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Colne Neighbourhood Plan

DESIGN CODE

2022

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Colne Design Code	60571087 DR- 11143	Colne Town Council	Wei Deng, AECOM	12.2021	Lee Wood, AECOM
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Revision history

Revision	Revision date	Details		Name	Position
First Draft	10.09.21	First draft	WD	Wei Deng	Principal Urban Designer
Second Draft	20.10.21	Second draft	SC	Sarah Cockburn-Price	Chairman of the Colne Neighbourhood Plan Advisory Committee
Third Draft	18.11.21	Reviewed by CNPAC	SC	Sarah Cockburn-Price	Chairman of the Colne Neighbourhood Plan Advisory Committee
Fourth Draft	01.12.21	Reviewed by CNPAC	SC	Sarah Cockburn-Price	Chairman of Colne Neighbourhood Plan Advisory Committee

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01

1 INTRODUCTION

1.1 Background

Locality is a national membership network for community organisations which empowers local people to lead and influence decision-making in their area.

Local communities can use neighbourhood planning as a means of changing their neighbourhoods for the better. Through Locality's support programme, Colne Town Council (CTC) has appointed AECOM to undertake a number of studies which will underpin its emerging Neighbourhood Plan. AECOM has been commissioned to provide a Design Code document, which will provide urban design guidance and will help to deliver good quality places within Colne.

1.2 Purpose and Approach

The purpose of this report is to provide design principles and codes for Colne, which can be applied to future potential development sites.

The boundary for the Colne Designated Neighbourhood Area in this Design Code report is defined by the current Colne Designated Neighbourhood Area Map (Figure 1).

The process that was undertaken in order to produce this Design Code report is as follows:

- AECOM representatives attended an online inception meeting with CTC on 12th March 2021, and site walkover in Colne (19th August) to define the brief and direction for this Design Code report.
- AECOM studied and reviewed the existing town character areas and suggested a series of focus areas.
- AECOM produced a draft Design Code report based on the finding from the previous stages.
- The draft report was reviewed by CTC.
- After capturing the feedback from the review, AECOM issued the final Design Code report.

1.3 Document Structure

This Design Code report is structured into six sections:

1. Introduction
2. Planning Context
3. Analysis: High Level Baseline
4. Engagement
5. Design Codes
6. Next Steps

Figure 1: Colne Designated Neighbourhood Area Map


WELCOME TO
COLNE
Winners of
Britain in Bloom

02

2 PLANNING CONTEXT

2.1 Planning Policy

Colne is a market town in the Borough of Pendle, Lancashire. Any future development within the area should comply with national and local planning policy. This section provides such planning policy context as follows:

National Planning Policy

National Planning Policy Framework (2021)

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

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved through three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment. The parts of particular relevance to this Design Codes report are:

Part 12 (Achieving well-designed places) states that design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of the areas defining characteristics. It tells how Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. It encourages developments which are visually attractive, sympathetic to local character and history including the surrounding built environment and landscape setting.

Part 13 (Protecting Green Belt land) outlines the importance the Government attaches to Green Belts and the role of these designations in preventing urban sprawl and keeping land permanently open.

Part 15 (Conserving and enhancing the natural environment) encourages awareness of the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, and recognising the wider benefits from natural capital and ecosystem services. This national guidance will be adhered to and supported within this Design Code document.

Part 16 (Conserving and enhancing the historic environment) specifies that plans set out a positive strategy for the conservation and enhancement of the historic environment, identifying sustainable uses which sustain and enhances the significance of heritage assets. The historic environment is recognised as having potential to contribute positively to local character and distinctiveness.

National Design Guide (2019)

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. It is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government. It identifies ten characteristics which underpin good design; Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Lifespan. This report will use the principles of this National Design Guidance to help inform the Design Codes.

The Methodology of Design Code suggested by the National Model Design Code (2021)

The National Model Design Code (2021) sets out clear design parameters to help communities decide what good quality design looks like in their area, based on local aspirations for developing their area, following appropriate local consultation. The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design in the National Design Guide, reflecting the government's priorities and providing a common overarching framework for design.

A Green Future: Our 25 Year Plan to Improve the Environment (2018)

The 25 Year Environment Plan aims to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

Any new development in Colne should be proposed in the context of the Country's aim for the next 25 years to achieve a greener and cleaner environment and tackle climate change.

Environment Bill (2020)

The Bill aims to improve the environment, through prioritising areas of air quality, water, biodiversity, resource efficiency and waste reduction. Any new development should be designed with its contribution to the Bill's aims and targets safeguarding nature, tackling climate change and and providing comfortable living to the residents, achieving high levels of sustainable development.

The Ancient Monuments and Archaeological Areas Act 1979

This legislation imposes a requirement for Scheduled Monument Consent for any works of demolition, repair and alteration that might affect a designated Scheduled Monument.

Planning (Listed Buildings and Conservation Areas) Act 1990

This legislation sets out the principal statutory provisions that must be considered in the determination of any application affecting listed buildings and conservations. It establishes that special regard to desirability of preserving the building of its setting and the desirability of preserving or enhancing the character and appearance of a conservation area.

The Ancient Monuments and Archaeological Areas Act 1979

This Act imposes a requirement for Scheduled Monument Consent granted by the Secretary of State for any works to a designated Scheduled Monument.

Local Planning Policy

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

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

- A settlement hierarchy and shows how new development should be distributed across Pendle.
- How many new homes should be built in different parts of Pendle.
- How much employment land should be developed.
- A broad framework for the protection and enhancement of our natural and historic environments.

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

- Policy SDP 2 Spatial Development Principles
- Policy ENV 1 Protecting and Enhancing Our Natural and Historic Environments
- Policy ENV 2 Achieving Quality in Design and Conservation
- Policy LIV 5 Designing Better Places to Live
- Policy WRK 6 Designing Better Places to Work
- Policy SUP 4 Designing Better Public Places

Supplementary Planning Documents (SPDs)

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

Conservation Area Design and Development Guidance (2008)

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

Design Principles (2009)

Provides design guidance for householder extension, shopfronts and advertisements.

Development in the Open Countryside and AONB (2002)

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

Neighbourhood Plan

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

Colne's Heritage Assets 2020

This document provides a list of non-designated heritage assets and locally important urban character areas to inform future policy.

2.2 Best Practice Design Guidance

The Design Codes set out within this document have been influenced significantly by the guidance and content of best practice material. This includes guidance documents that provide essential information about good design, along with various standards and criteria against which the design of the built environment can be assessed.

The principle best practice reference material which has influenced the design of future development at the Site include the following:

- Urban Design Compendium (UDC) 1 and 2 (Homes and Communities Agency);
- Manual for Streets and Manual for Streets (MfS) 2 (Department for Transport);
- Car Parking: What works where (Homes England and the Regulator of Social Housing formerly Homes and Communities Agency);
- Building for a Healthy Life (BHL) (Building for Life Partnership of: Design Council Cabe, the Home Builders Federation and Design for Homes with the assistance of Nottingham Trent University); and
- Guides produced by The Trees and Design Action Group (TDAG).

Reference to these key best practice and local standards documents ensures that future reserved matters applications will be guided by parameters that have local and national recognition.

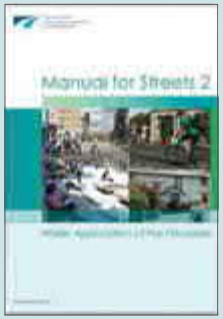
Guidance	 Urban Design Compendium	 Manual for Streets 2	 Car Parking: What works where	 Building for a Healthy Life	 The Trees and Design Action Group
Website Link	https://www.academia.edu/28094730/Urban_Design_Compendium_02_pdf	https://www.ciht.org.uk/knowledge-resource-centre/resources/revising-manual-for-streets/	https://www.cycling-embassy.org.uk/document/car-parking-what-works-where	https://www.creatingexcellence.net/wp-content/uploads/2020/07/Building-for-a-Healthy-Life-July-2020.pdf	https://www.tdag.org.uk/our-guides.html
Key Guidance	1. UDC1 Urban design principles - explains key aspects of urban design and how these can be applied to create places where people want to live, work and socialise. 2. UDC2 Delivering quality places - provides practical guidance on the steps that can be taken and barriers that need to be overcome during policy and project development to improve the quality of place delivered.	MfS2 aims to assist in the creation of streets that: 1. Help to build and strengthen the communities they serve. 2. Meet the needs of all users, by embodying the principles of inclusive design. 3. Form part of a well-connected network. 4. Are attractive and have their own distinctive identity. 5. Are cost-effective to construct and maintain. 6. Are safe.	Evaluates a variety of parking options available against the following values: 1. The quality of the neighbourhood, or creating a 'good address'; 2. Convenience of access and use between parking space; 3. Safe routes for people going to and from the parking space; 4. Security of parked cars; 5. Efficiency of land and construction costs.	Building for a Healthy Life (BHL) is the latest edition of - and new name for - Building for Life 12. The updated document sets out 12 design considerations when planning and building neighbourhoods, looking at public infrastructure of the built environment including transport, streetscaping and green space such as parks.	The Trees and Design Action Group (TDAG) brings together a pioneering group of individuals, professionals and organisations from wide ranging disciplines in both the public and private sectors to increase awareness of the role of trees in the built environment. TDAG uses its membership's broad knowledge base to develop guides with evidence-based information, practical advice and case studies to inform decision-making on urban trees.

Table 1.1: Summary of the key best practice national standards documents which have informed the Design Code.

2.3 Approach for Defining the Focus Areas

The Methodology

To define the Focus Areas within Colne, AECOM reviewed approaches used by the Landscape Institute (LI) and the Royal Town Planning Institute (RTPI). The methodology used in the LI Townscape Assessment and RTPI for character assessment cover similar items, but in different categories.

Landscape Institute (LI) Townscape Assessment- Technical Information Note (2017)

This document explains how the principles and general approach of landscape character assessment can be applied to townscape character assessment. It also helps to clarify how practitioners typically interpret that guidance for townscapes by giving emphasis to particular issues that may need to be considered when assessing, mapping and describing the character of built-up areas.

A townscape character assessment may present a description of the townscape that is distinctive to that place, supported by materials such as maps, illustrations and photographs. It can provide an understanding of how a place has evolved and developed over time to respond to natural, social and economic drivers, and how this is reflected in the layout of streets, the architecture of buildings and the materials used.

Specific Consideration for Townscape Character Assessment:

- Historical development
- Movement and connectivity
- Urban structure and built form
- Heritage assets
- Green infrastructure and public realm
- Tranquillity
- Stakeholder engagement

Royal Town Planning Institute (RTPI)- How to Prepare a Character Assessment to Support Design Policy within a Neighbourhood Plan

This document describes how to prepare a character assessment document, which details the distinct appearance and feel of a settlement or an area, illustrating key physical features and characteristics which gives the area its specific identity. Through preparing a character assessment document, the existing character of a neighbourhood area can be documented and described. The assessment can then be used by developers and architects to help them understand the local character, which will contribute to creating sensitively designed proposals to preserve the local area's feel and appearances.

The RTPI also produced a character assessment proforma which provides a structured approach to identifying and classifying the distinctive character of a settlement or neighbourhood area.

