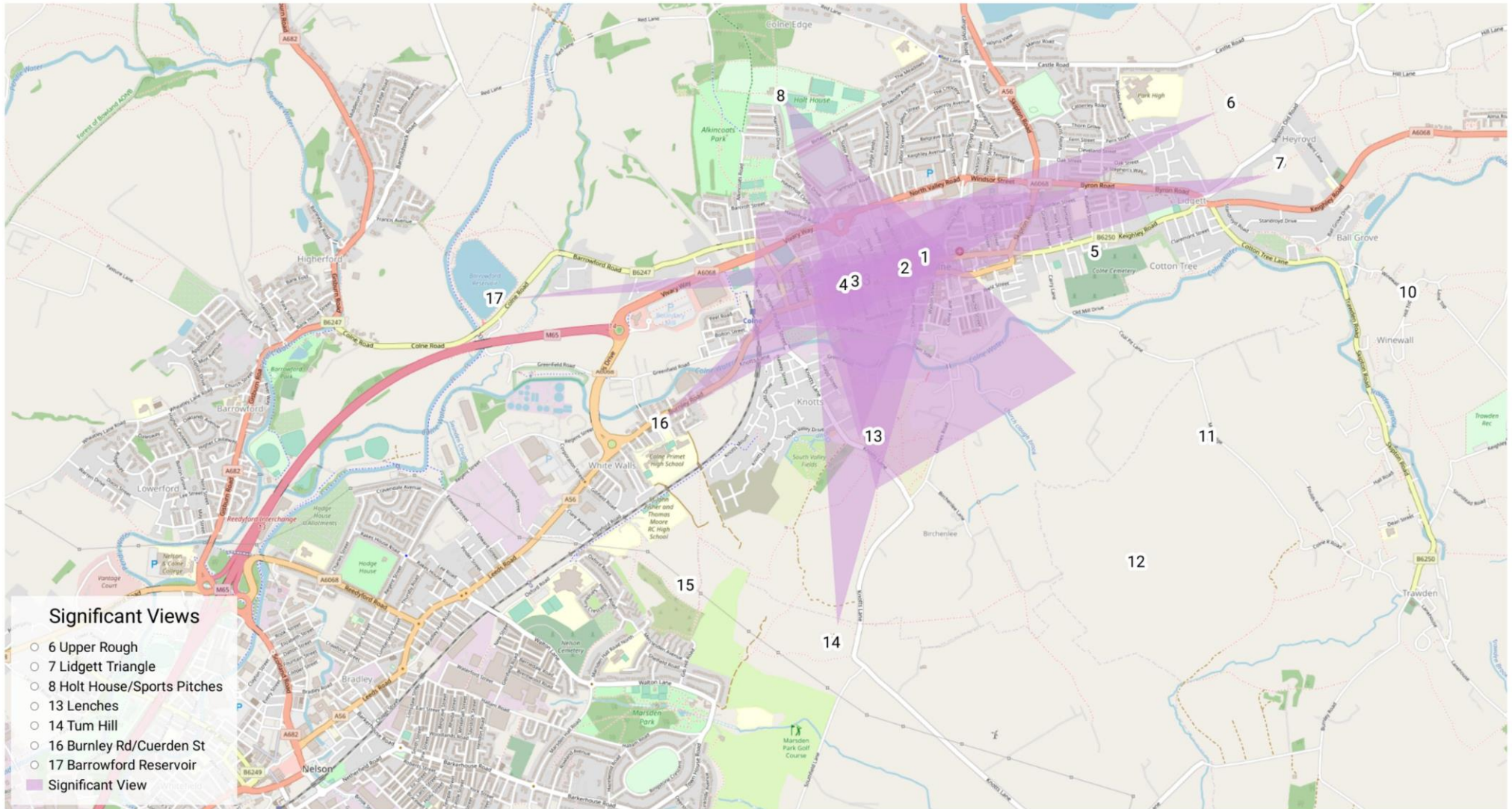




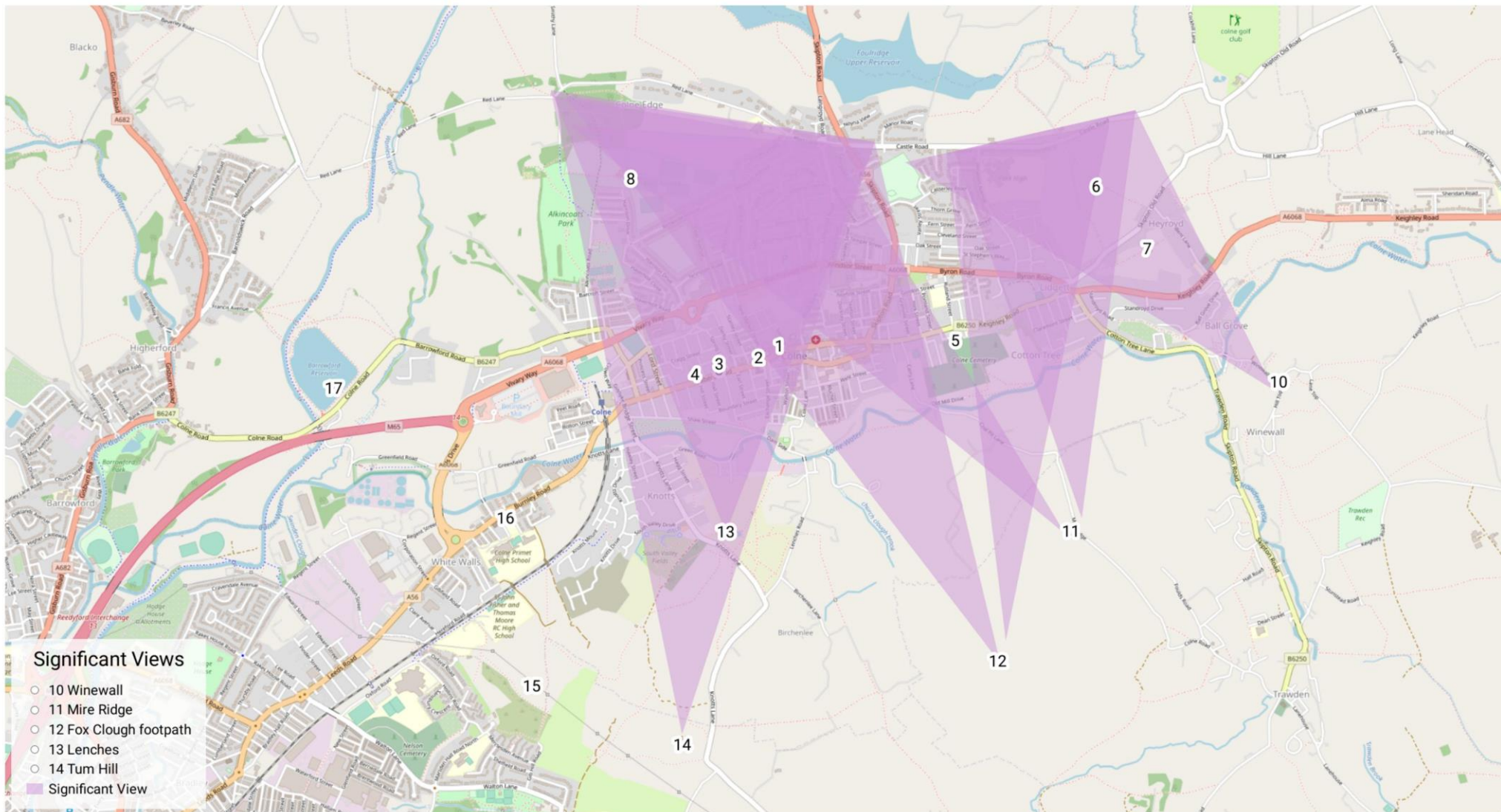
# Map 5 Significant Views from Historic Core



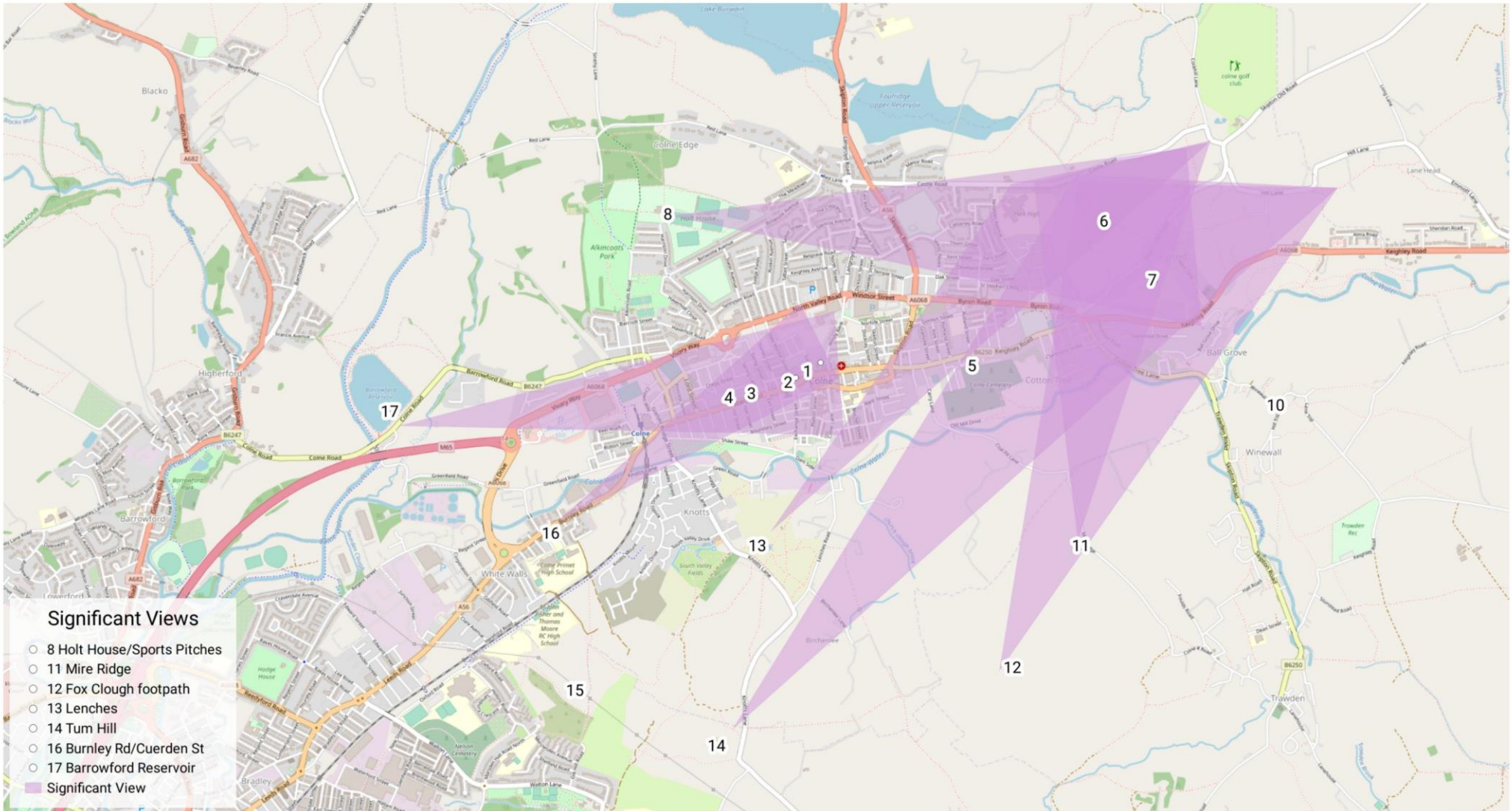
# Map 6 Significant Views into Historic Core



# Map 7 Significant Views North: immediate landscape setting



# Map 8 Significant Views East: immediate