The proforma breaks character down into the following ten distinct categories:

- Layout
- Topography
- Spaces
- Roads, streets, routes
- Green and natural features
- Landmarks
- Buildings and details
- Streetscape
- Land Use
- Views

Method used in this report

AECOM has taken the key principles of both these methodologies, with particular focus on four categories within the LI Townscape Assessment:

- Heritage Assets
- Urban structure and built form
- Movement and access
- Green infrastructure and public realm

The focus areas will be identified based upon the study of the four categories above within the next section. The design codes will provide further detailed design guidelines for each category in Section 5.

03

3 BASELINE STUDY

3.1 Understanding Colne: Evolution of the town

During the early medieval period, settlement likely took the form of widely dispersed farmsteads, loosely nucleated around St Bartholomew's Church. Waterside was established as the industrial centre early on; a corn and fulling mill were founded during the last decade of the 13th century. For the most part, industry in medieval Colne remained characteristically rural, consisting of cloth production and small-scale mining of coal deposits. The date of Colne's first market is unrecorded but the likely identification of a market cross of 15th century origin suggest it had been established by the late medieval period, becoming a trading centre by the post-medieval period.

Within the early post-medieval period Colne's textile industry experienced significant growth, becoming the centre of woollen cloth production in north east Lancashire. Waterside remained the industrial centre, distinct from the town.

During the late 19th century, the area between Waterside and Colne urban centre was in-filled by development of new terraces for workers. By this period, advances in technology had resulted in a rapid population increase.

Colne's population declined from 26,000 in 1911 to 19,000 in 1961 as a result of the decline of the cloth industry. Modern development in Colne can be largely characterised as commercial, comprising of large supermarkets and retail spaces.

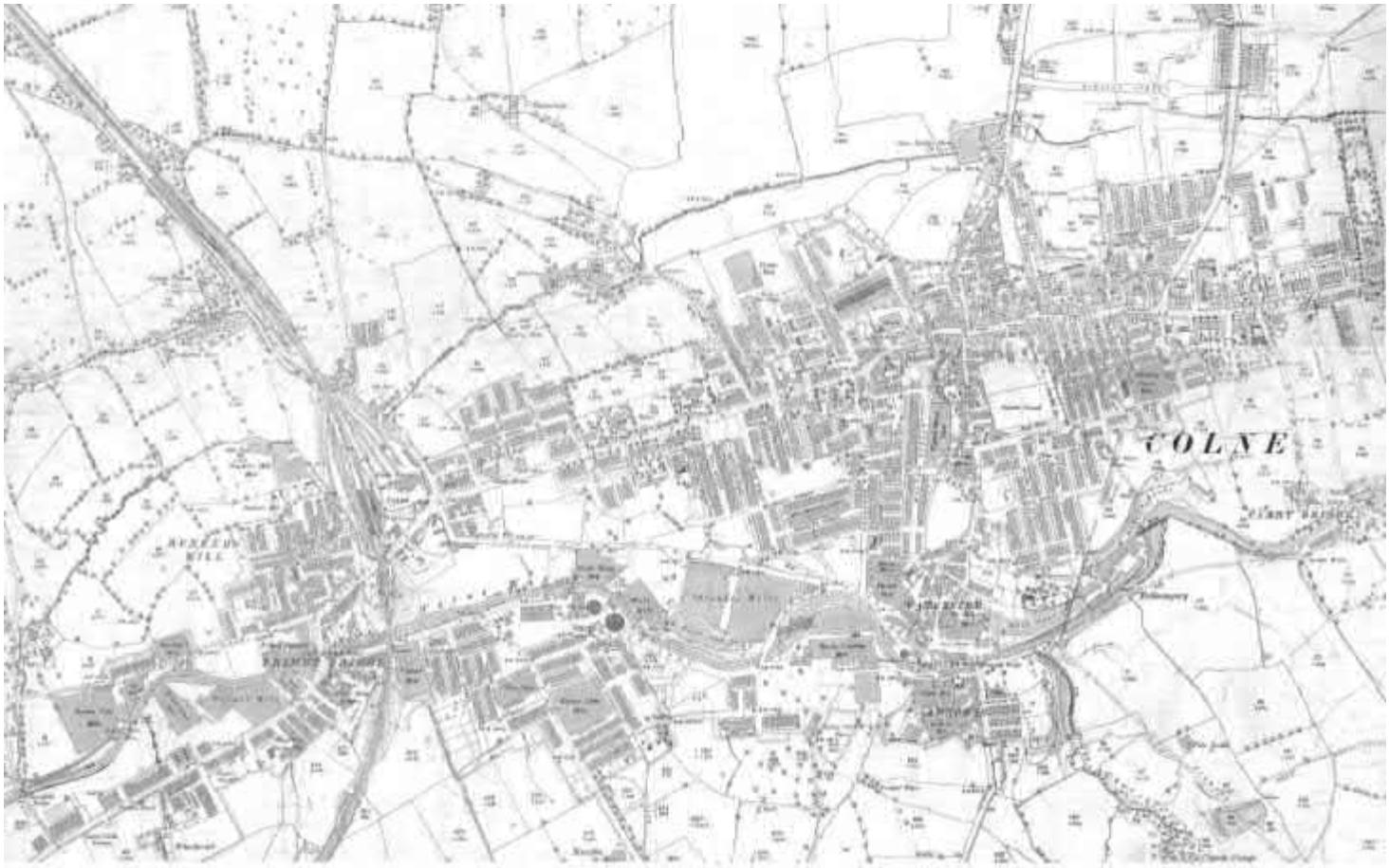


Figure 2: Colne in 1890 Source: www.archiuk.com

Hartley Homes Almshouses, built by the jam company founder, Sir William Pickles Hartley

Parsonage Street, a typical Victorian street just off the High Street

The skyline of Colne is dominated by its iconic Town Hall on top of the ridge, with the rows of terraced houses radiating down towards the North Valley

South Valley streets lead down to Colne Water with a majestic hillside backdrop

The Municipal Hall, affectionately known as The Muni, is just one of Colne's three theatres

Grade II Listed Norway House and Old Co-op building

Figure 3: Examples of Colne street views

3.2 Baseline Study

Landscape Character Area (LCA)

National Level

Natural England identifies the broad Designated Neighbourhood Area as falling within National Landscape Character Area NCA 35, Lancashire valleys. A small part of the area also falls within NCA 36 Southern Pennines, a part of the Pennine ridge of hills. The Lancashire Valleys run north-east from Chorley through Blackburn and Burnley to Colne. The National Character Area (NCA) lies mainly in east Lancashire and is bounded to the north-west by the Bowland Fells fringe and the Millstone Grit outcrop of Pendle Hill, and to the south by the Southern Pennines. The Industrial Revolution saw the development and expansion of the major settlements, which include Colne. The towns are dominated by mills and Victorian stone-terraced housing. Numerous examples of the area's industrial heritage remain, and are matched today by substantial areas of contemporary industrial development. There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal. Landscape Character Area NCA 35 has pertinent key characteristics identified as comprising (Figure 4):

- There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas;
- Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides; and
- Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.
- In addition, the south-east edge of the Colne neighbourhood area has some typical NCA 36 character, which features:
  - Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;
  - Mosaics of moorland vegetation on the plateau, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;
  - Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands; and
  - Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences.; Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads.

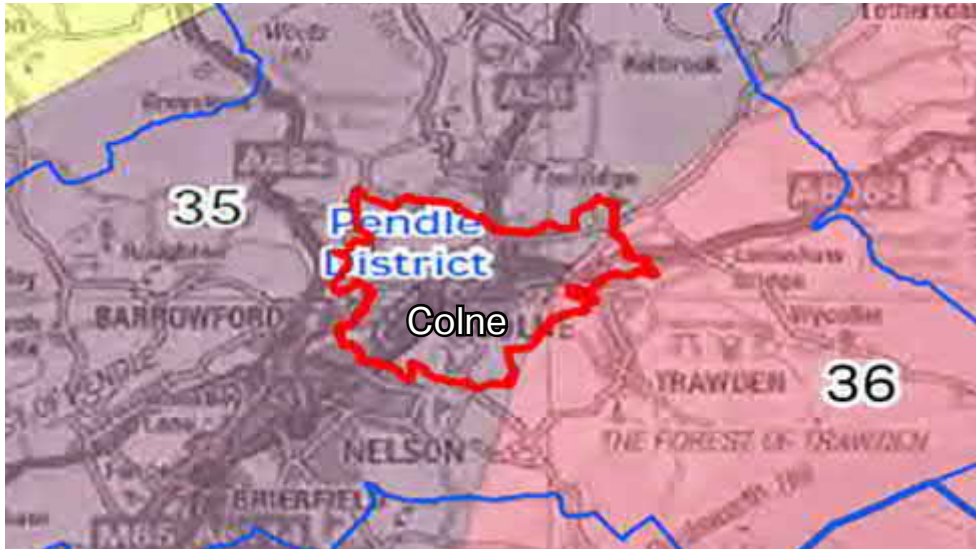


Figure 4: Landscape Character Areas around Colne in 'The Lancashire Landscape Strategy'

Local Level

In October 1999, the Lancashire County Council commissioned Environmental Resources Management (ERM) to undertake a comprehensive, integrated landscape and assessment of Lancashire, including the urban areas, and produce a landscape strategy informed by the landscape character assessment process. The overall study consists of two separate reports; a Landscape Character Assessment and a Landscape Strategy.

This report presents a complete description and classification of the landscapes within the Designated Neighbourhood Area, an analysis of its geology and topography, and the historical evolution of land cover patterns, land use, and settlement. It will provide a valuable source of information for planning and land management in Lancashire.

The Colne town is surrounded by Landscape Character Area 6a Calder Valley from north and south. This landscape character area encompasses the landscape of the broad valley of the River Calder outside the urban settlements. Stone walls remain the predominant boundary type on higher ground, although there are frequently hedgerows and post and wire fencing on the lower slopes and valley bottom. The landscape is well-populated; there are many houses, footpaths and large farms. The urban fringes of Colne, Nelson and Burnley exert an influence over the landscape; close to the urban edge, there are pockets of neglected land, and urban fringe land uses such as horse paddocks, garden centres and retail or industrial buildings.

The eastern part of the Designated Neighbourhood Area falls within Landscape Character Area 14b Lothersdale and Cringles. The combination of limestone with Millstone Grit has created a soft Cringles landscape of rolling hills. The land is divided into a patchwork of improved pastures by stone walls, characteristically lighter than those of the gritstone areas and punctuated by small stands of trees. Trees are conspicuous in the landscape and produce strong patterns on the hillsides where they fill cloughs and steep crevices associated with the becks which drain them.