landscape setting



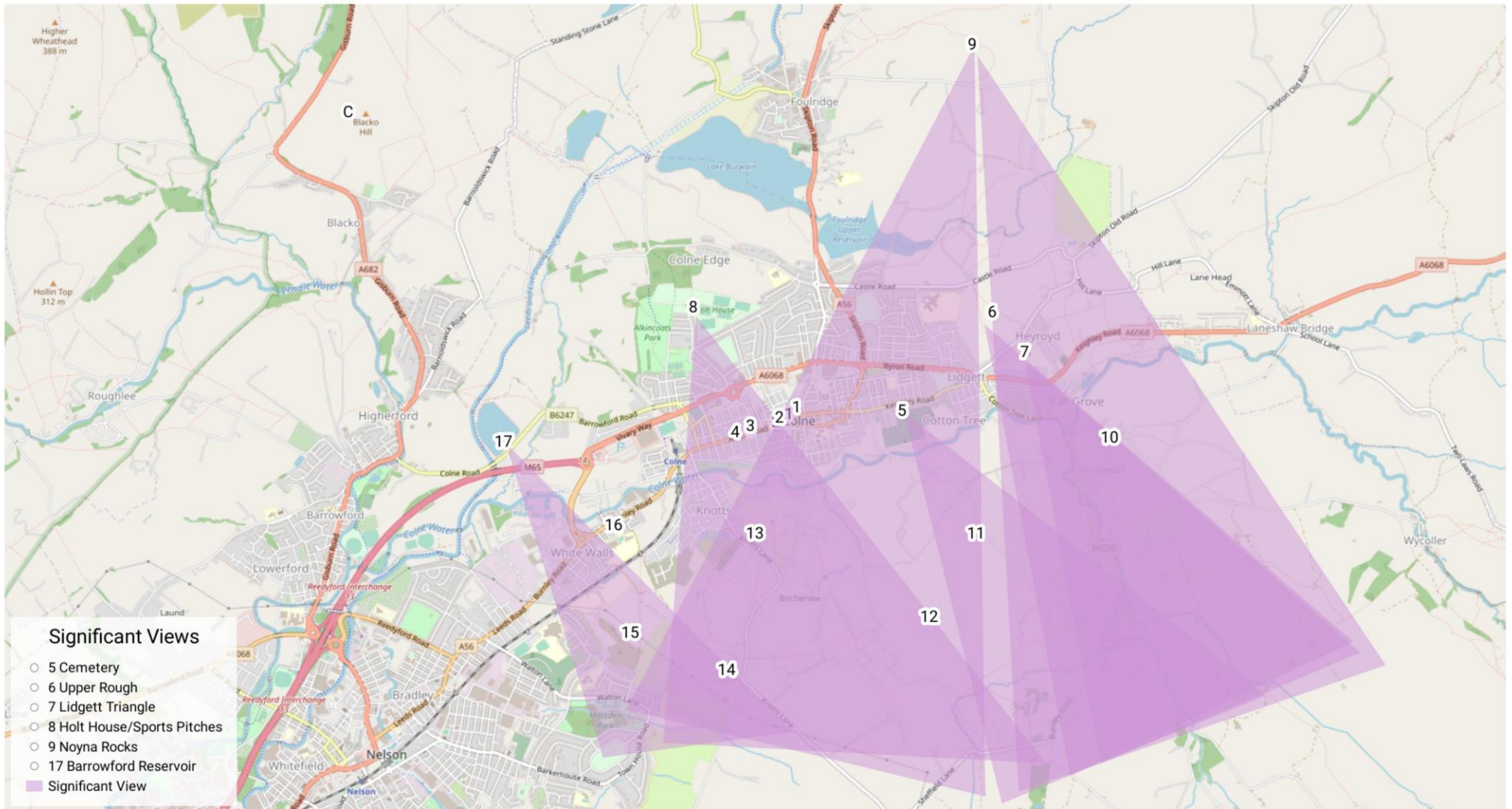
Produced on Nov 11, 2021.  
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Colne Significant Views Assessment May 2021