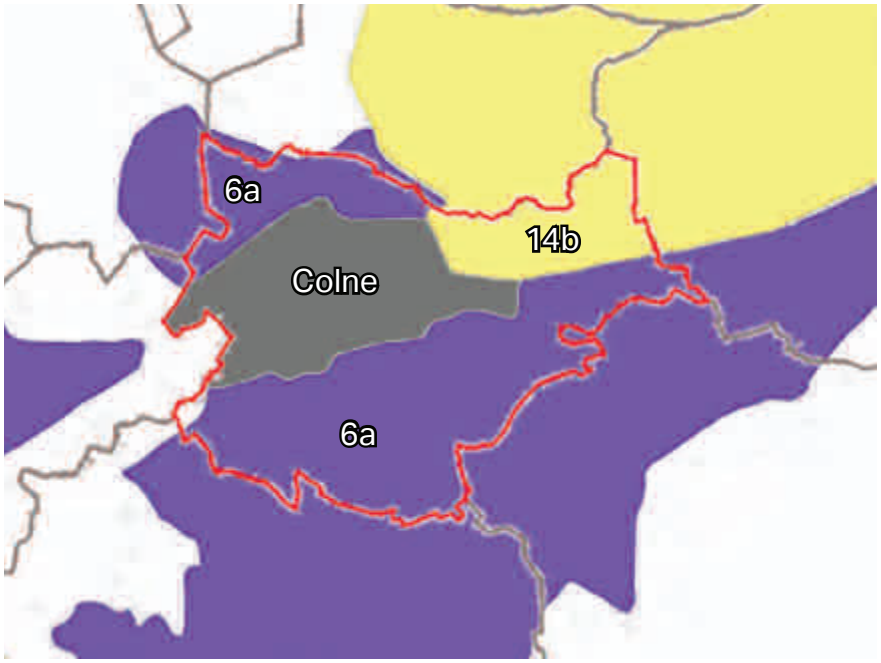


Figure 5: Landscape Character Areas around Colne in 'The Lancashire Landscape Strategy'

Overarching Design Principles

Any development should be considered with an emphasis on the following points:

- Design development at all stages should consider the importance of the distinctive local landscape that provides a local character to the area; and
- Significant negative landscape impacts, e.g. from large, obtrusive development, should be avoided when selecting sites.

3.2 Baseline Study

Movement Network and Access

Vehicular

Vehicular movement within the Neighbourhood Area is constrained by local topography and more expansive countryside areas. The A56 and A6068 (Vivary Way) form two spines across the middle of town. The A6068 (Keighley Road) connects the settlement of Colne with Cross Hills to the east, while the A56 and M65 provide access to towns to the south-west. The A56 and A6068 are key strategic routes and are expected to become increasingly congested. The remaining roads serve the settlement areas or are rural lanes that permeate across the fringe areas. A well-connected bus route network runs through communities within the Colne town area (Fig 6).

The Colne railway station is located to the west of the town, next to the Pendle Leisure Centre, and provides access to more expansive western regions, including Nelson and Burnley.

Figure 6: Bus routes network Map

Typical street just outside the centre at the lower end of the town

Looking up leafy Albert Road, which is a Conservation Area and houses much of the town's night-time economy

Overarching Design Principles

- Street design should refer to Lancashire County Council highways technical requirements;
- Having regard to these technical requirements, placemaking principles should also be used in designing streets;
- Streets should be attractive and safe for all users; and
- Active travel measures should be encouraged to support dealing with climate change issues.

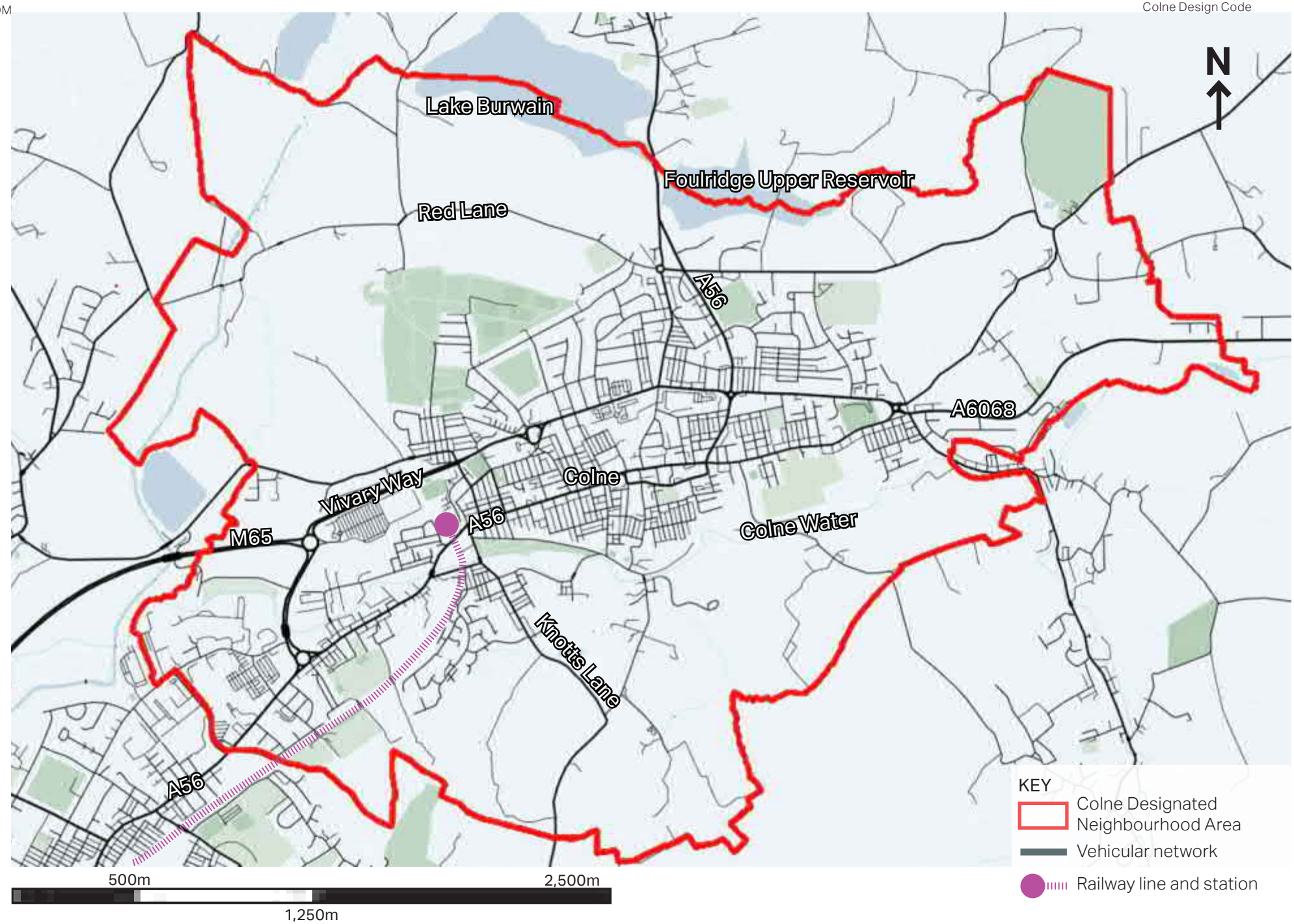


Figure 7: Movement network Map

3.2 Baseline Study

Movement and Access

Non-Vehicular routes

The Neighbourhood Area has extensive coverage of Public Rights of Way (PRoW), providing many traffic-free routes for walking around the town. PRoW help to connect the communities and permeate the settlement areas. These can often offer more direct routes across the topography than the road network. In the countryside areas, there is considerably more non-vehicular connectivity than vehicular connectivity. The road, rail and water system alongside the topography create some barriers to pedestrian movement between the west and east of the Neighbourhood Area. The PRoW network joins roads around the town and provides connections to the town centre via existing streets.

The topography of the Neighbourhood Area and its settlements pose considerable challenges for cyclists and those with mobility problems.

Figure 8: Cycle route map
Source: www.openstreetmap.org

Steps leading down to Colne Water. This part of Colne is called Waterside and represents some of the oldest parts of the settlement.

Looking up Albert Road, you can see grand late Victorian buildings, which are very imposing

Footpaths in Colne can suddenly disappear or swap to the other side of the road

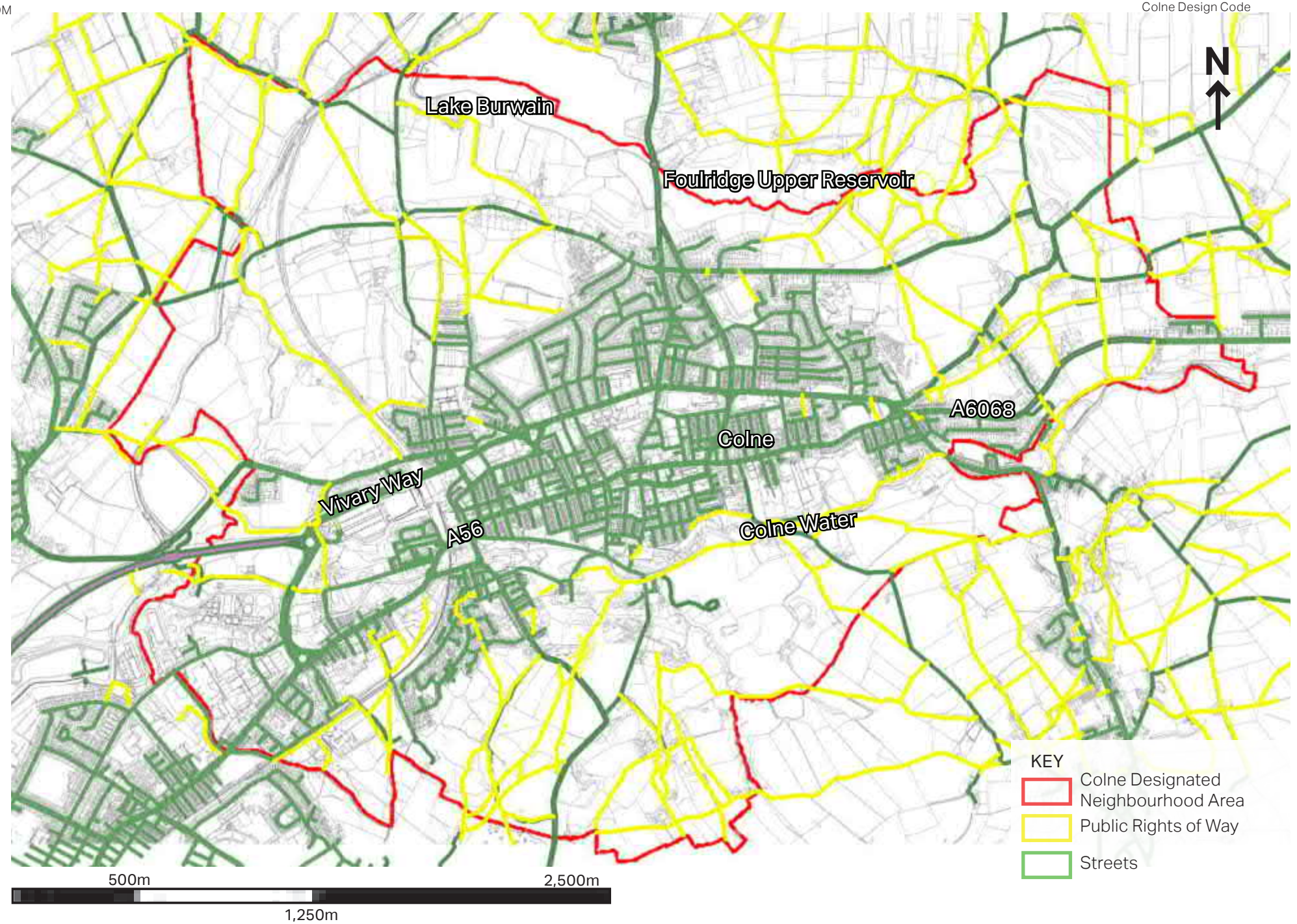


Figure 9: Non-vehicular movement

3.2 Baseline Study

Heritage Assets

Colne has a singular grade I listed building in St Bartholomew's Church. Within Colne's urban centre there are three grade II* listed buildings and a high number of grade II listed assets within the Colne Designated Neighbourhood Area.

Four conservation areas have been identified wholly within Colne comprising of:

- Albert Road Conservation Area;
- Greenfield Conservation Area;
- Primet Bridge Conservation Area; and
- Lidgett and Bents Conservation Area.

A small section of the Trawden Forest Conservation Area is also captured within Colne, although only a small portion of this Conservation Area overlaps with the Colne Designated Neighbourhood Area boundary.

Much of Colne's historic building stock comprises of late post-medieval and early modern terraces in locally quarried sandstone and, to a lesser extent, gritstone. Alongside the surviving mill structures, such as Primet Foundry, these former mill workers' terraces demonstrate historical associations with the textile industry as a driving force for expansion.

Overarching Design Principles

- New developments are encouraged to use traditional building materials, particularly the use of stone facades, both rubble and ashlar, while not ruled out of the innovative use of new materials that reflect local identities; and
- The scale of the local historic built form should be respected by new development..

Colne's Grade II Listed Town Hall, built in 1894

Colne's old Market Cross, which has been relocated several times and is currently outside the town's third indoor market

Pavement fronted terraces do not have gardens, but have access to numerous countryside walks which form an extensive network around the town

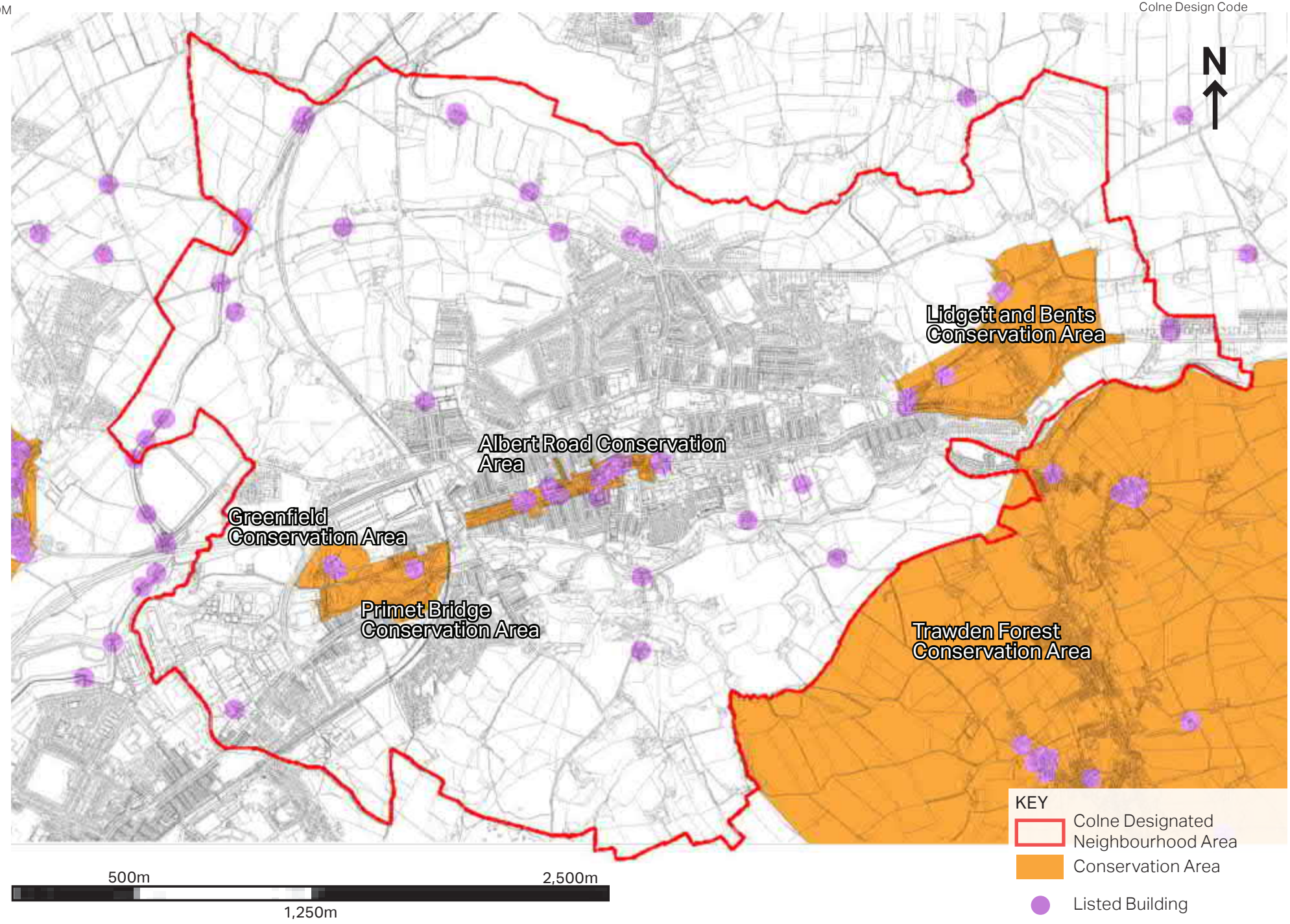


Figure 10: Heritage assets plan

3.2 Baseline Study

Green Belt and Countryside

The Green Belt in Pendle covers 2,067 hectares of land around the settlements of the M65 Corridor, helping to prevent them from coalescing and losing their identity. The Green Belt in Colne, located to the west, north and east of the town, helps prevent unrestricted urban sprawl, safeguards the countryside from encroachment, and encourages the recycling of derelict urban land. Policy ENV 2 of the Local Plan states that good design should be informed by, and reflect, the history and development of a place. Therefore proposals within the Colne neighbourhood area should seek to protect or enhance the natural environment. Where applicable, they should maintain the openness of the Green Belt.

Open countryside areas surround the Colne built up area all around apart from the west. The Supplementary Planning Guidance (SPD) 'Development in the Open Countryside' was published in 2002, which sets out the criteria for new development in the countryside areas of Pendle.

Overarching Design Principles

- Any development should respect local plan policies that promote the aims and objectives of the SPD, and seek to protect and enhance countryside;
- Development in the Open Countryside should be carefully considered to ensure its overall impact is assessed as beneficial and not detrimental to the landscape protection areas, is environmentally acceptable, and protects the area's landscape character; and
- Green Belt and open spaces should be protected for strengthening and capacity of rural communities and to support taking action against climate change.

Glimpses of other settlements can be seen wherever you are in Colne, owing to the topography of the town's position on its ridge

The Pennines provide a forbidding backdrop to this view looking out from Waterside

In the foreground, old mills give way to former council housing, known as the Poets' Estate, and, further away, are sporting pitches high above the town at Holt House

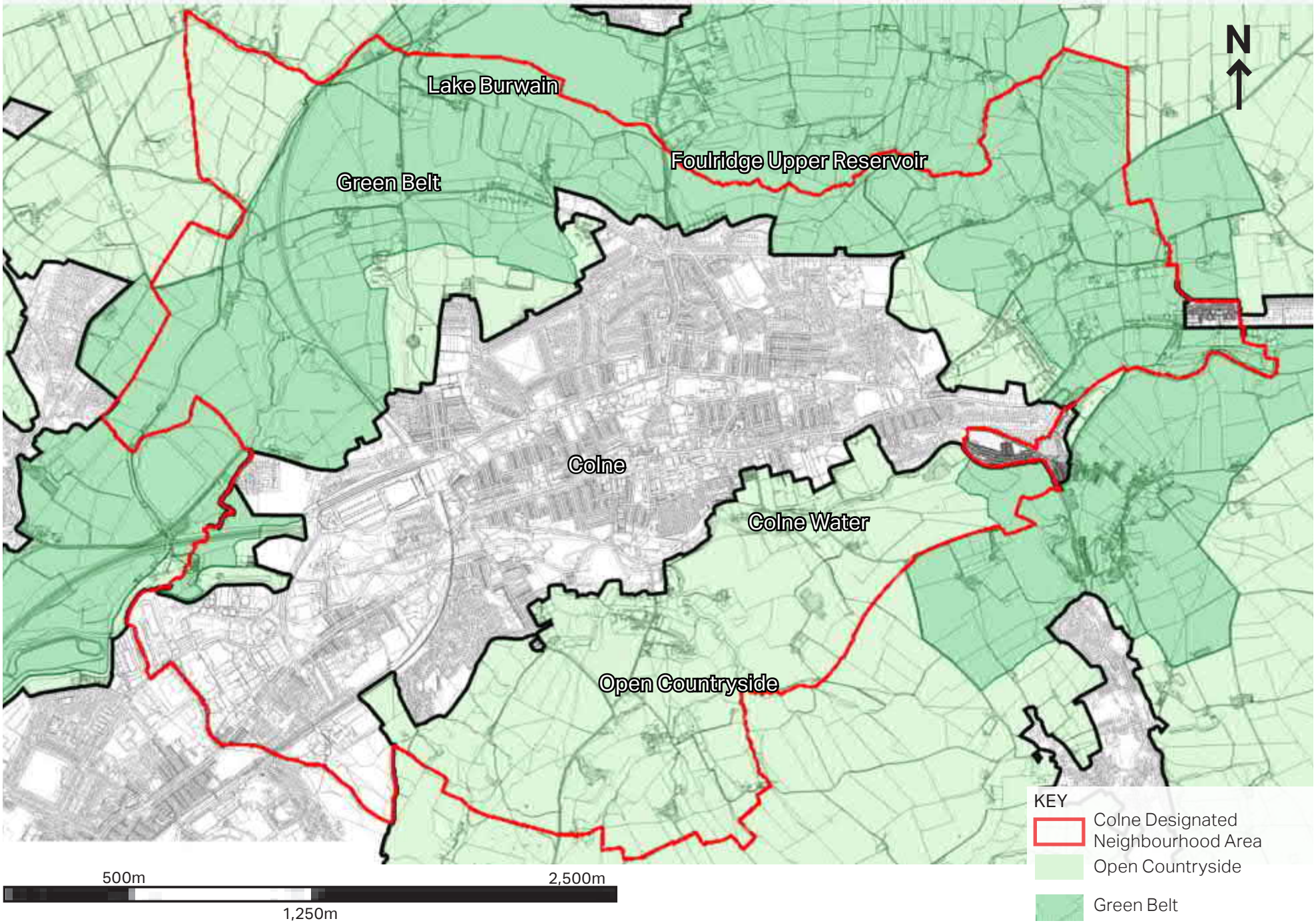


Figure 11: Wider countryside plan

3.2 Baseline Study

Open Space

Pendle Borough Council published the Open Space Audit in 2019 (OSA 2019), which provides information on the quantity, quality, distribution and accessibility of open space in the borough. In particular, it identifies those areas with either a surplus or deficit of open space compared to the borough-wide average. In the OSA 2019, Open Space is defined as: "All open space, in public or private ownership, that is located within a defined settlement or within 300 metres of a settlement boundary. These spaces should provide amenity value to a community in the form of visual, environmental, recreational, social or economic benefits together with all formally designated recreation areas irrespective of their location. "

The overall quantity of open space recorded has decreased since 2008. However, the borough's quality of open space sites has generally improved since 2008, notably within the Play Area typology, including children's playgrounds.