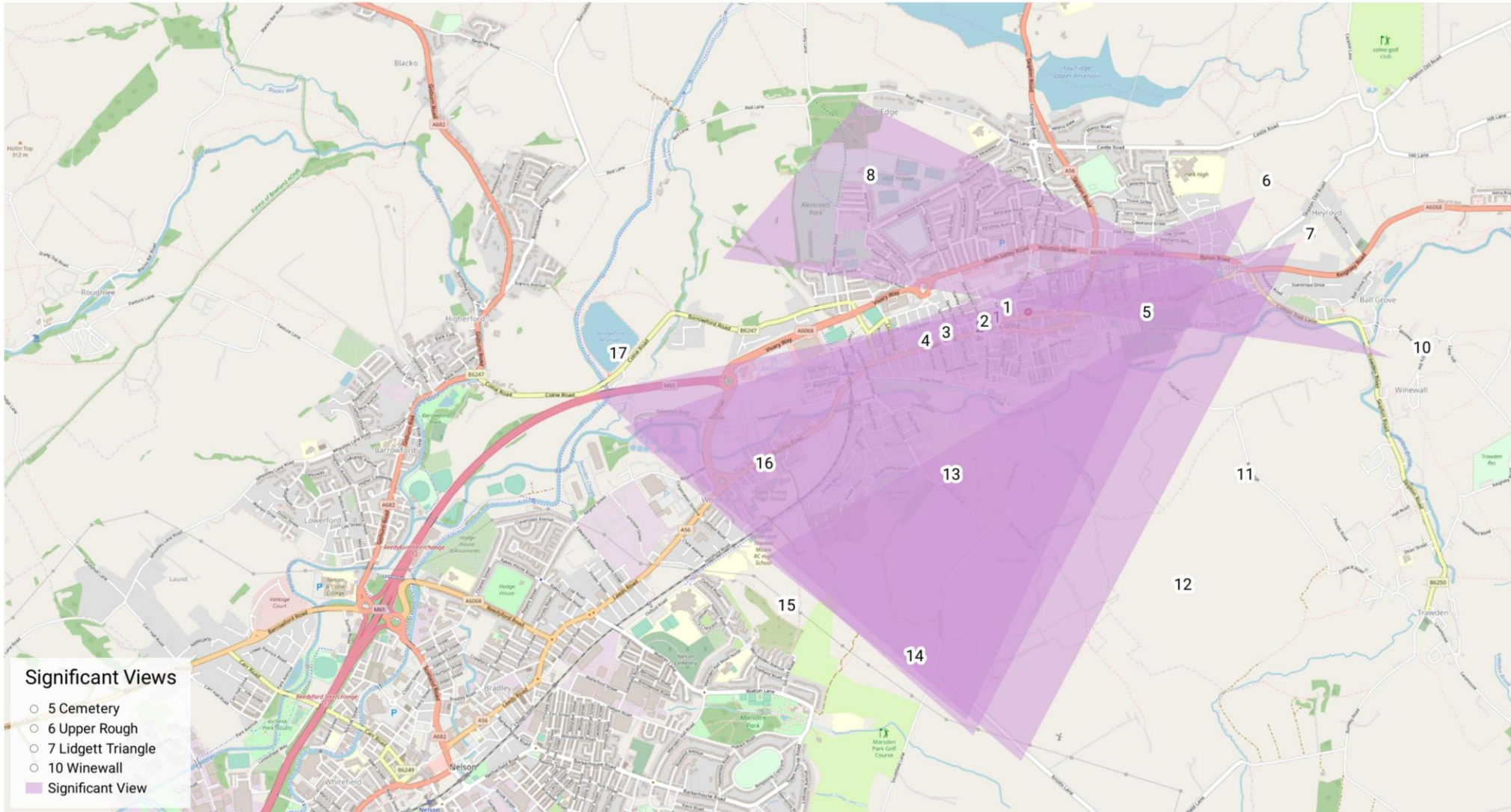
500 m  
Scale 1:24538 (at A4)