In terms of accessibility, the analysis indicates that most residents in the town have good access to all typologies of open space when assessed against the relevant local standards. However, as Figure 12 suggests, most open spaces are located in fringe areas of the built-up areas. There are minimal open spaces at the heart of the town. The key open spaces to the north of the town include King George V Playground and Alkincoates Park. In addition, Langroyd Country Park provides recreational connections to the wider countryside. Ball Grove Park forms main open spaces to the southern region of Colne.

Alkincoates Park, once the seat of the Parker family

View of Colne in its landscape from Holt House

The recently established Campion Green Community Garden, which features an outdoor gym

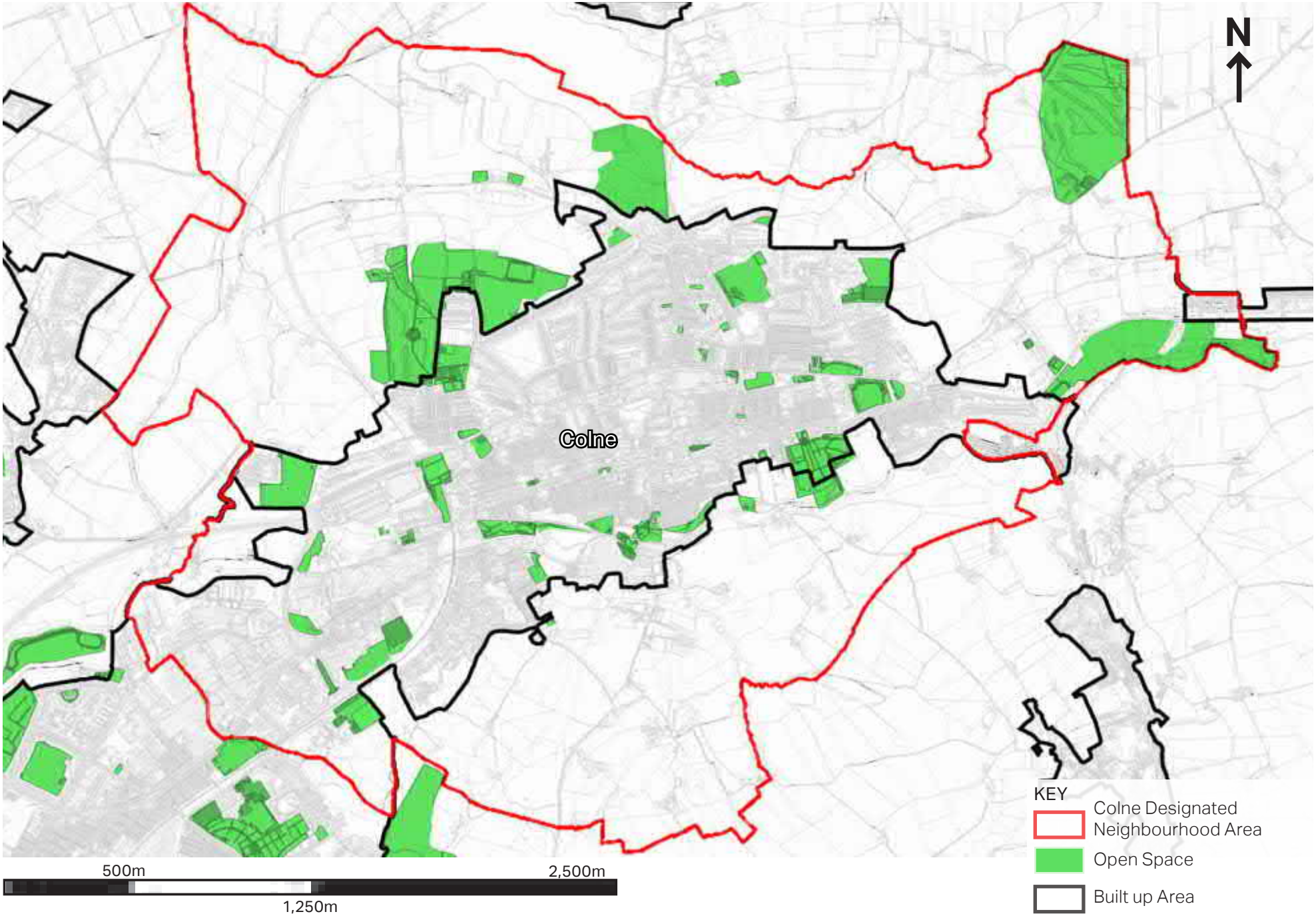


Figure 12: Open Space Plan

3.2 Baseline Study

Environmental Designations

'Pendle Biodiversity Audit' formed part of the evidence base for the Local Development Plan for Pendle in 2010. It establishes baseline data for the regular monitoring which help to highlight any improvement or deterioration of biodiversity that occurs. Several large scale environmental designations are identified outside of the Colne built-up area (Figure 13).

There are two areas of Local Natural Importance (LNIs) in Colne: Ball Grove Lodge and Greenfield Road.

Upper Ball Grove (2.1ha) is located on the floodplain of Colne Water and was the first LNR to be declared in Pendle, being designated in April 2004. A lodge was constructed for use by a leather tannery downstream in what is now Ball Grove Park. The lodge has partially silted up and is locally dominated by Bulrush, Yellow Flag, Reed Canary-grass and Amphibious Bistort.

Designated in 2006, Greenfield Road (3.2ha) is a small reserve on a floodplain of Colne Water. The ponds within it support numerous species, including insects such as water boatmen and diving beetles. The site also supports 61 bird species, including a lively flock of long-tailed tits and Britain's smallest bird, the Goldcrest. Species such as blue tit, robin and chaffinch can be seen. Many of these can be attracted to the food on the bird tables near the pond.

Alkincoates Woodland LNR (8.0ha) was designated in 2006 and is a relatively recent broadleaved plantation, although there is a mature stand of Beech trees alongside Red Lane on the northern boundary. A variety of trees and shrubs have been planted, including oak, alder, ash, aspen, birch, wild cherry, hazel, blackthorn, rowan and other native species. Small ponds, wetland areas and wildflower-rich rides provide various habitats for insects, mammals and birds.

Lake Burwain affords long range views, as well as a rural scene of scattered farms and hamlets

Overarching Design Principles

- Field boundaries should be retained and reinforced e.g. traditional stone boundary walls or through the retention and use of traditional hedge plants species;
- New development proposals should produce a net gain in biodiversity e.g. by new habitats and wildlife corridors; and
- Gardens and site boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.

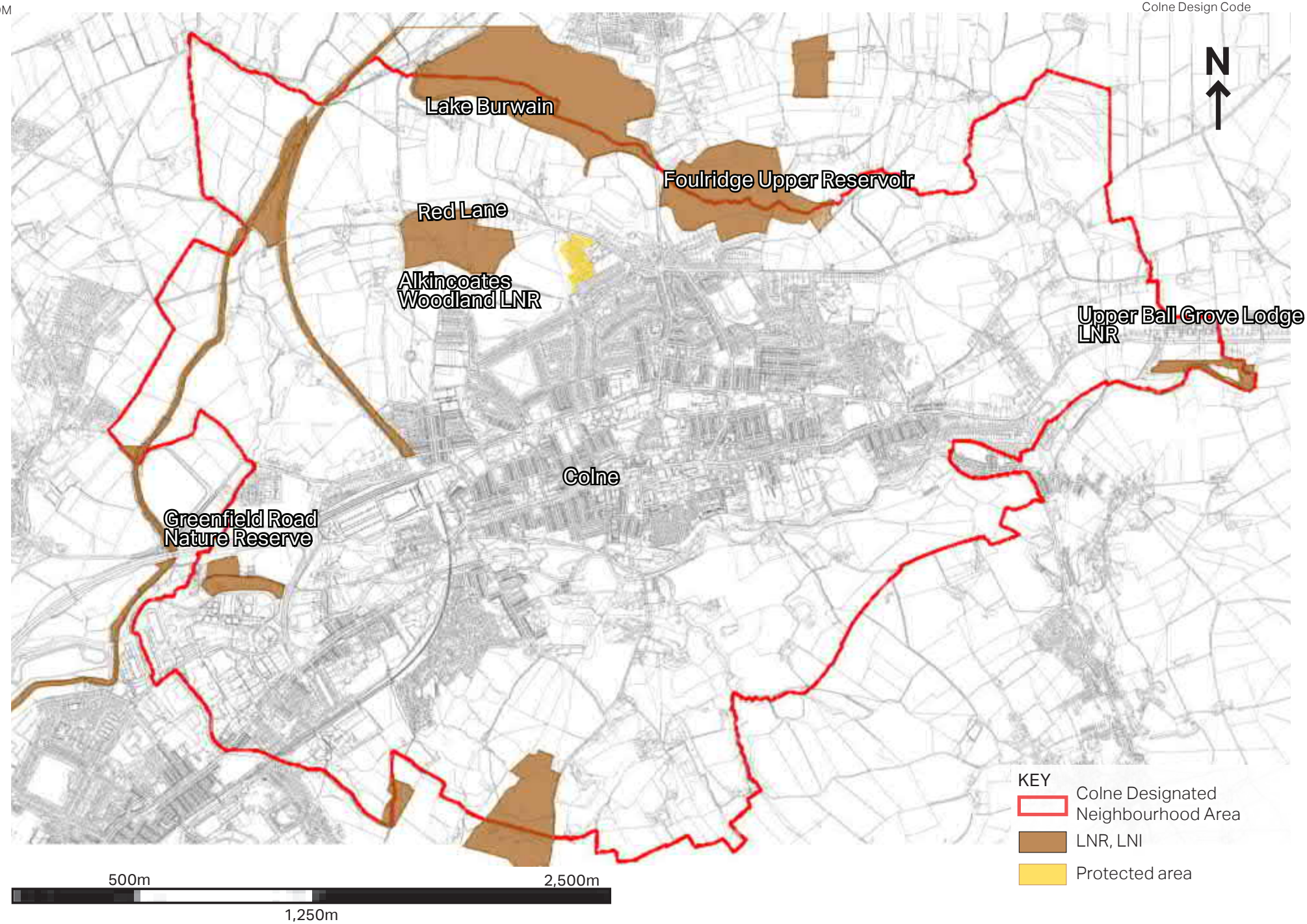


Figure 13: Environment assets plan

Water Courses and Flood Risk Areas

The majority of the Neighbourhood Area falls within the Colne Water Catchment area. Colne Water runs from the northern uplands through the southern valley of Colne and joins Pendle Water in the neighbouring town Nelson. Reservoirs, Lake Burwain and Foulridge Upper Reservoir, are present in the upland areas north of Colne.