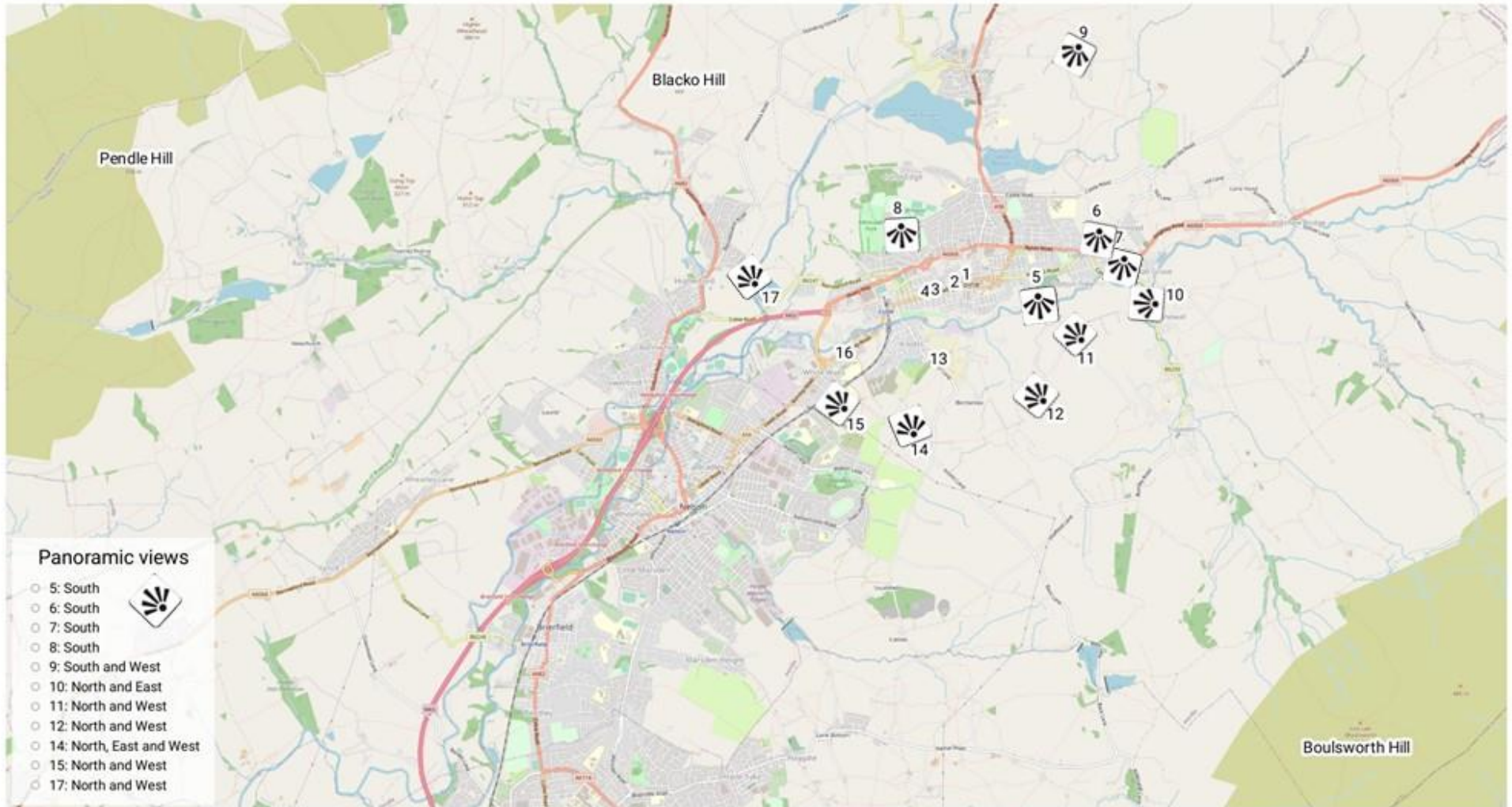
# Map 9 Significant Views South: immediate landscape setting



# Map 10 Significant Views West: immediate landscape setting



# Map 11 Panoramic Viewpoints: wider landscape setting




Please note: icons indicate where panoramic views exist. They do not show the exact field of view. Views are wider than indicated by the single icon.

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Colne Significant Views Assessment May 2021

1000 m  
Scale 1:53604 (at A4)



## Appendix 1: Landmarks and viewpoint review

Following the initial brief, discussions with the Colne Town Council Neighbourhood Plan Working Group and a review of relevant plans, studies, landscape assessments and conservation area appraisals it was agreed that the prominent views and key viewpoints listed below should be assessed.

### Prominent views into/out of town identified in draft Neighbourhood Plan (Policy CNDP15)

- A. Longer distance views of terraced streetscapes and St Bartholomew’s Church
- B. Views of Town Hall (including Municipal Hall/Norway House (Coop))
- C. Views of Blacko Hill
- D. Views of Pendle Hill
- E. Views of Boulsworth Hill
- F. Views of Tum Hill/Castercliffe Hill Fort

Policy CNDP15 identifies the key landscape features in the neighbourhood area based on the work in the Lancashire Landscape Assessment and set out in Natural England’s National Character Areas NCA35: Lancashire Valleys and NCA36: South Pennines.

### Other prominent views identified following consultation on the draft Colne Neighbourhood Plan

- G. Upper Rough
- H. Noyna Rocks
- I. Lenches

### Key viewpoints to prominent views identified in discussion with the Colne Town Council Neighbourhood Plan Working Group

1. Town: St. Bartholomew’s/Walton Street – south to town setting	12. East: Lidgett Triangle/Conservation Area - south
2. Town: Town Hall/Exchange Street – south to town setting	13. South east: Winewall/Hill top junction – north
3. Town: Norway House/Hall Street – south to town setting	14. South east: Mire Ridge –panoramic views across town to Pendle Hill and Blacko Hill
4. Town: Municipal Hall/Hill Street/Linden Road - south and north to town setting	15. South: Footpath from Fox Clough to Trawden across town to Pendle Hill and Blacko Hill
5. Town: A56/Albert Road – other locations, south and north to town setting	16. South: Lenches north to town and northern setting
6. Town: Colne Cemetery from chapel of rest to town setting and Boulsworth Hill	17. South west: Tum Hill/Castercliff Hill Fort to Pendle Hill and Blacko Hill and across town
7. North: Holt House/Sports pitches to Tum Hill across town	18. South west: Gib Hill north to Pendle Hill and across town
8. North: Alkincoates Woodland & Nature Reserve/Red Lane amenity area to Foulridge Lower Reservoir/Lake Burwain.	19. West: Burnley Rd/Cuerden St to historic townscape and skyline
9. North: Lake Burwain to northern town setting and ridge	20. West: Barrowford Reservoir to Blacko Hill, Gib Hill, Colne
10. North east: Noyna Rocks – panoramic view to all landmarks	21. Town: Amenity area near Curzon Street to Lenches and town setting.
11. East: Upper Rough to Boulsworth Hill, Tum Hill and Lenches	



## Appendix 2: Methodology

The sensitivity assessment focussed on a 3km wide study area. The study area was determined through an assessment of prominent views and viewpoints to them, in discussion with Colne Town Council Neighbourhood Plan steering group.

The approach for carrying out the landscape and visual sensitivity assessment is based on the latest published national guidance<sup>2</sup>. This involved the identification and assessment of the sensitivity of prominent views and Colne's landscape setting using a selection of viewpoints.

The prominent views are identified in the draft Colne Neighbourhood Plan – consultation October 2020, Policy CNDP15.

The selection of viewpoints for the assessment were drawn up in discussions with Colne Town Council Neighbourhood Plan Steering Group and a desk top assessment of:

- National Character Areas
- Lancashire Landscape Strategy
- Draft Colne Neighbourhood Plan and supporting housing, heritage and green spaces studies.
- Conservation Area Appraisals

A field survey of all viewpoints was carried out over two days in May 2021 to record the landscape characteristics of the views and setting to Colne, identifying how the landscape is experienced and the value attached to it to determine its sensitivity and susceptibility to change.

Landscape and visual sensitivity are assessed for each key landmark with reference to six criterion, set out below and listed with examples in Table 3. For each area text sets out the characteristics and value and identifies the likely sensitivity to change. Key viewpoint corridors that are important to the landmark/area are identified on a map. The six criterion are:

- Physical and natural character (the shape, scale and complexity of the landform, the landscape pattern and the presence of natural or semi-natural features that are important to landscape character);
- Settlement form and edge (the extent to which the landmark/area relates to the form and pattern of existing adjacent settlement, and the character of the adjacent settlement edge);
- Settlement setting (the extent to which the landmark/area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, or its value for recreation in which experience of the landscape is important);
- Visual character (the visual prominence of the landmark/area, the degree of intervisibility with the surrounding landscape, the role the landmark/sub area plays in contributing to valued views, and the character of skylines);
- Perceptual qualities (qualities such as rurality, sense of remoteness or tranquillity);

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<sup>2</sup> An approach to landscape sensitivity assessment – to inform spatial planning and land management (Natural England, Tudor 2019)  
Colne Significant Views Assessment

- Historic character (the extent to which the landscape has ‘time-depth’ – a sense of being a historic landscape – and/or the presence of heritage assets that are important to landscape character)

The desk top review, field surveys and analysis are summarised in a report of findings and recommendation to indicate the prominent views and key viewpoints that are important and sensitive to the town, its setting and landmarks. The report includes maps and recommendations on landmarks and viewpoints that could be mapped to identify significant and key viewpoints in relation to the setting of the town in the Colne Neighbourhood Plan and Policy CNDP15.