In the Colne Water valleys, the low ground means stormwater can often run overland (see Figure 14). If not guided and controlled appropriately, it can pond and cause flooding to the surrounding property. In the lower parts of the valleys, flow is constricted to a narrow channel, and therefore there can be significant variations in water levels during storms. The surface runoff from the upper parts of the valley (Colne town) also transports flow to the valley floor very quickly, resulting in fast-rising waters and flash flooding.

North Valley Stream runs parallel to A6068 Vivary Way. Given the high number of commercial properties within Flood Zone 3, flood risk is a significant threat to the neighbourhood area, as reiterated through various flood events in recent years, which have caused damage to the settlement areas.

A view to Colne Water valley

Overarching Design Principles

- Existing watercourses and existing drainage systems, should be taken into consideration and the drainage strategy should use and mimic natural drainage patterns as closely as possible.
- Site drainage and off-site drainage impacts should be considered early in the development planning and design process; and
- Watercourses should be protected and enhanced to strengthen the natural ecosystem and reduce the risk of extreme weather events.

A view to Foulridge Upper Reservoir

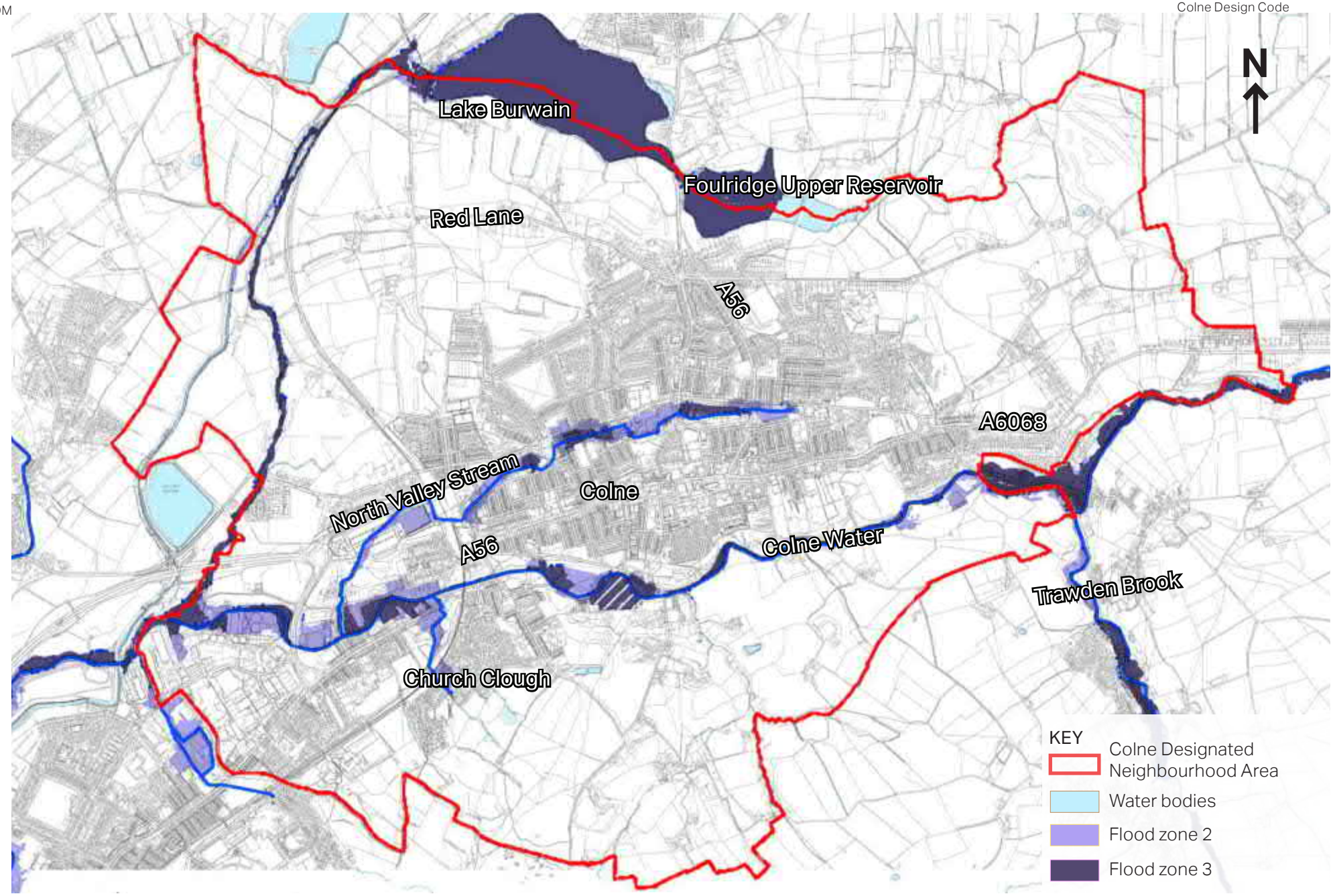


Figure 14: Flood risk map

3.3 Defining Countryside Character Areas and Settlements Focus Areas

Countryside Character Areas and Settlement Focus Areas

According to the baseline study, given the Neighbourhood Plan area's size, we propose dividing the characteristics into two main categories: countryside character areas and settlement focus areas. Based on the recent on-site survey, our proposed settlement focus areas cover most of the central neighbourhood area. The Colne landscape assessment[1] has been used to identify key landscapes and important views and vistas.

1. Colne Landscape assessment: https://colnetowncouncil.org.uk/ctc/wp-content/uploads/2020/12/Item-11b-Colne-Significant-Viewpoint-Assessment.pdf

Countryside Character Areas CCA

In much of the neighbourhood area the countryside is of a high visual quality; a combination of the impressive landscape, buildings of architectural and historical significance and areas of ecological importance.

Focus Areas CCA A: Eastern rural urban fringe area

The Lidgett and Bent Conservation Areas and scattered hamlets lie within the countryside areas;

Focus Areas CCA B: Northern countryside areas

Historic villas and scattered residential buildings within the wide countryside to the south of a series of reservoirs;

Focus Areas CCA C: Southern countryside areas

Southern countryside areas connecting to wider southern areas; most small scale buildings located on northern facing gentle slopes;

Settlement Focus Areas SFA

Settlements within the landscape primarily consist of small, characterful villages (including some Conservation Areas) and farms.

Focus Areas SFA A: Colne Historic Town Centre

The heart of the Colne town, including most historic and refined buildings and public spaces;

Focus Areas SFA B: Redeveloped Town Centre

This previous old town centre has been redeveloped, and a number of modern buildings were introduced;

Focus Areas SFA C: Victorian terrace areas

Linear high-density victorian terrace houses dominate the fringe areas to the Colne town centre areas;

Focus Areas SFA D: Northern suburban residential areas

Residential areas developed during the early to late twentieth century, including formal and informal arranged suburban communities;

Focus Areas SFA E: Southern suburban residential areas

Residential areas developed to the south of employment areas, higher density arranged suburban communities dominating;

Focus Areas SFA F: Mixed area with Employment, Commercial and Residential uses

Mixed area with Employment, Commercial and Residential uses expanded from the Primet Bridge Conservation Area and stretch to town centre areas, connecting Colne and Nelson;

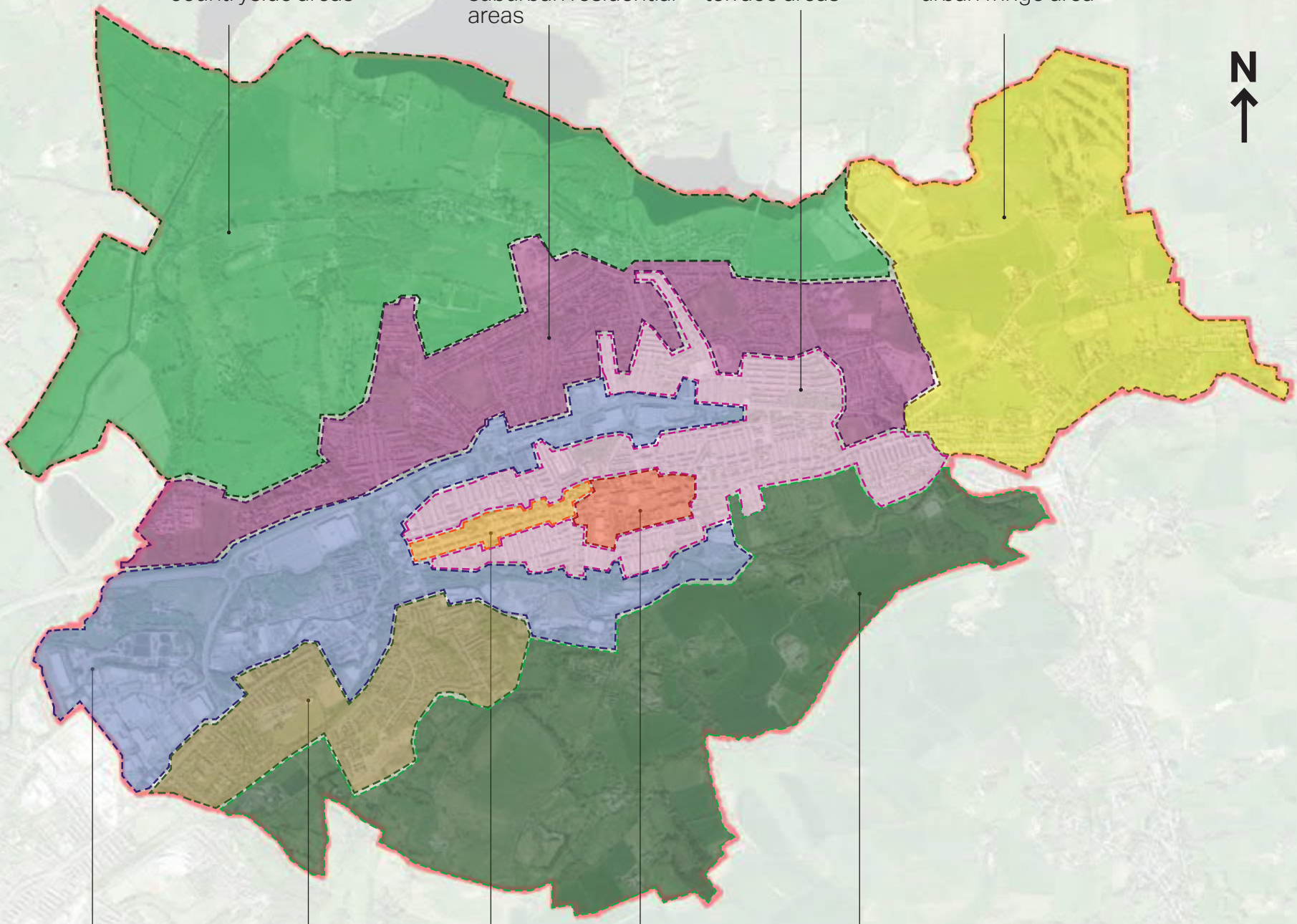


Figure 15: Colne Focus Area Map

3.3 Defining Countryside Character Areas and Settlements Focus Areas

Countryside Character Areas CCA

Character Areas CCA A: Eastern rural urban fringe area

The eastern rural urban fringe character area includes Lidgett and Bents conservation areas and is located on the north-east periphery of Colne Town, approaching the countryside. The character of the area is rural, reflecting the area's origins in small scale farming and cottage industry. The historical prominence of the handloom industry is evident in the survival of weaver cottages along Skipton Old Road. The entrance to the character area is marked by the toll house which dates from the opening of the Skipton Old Road turnpike in 1760.