Green Belt designation applies to parts of the assessed area: it should be noted that quality of landscape is not a reason for, or purpose of, Green Belt designation, and so there is no direct relationship between that designation and the sensitivity of certain landmarks and viewpoints. Green Belts are designated to prevent the coalescence of settlements.

When considering sensitivity of landmarks/areas the following criteria are considered:

**Table 3**

<b>Landscape and visual sensitivity assessment criteria</b>				
<b>Physical Character</b>				
This considers the shape, scale and complexity of the landform, the landscape pattern and the presence of natural or semi-natural features that are important to landscape character - i.e. the representation of elements which are key characteristics or valued features. Reference is made to Lancashire Landscape Character Assessment and National Character Areas.				
Lower sensitivity		—————→	Higher sensitivity	
e.g. The landscape is simple, with few landscape features that contribute positively to local landscape character		E.g. The landscape has some natural or semi-natural features that contribute to, but are not key to local landscape character, or some characteristic elements of everyday value.		E.g. The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with strong hedgerows, mature trees and other features of interest, such woodlands. Strong landform features such as open ridges likely to be more sensitive.
<b>Settlement form and edge</b>				
The extent to which the landmark/area relates to the form and pattern of existing adjacent settlement, and the character of the adjacent settlement edge, including the role of significant landscape elements in either separating an undeveloped area from a settled area or linking it to it. The degree to which potential development is likely to be in keeping with/contrary to settlement pattern.				
Lower sensitivity		—————→	Higher sensitivity	
E.g. The landscape is strongly associated with an existing settlement and for this reason, if developed, would be likely to be perceived as part of the settlement rather than an intrusion into the countryside.  The existing settlement edge may be improved through development, enhancing the relationship between the settlement and wider countryside.		E.g. Development within the landmark/area may be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature.		E.g. Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest, onto steep slopes or into a valley.

<b>Settlement setting</b>				
<p>The extent to which the landmark/area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, or its value for recreation in which experience of the landscape is important - for example by providing an attractive backdrop/ setting to the settlement, playing an important part in views from a settlement or functioning as a public open space. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence). Higher levels of sensitivity would typically apply to gaps between larger settlements than gaps between a larger settlement and an outlying hamlet or farmstead.</p>				
Lower sensitivity		—————→	Higher sensitivity	
<p>E.g. The landscape does not contribute to the character of the settlement; it does not provide an attractive backdrop to the settlement or play an important part in views from it. The landscape does not contribute to the physical or perceived separation of settlements either because of distance or the absence of a visual relationship.</p>		<p>E.g. The landscape makes some contribution to the character of the settlement, as a backdrop or visual element. The landscape either a) contributes to the gap between settlements, but not to an extent where development would have a strong effect on the perception of separate settlements; or b) contributes more significantly to a gap between a settlement and an outlying farmstead or hamlet, although development would still leave some sense of separation</p>		<p>E.g. The landscape is important to the setting of the settlement, providing a distinctive element in many or notable views, inward or outward, that are key to the character of the settlement. The landscape of the sub-area is important in the perception of a gap between distinct settlements</p>
<b>Visual character</b>				
<p>This considers the visual prominence of the landmark/area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible). It considers the role the landmark/area plays in contributing to valued views identified in CNDP15 which includes promoted viewpoints, scenic views and key recreational routes. It also considers the skyline character of the landmark/area including whether it forms a visually distinctive skyline (e.g. due to the presence of important landmark features) or as an important undeveloped skyline.</p>				
Lower sensitivity		—————→	Higher sensitivity	
<p>E.g. The landscape is enclosed/ visually contained and well screened as a result of landform and/or land cover and is not visually prominent in the landscape</p>		<p>E.g. The area is visible to some degree or may be partially screened. The area does not contain important landmark features that form a distinctive or prominent skyline.</p>		<p>E.g. The area is prominent in views from the wider landscape (e.g. as a result of openness or landform). The area plays a key role in contributing to valued views, such as scenic views within, to or from landmarks in CNDP 15. Distinctive or undeveloped skylines with important landmark features are likely to be more sensitive to built development, which may detract from these as features in the landscape.</p>

<b>Perceptual qualities</b>				
This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. Consistently high scenic value, perceived naturalness, freedom from human activity/disturbance and widespread 'dark skies' would all add to sensitivity in relation to this criterion.				
Lower sensitivity		—————→	Higher sensitivity	
E.g. An area significantly influenced by development/human activity, where new development would not be out of character.		E.g. A landscape with some sense of rurality, but with some modern elements.		E.g. A relatively tranquil landscape, lacking strong intrusive elements. Extensively dark skies and a high perceived degree of rurality/naturalness with few modern human influences. High scenic value
<b>Historic character</b>				
The extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or the presence of heritage assets that are important to landscape character (i.e. a large number or highly valued features – which may be designated as Conservation Areas, Scheduled Monuments or listed buildings for example that are key contributors to character), with reference to the Lancashire Landscape Character Assessment, relevant Conservation Area Appraisals and Colne Draft Neighbourhood Plan Heritage study) because these would potentially be liable to loss or degradation.				
Lower sensitivity		—————→	Higher sensitivity	
E.g. A landscape with few historic features important to the character of the area, and little time-depth. The landscape may be much altered or disturbed in recent times		.g. A landscape with some visible historic elements but not of key importance to local character		E.g. A landscape with many/ highly valued historic features, characteristics or heritage assets that are key to local landscape character, including the presence of historic components including ancient routeways, Scheduled Monuments, Listed Buildings and Conservation Areas.

## Appendix 3: Landmark and Viewpoint images



1. St. Bartholomew's Church: view south along Walton Street/Craddock Road to the farmed ridge setting.



2. Town Hall: view south along Exchange Street to the farmed ridge setting.



3. Norway House: view north along Linden Road to Alkincoates Woodland & Nature Reserve and Holt House.





4. Municipal Hall: view south along Hill Street to the farmed ridge setting.



5a. Albert Road: view south along Duke Street to the farmed ridge setting.

Other similar views south are possible along Chapel Street, Hall Street and River Street.



5b. Albert Road: view north along Spring Lane towards Alkincoates Woodland & Nature Reserve and Holt House.

Other similar views north are possible along Stanley Street, Derby Street and Linden Road.



6. Colne Cemetery: view south across the farmed ridge setting and Boulsworth Hill.



7a. Holt House: view south east across Colne to the farmed ridge setting and Boulsworth Hill.

NB. Holt House refers to the area around the sports club buildings, car park and sports pitches.



7b. Holt House: view south to Lenches, Tum Hill, Gib Hill which form part of the farmed ridge setting.

NB. Holt House refers to the area around the sports club buildings, car park and sports pitches.



8. Alkincoates Woodland & Nature Reserve  
viewpoint/Red Lane: view  
north east across Lake  
Burwain and Noyna Rocks.

The Yorkshire Dales form part  
of the horizon.



9. Lake Burwain: views south to the farmed ridge setting below Red Lane on the northern edge of Colne.





10a. Noyna Rocks: view south across the farmed setting and Lake Burwain to Colne and its northern farmed setting including Lenches and Tum Hill.



10b. Noyna Rocks: view west across Foulridge and farmland to Blacko Hill and Tower and Pendle Hill.



11a. Upper Rough: view east across Upper Rough.



11b. Upper Rough: view south across Trawden and farmland to Boulsworth Hill



11c. Upper Rough: view south west across Colne to the farmed ridge setting including Tum Hill and Lenches



12a. Lidgett Triangle: view south across farmland to Boulsworth Hill.



12b. Lidgett Triangle: view south west across Colne to the farmed ridged setting including Tum Hill and Lenches.



13. Winewall: view west across Colne to Pendle Hill and Blacko Hill.





14a. Mire Ridge: view west across Lenches and Colne to Blacko Hill and Pendle Hill.



14b. Mire Ridge:  
view north west across  
Colne to Holt House,  
Alkincoates Woodland &  
Nature Reserve and  
Blacko Hill.



15. Fox Clough Footpath:  
view north east across  
Colne to Noyna Rocks,  
Upper Rough and the  
farmed ridge setting



16a . Lenches: view north west across Colne and its Historic Core



16b . Lenches: view north east across Colne to Upper Rough and the farmed ridge setting



17a. Tum Hill/Castercliff Hill Fort: view north east across Colne to Noyna Rocks and the farmed ridge setting



17b. Tum Hill/Castercliff Hill Fort: view north east across Colne to Upper Rough and the farmed ridge setting



17c. Tum Hill/Castercliff Hill Fort: view north across Colne to fields, Holt House and Alkincoates Woodland & Nature Reserve and the wider farmed setting





18. Gib Hill: view north and west to Blacko Hill and Pendle Hill.



19. Burnley Rd/Cuerden St:  
view east to the Grade II  
Listed Viaduct and Historic  
Core.

Landmarks of St.  
Bartholomew's Church and  
Town Hall and viewpoints  
Norway House and Municipal  
Hall form a striking skyline



20a. Barrowford Reservoir: view east to Colne Historic Core and Landmarks - St Bartholomew's Church and Town Hall



20b. Barrowford  
Reservoir: view north to  
Blacko Hill and Tower



20c. Barrowford  
Reservoir: view south to  
Gib Hill and the farmed  
ridge setting