Key views and vistas include picturesque long-distance views of Winewall and Boulsworth Hill. Key building materials include stone and slate, though small amounts of red brick, render and red tile have been introduced.

Figure 16: Example photo of the Character Areas CCA A

Figure 17: Example photo of the Character Areas CCA A

Focus Areas CCA B: Northern countryside areas

The northern countryside character area comprises the northern rural fringe of Colne Town. Settlement is linear in form, making the most of the attractive long-range views of Foulridge Upper Reservoir and the hilly landscape beyond. Dwellings typically have one or two storeys, are detached and set back from the street behind modest front gardens. Brick is the most prominent building material, though some examples of render resulted from piecemeal development throughout the 20th century.

Larger historic dwellings are located along Red Lane behind stone boundary walls and large landscaped gardens. In addition, the former Colne Grammar school has recently been converted into apartments for residential use, with detached housing developed within the former school grounds.

Figure 18: Example photo of the Character Areas CCA B

Figure 19: Example photo of the Character Areas CCA B

Figure 20: Example photo of the Character Areas CCA B

Focus Areas CCA C: Southern countryside areas

The southern countryside character area comprises of a rural landscape and areas of forest, located just beyond the limits of the workers terraces and former factory sites.

There are only a few buildings within this character area, except isolated farmsteads and clusters of dwellings.

The character area is notable for its long-distance views across the valley to the historic Colne Town centre.

Figure 21: Example photo of the Character Areas CCA C

Figure 22: Example photo of the Character Areas CCA C

Settlement Focus Areas SFA

Focus Areas SFA A: Colne Historic Town Centre

The core of Colne's historic town centre comprises of a linear stretch of the Victorian high street, Albert Road, which was designated as a conservation area in November 1984.

The focus area has one of the highest concentrations of heritage assets and high-status public buildings. There are many locally significant and high-quality examples of the local vernacular or 'Colne architectural style'. Buildings are predominantly two or three storeys in sandstone with local stone slate or Welsh blue slate roofs. Windows are most commonly Victorian sliding sash, and proportions are generous.

In contrast with the density of development within the character area, attractive pastoral views of the countryside are afforded to look outward, down the residential streets.

Figure 23: Example photo of the Settlement Focus Area SFA A

Figure 24: Example photo of the Settlement Focus Area SFA A

Figure 25: Example photo of the Settlement Focus Area SFA A

Figure 26: Example photo of the Settlement Focus Area SFA A

Focus Areas SFA B: Redeveloped Town Centre

The redeveloped Town centre has a mixed character, incorporating some historic examples of local vernacular architecture with 20th and 21st century developments of a range of architectural styles. The palette of building materials is less limited than in Focus Area SFA A, and there is less conformity in style or features.

This area has been identified as a future redevelopment zone. High-quality contemporary designs would be encouraged within this area, providing that they respect the traditional scale and massing and contribute positively to the character. Greater visual harmony may also be achieved through the management of exterior advertising and signage.

Figure 27: Example photo of the Settlement Focus Area SFA B: Hartley Square

Figure 28: Example photo of the Settlement Focus Area SFA B: Market Street

This is poor quality pastiche, due to greatly diminished eaves dentil detail and window setback

Figure 29: Discouraged examples: Less gutter and gable end details on the newly developed Birtwistle House next to the listed Red Lion on Market Street

Figure 30: Example photo of the Settlement Focus Area SFA B: The Library

Focus Areas SFA C: Victorian terrace areas

Victorian terraced housing is one of the most common built forms in Colne, found to the north and south of the historic and developed town centre focus areas and to the east approaching the Lidgett and Bents character area.

Terraces are typically two or three storeys in height with sandstone frontages and slate roofs. Windows are a mixture of both sash and modern casement. Although many of the terraced streets respond to the landscape's topography, those approaching the town centre have high-quality details such as hooded doorcases and drip moulds. These details become less common walking down the slope away from the historic town centre.

These terraces are of local significance for their historic and architectural interest as examples of the local vernacular style.

Figure 31: Example photo of the Settlement Focus Area SFA C

Figure 32: Example photo of the Settlement Focus Area SFA C

Figure 33: Example photo of the Settlement Focus Area SFA C

Focus Areas SFA D: Northern suburban residential areas

The land use and development in this focus area is predominantly residential. Housing estates developed piecemeal within the 20th century, forming suburban communities. As a result no one style or material palette dominates. In comparison to other focus areas, there is a higher proportion of semi-detached and detached properties.

Development of greenfield sites is ongoing, and a new estate has been developed immediately to the west of the Sacred Heart RC Primary School.

Figure 34: Example photo of the Settlement Focus Area SFA D: a new development off Red Lane

Focus Areas SFA E: Southern suburban residential areas

To the south of areas historically dominated by industry and employment is an area of high-density suburban housing. There are several terraces in the local vernacular, which would once have accommodated workers and their families. These houses are in sandstone, with some examples of brick and have two storeys and two bays, originally laid out back to back. Further south are several large late 20th century and early 21st century residential developments.

Figure 35: Example photo of the Settlement Focus Area SFA E

Figure 36: Example photo of the Settlement Focus Area SFA E

Figure 37: Example photo of the Settlement Focus Area SFA E

Focus Areas SFA F: Mixed area with Employment, Commercial and Residential uses

This area was historically dominated by large industrial mills, which fuelled the development of Colne. With the decline of the cloth industry, most of these mills have been demolished. The remaining structures are of great local significance. The area is now primarily occupied by supermarkets and large retail premises.

Figure 38: Example photo of the Settlement Focus Area SFA F

04

4 ENGAGEMENT

4.1 Engagement

General Description

During the preparation of the Design Code document, a series of neighbourhood plan steering group engagement events were held. These workshops gave members the opportunity to ascertain, share and debate the key opportunities and constraints. These events helped to confirm an understanding of the key issues, and also helped to shape the content of the design principles & guidance.

Workshops

- **Workshop 1, Inception Meeting:**

An inception call with the Colne Neighbourhood Plan Steering Group on 12th March 2021, which allowed AECOM to confirm the brief and programme of works.

- **Workshop 2:**

AECOM representative, Dr Wei DENG, joined the local group's meeting on 12th July 2021 and explained the approach of the Design Code. The baseline study of the report was also discussed.

- **Site Visit:**

AECOM undertook a visit on 19th August 2021 to the neighbourhood plan area to further understand the Colne Designated Neighbourhood Area with the local group representative and AECOM's heritage consultant colleagues.

Final Discussion

AECOM provided an update on the progress of the Design Code report on 14th October 2021. The Colne Town Council suggested some minor changes to the text and some revisions to the policy review. The council also provided some images to ensure the report reflected the local character better. The final discussion covers the materials palette and further revisions on green space boundaries.

Figure 39: Photographs from the Engagement Session with the Neighbourhood Plan Steering Group

05

5 DESIGN CODE

5.1 Applying Design Codes

How Design Codes Link to the Settlements Focus Areas

A series of Design Codes have been produced to provide guidance for any future developments in Colne. This will ensure that local character is considered and local distinctiveness is enhanced and protected.

Design Codes set out within this document have been significantly influenced by local precedents and also national best practice materials such as: the Urban Design Compendium, Manual for Streets, Building for Healthy Life 12, and Car Parking: What Works Where.

Based on the understanding gained in the previous sections, feedback captured during the engagement workshop and relevant planning policy, the Design Code matrix is broken down into categories below:

- Heritage Assets (Protecting Local Distinctiveness)
- Urban Structure and Built Form
- Movement and Accessibility
- Ecological Impact
- Flood Resilience
- Safety and Crime Prevention
- Ageing Population and Accessibility
- Energy Efficiency Design

All proposed developments need to consider the character areas in order to ensure any negative impact is avoided. The Design Codes will help to understand what type of development is appropriate in Colne.

Focus Areas	Heritage Assets (HA)			Urban Structure and Built Form (USBF)														Di
	Listed Building	Conservation Area	Other heritage	Block Structure and Building Line			Building Heights and Roofline		Building Typologies, Materiality and Design					Density and Housing Layout				
Design Code	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Countryside character areas																		
CCA: A	●	●	●	●				●		●	●		●	●	●	●	●	
CCA: B	●		●	●				●	●	●	●		●	●	●	●	●	
CCA:C	●	●	●	●				●		●	●		●	●	●	●	●	
Settlement focus areas																		
SFA: A	●	●	●		●	●	●	●	●			●	●	●		●	●	
SFA: B	●	●	●	●	●	●	●	●	●			●	●	●		●	●	
SFA: C	●		●		●	●	●	●	●	●		●	●	●	●	●	●	
SFA: D			●		●	●	●		●	●	●	●	●	●	●	●	●	
SFA: E			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
SFA: F	●	●	●	●	●		●	●	●	●	●	●	●	●		●	●	

How to use the Matrix

The matrix (table 5.1) shows which code is applicable to each Focus Area.

The code will guide new development within each Focus Area and give an understanding of what the Colne Neighbourhood Plan expects in terms of design, layout, materials and landscape. It will help with the preparation of planning applications for development proposals.

This Design Code highlights the assets of each Focus Area. Any potential future developments should observe this code and analyse which assets are relevant for the specific development.

Movement and accessibility (MA)								Ecological Impact (EI)			Flood Resilience (FR)	Safety and Crime Prevention (SCP)	Ageing Population and Accessibility (APA)	Energy Efficiency Design (EED)	Focus Areas
Vehicular and Non-Vehicular Route								Statutory and Non-Statutory	Open Space	Trees, Hedgerows, Woodland					
Primary stributors	High Street	Secondary Streets	Town Street	Internal Streets	Rural Lanes	Non-Vehicular Route	Car parking								
1	2	3	4	5	6	7	8	1	2	3	1	1	1	1	Design Code
															Countryside character areas
●		●			●	●	●	●	●	●	●	●	●	●	CCA: A
●		●		●	●	●	●	●	●	●	●	●	●	●	CCA: B
		●		●	●	●	●	●		●	●	●	●	●	CCA:C
															Settlement focus areas
●	●		●	●		●	●		●	●	●	●	●	●	SFA: A
●	●	●	●	●		●	●			●	●	●	●	●	SFA: B
●		●	●	●		●	●		●	●	●	●	●	●	SFA: C
		●	●	●		●	●	●	●	●	●	●	●	●	SFA: D
		●		●	●	●	●		●	●	●	●	●	●	SFA: E
●		●		●	●	●	●	●	●	●	●	●	●	●	SFA: F

Table 5.1 Colne design code matrix

5.2 Heritage Assets (Protecting Local Distinctiveness)

Heritage assets play a central role in defining local character in Colne. Local heritage is an important tool for successful and diverse place-making and presents opportunities for future development to enhance local identity.

5.2.1 Listed Buildings

There are a high number of listed buildings in Colne, the majority of which are grade II. These designations recognise the buildings special architectural and historic interest as well as their local and national significance. Listing a building helps protect it for future generations as they are given consideration within the planning system. Future development should aim to respect and enhance the settings of listed buildings in order to retain their positive contribution to the streetscape.

5.2.2 Conservation Areas

There are four conservation areas located within the Colne Neighbourhood Plan area. The conservation areas are designated as a result of their special interest. Development within these areas must be sensitively managed in order to preserve the legibility of the historic and architectural merit of these areas.

Relevant focus areas		
HA1	HA2	HA3
CCA:A CCA:B CCA:C SFA:A SFA:B SFA:C SFA:F	CCA:A CCA:C SFA:A SFA:B SFA:F	CCA:A CCA:B CCA:C SFA:A SFA:B SFA:C SFA:D SFA:E SFA:F

5.2.3 Other heritage assets

In addition to the designated heritage assets, there are many locally significant non-designated assets that contribute to townscape character and distinctiveness. Many of these assets are listed within the Colne Neighbourhood Plan Non-Designated Heritage Assets (2021) supplementary document. Non-designated assets which adopt elements of the Colne vernacular architectural style are of particular value. Future development should seek to complement and enhance the setting of these assets.

Figure 40: Colne historic features: access to Ivegate and lead to Church Meadows and Rook Street

Heritage Assets (HA1-3)

- All new development must be respectful of the scale and massing of the historic built form. The uniformity of rooflines is of particular importance, and new development should not negatively impact visual uniformity.
- Only high-quality designs that are sensitive to the historic built form and demonstrate that they will not negatively impact on any heritage assets or their settings will be acceptable. Focus Area SFA B: Redeveloped Town Centre has been highlighted as an ideal location for high-quality contemporary design which contribute positively to the streetscape and enhances the historic setting.
- Development should not impede key long-distance views of the countryside. Removal of green spaces and verges within the Designated Neighbourhood Area and mature foliage and trees within conservation areas should be avoided.
- New development should seek to incorporate elements of the local vernacular that may have previously been overlooked, such as fenestration proportions.
- Exterior advertisement and signage need to be proportionate in scale and visually harmonious along the street within the historic and redeveloped high street and town centre.

Figure 41: Colne historic features

5.3 Urban Structure and Built Form

5.3.1 Block Structure and Building Line

Building lines play a key role in defining the layout and the character of an area. There is a good mix of housing typologies in Colne. Varied housing typologies contribute to the variety of building lines in Colne.

Any development should ensure buildings are aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. Building ancillary to domestic properties such as garages may be placed gable end to the road in keeping with historic outbuildings seen throughout the area. In Colne there are three types of building lines that can be found throughout the area:

Linked Buildings (USBF3)

- Linked buildings can create a strong and consistent building line along the street;
- Lines of linked buildings can be applied in higher density development as well as an area where the housing typology is uniform; and
- The layout of developments shall be permeable in order to provide legible connections through the area.

Relevant focus areas					
USBF1		USBF2		USBF3	
CCA:A	SFA:B	SFA:A	SFA:D	SFA:A	SFA:E
CCA:B	SFA:E	SFA:B	SFA:E	SFA:B	SFA:F
CCA:C	SFA:F	SFA:C	SFA:F	SFA:C	

Formal building lines (USBF2)

- Formal building lines can be applied within the medium- higher density development in Colne or the area where the housing typology is generally uniform;
- This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings;
- The layout of developments shall be permeable in order to provide legible connections through the area and beyond;
- Linked buildings can be found in Colne town central area; and
- Lines of linked building generally have a higher density and the length can reach up to 60m.

Informal building lines (USBF1)

- Informal building lines can be applied within lower density developments;
- Developments with informal building lines are usually characterised by larger plots, generously-sized gardens, or with greater provision of open space;
- The alignment of new building lines should respond to the context of surrounding landscape;
- Properties should provide gardens in the front and rear, or a small buffer as a minimum;
- The layout of developments shall be permeable in order to provide legible connections through the area and beyond; and
- This type of building line can be suitably applied where the development face the open countryside, or open space or the edge of development.

Figure 42: Informal building lines examples within Colne

Figure 43: Formal building lines examples within Colne

Figure 44: Linked building lines examples within Colne

5.3.2 Building Heights and Roofline

A comfortable variation in the size and scale of buildings - from single storey bungalows to three-storey townhouses - can enhance local character. It provides variety and difference, as opposed to homogeneity. Houses within Colne are mainly 1-2.5 storeys high, with a minority of 2.5-3 storey townhouses and apartments. New development should be sympathetic in height and scale to its surrounding context. There are two types of building rooflines throughout Colne that can be identified:

Type 1 (Uniform roofline)

Buildings with uniform skyline can be found throughout Colne's residential areas due to general street types, building heights and minimal building articulation.

Type 2 (Varied roofline)

Buildings with various heights can be found in the Town's commercial street and other areas of pre-war development within the town's fringe areas. Such variety positively contributes to the character of Colne.

Uniform Roofline (USBF4)

- Uniform roofline can be applied in the areas where urban settings/ higher density can be encouraged.
- Uniform roofline can be applied in areas when the development rhythmically uses several uniform housing typologies.
- 3 or 4 buildings with the same roof height can form the uniform roofline.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered to create uniform roofline that reflects the surrounding context of the site.

Varied Roofline (USBF5)

- Buildings with various heights can be found in Colne's Historic Core and other areas that are heavily influenced by the slope and view to the open countryside. Such variety positively contributes to the character of Colne.
- This roofline can be applied in the area where the development meets the countryside's edge to retain its rural character and where the site is influenced by its presence on the slope.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.

Figure 45: Varied rooflines example within Colne

Figure 46: Uniform rooflines example within Colne

5.3.3 Building Typologies, Materiality and Design

Building Typology

A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes.

New development should enhance Colne's character by achieving more interesting, varied and high quality design and built form.

Depending on the housing needs, terraced, semi-detached, detached and higher density properties are acceptable. Design principles and precedents for each type are provided in this section.

Terraced Buildings (USBF6)

- Mainly 2 Storeys, with 3 storey for prominent or identified key buildings. Street scale needs to be considered. Wider primary routes should have larger scale buildings.
- Typically simple pitched roof volumes. Projecting elements should be considered on key buildings to help demarcate corners.
- Consistent setbacks to provide well defined street compositions.
- Consistent ridge and eaves lines.

Relevant focus areas	
USBF6	
CCA:B SFA:A SFA:B SFA:C	SFA:D SFA:E SFA:F

Relevant focus areas	
USBF7	
CCA:A CCA:B CCA:C SFA:C	SFA:D SFA:E SFA:F

Semi-detached Building (USBF7)

- Mainly 2 Storeys, with 3 storey for key building locations such as on the corner of a street to act as a landmark building to aid wayfinding.
- Typically simple traditional forms with the occasional projecting elements. Projecting elements should be considered on key buildings to help provide corner articulation.
- Setbacks are consistent, with only a small variation between buildings to provide a more formal street composition.
- Buildings should strongly relate to the street, although a varied frontage is acceptable.

5.3.3 Building Typologies, Materiality and Design

Building Typology (continued)

Relevant focus areas	
USBF8	
CCA:A CCA:B CCA:C	SFA:D SFA:E SFA:F

Detached Building (USBF8)

- Mainly 2 Storeys, with 3 storey for key building locations and 1 storey for bungalows.
- Variable frontages, provided through more informal building placements between plots.
- Building massing to be more varied with greater use of hipped roof styles and projecting gables to create varied streetscapes.
- Building orientation is not required to conform to any joint relationship with adjacent properties, however frontages should positively address the street.
- Variation permitted to the ridge and roof lines. Individual buildings should accommodate any topographical changes between units.

Figure 49: Precedents of detached properties within Colne

Figure 50: Precedents of high density properties within Colne

Relevant focus areas

USBF9

SFA:A	SFA:D
SFA:B	SFA:E
SFA:C	SFA:F

Higher Density Building (USBF9)

- Mainly 2-3 Storeys. 3 storey apartment blocks with distinguishable features.
- Consistent heights of built form to provide strong presence, but with some buildings set back from road edge.
- Apartments to integrate private external space within the building envelope
- Buildings arranged to create a sense of enclosure to gateway.
- Set back to create landscaped setting and areas of incidental space.

Materials

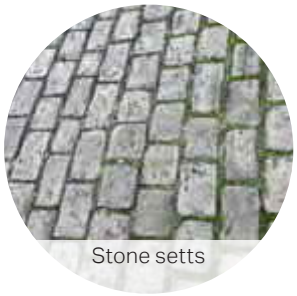
Without being too prescriptive about the adopted material palette, developments should complement the existing residential character of the local area, and reflect the character of Colne. Colne's existing local character and material palette is generally predominated by stone, artificial stone and brick, with slate and tile roofs. These materials should be used as a design cue for any new development.

Development should adopt high quality, natural materials which sit well within the attractive natural landscape and which help to reinforce notions of the town where possible.

Relevant focus areas		
USBF10		
CCA:A CCA:B CCA:C	SFA:A SFA:B SFA:C	SFA:D SFA:E SFA:F

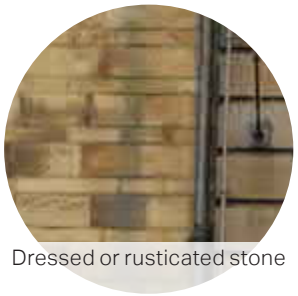
Figure 51: Examples of materials used in Colne


Stone flags


Stone setts


Graduated Westmorland Slate

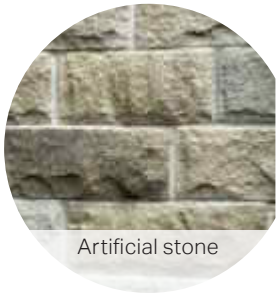

Grey slate


Dressed or rusticated stone


Coursed stone with lime pointing


Rough render/harling


Red brick


Artificial stone


Mullioned windows


Sash windows


uPVC windows

Architecture and Materials (USBF10)

- It It is very important that proposed developments are well evaluated to achieve a high quality of design, sympathetic to the existing built fabric in the surrounding Focus Areas and reinforcing local distinctiveness.
- Material selections should be made based on an understanding of the immediate context and the wider Colne built environment. Where proposals affect heritage assets, either directly or due to proximity, it is recommended that advice is obtained from a Conservation Architect at an early stage of design development.
- Any development which adopts traditional vernacular features found in Colne (stone tabling /kneeler stones, eaves corbels /dentils, stone door /window surrounds, chimney stacks, etc.) must have an integrity of heritage detail.
- Poorly detailed pastiche will not be acceptable. Such considerations as the size and positioning of eaves dentils (whose function should be to support a gutter), depth of window recesses and slenderness of glazing bars require expert handling to achieve high-quality design.
- The materials listed in this document should not be considered prescriptive. Complementary innovation and creativity in material use are encouraged, with due consideration of context.
- Designs need to be sensitive and complementary to their surroundings, but this does not require merely replicating existing styles and imitating architectural details. It is recommended that contemporary architectural solutions are considered.

5.3.4 Density and Housing Layout

New development should draw upon high quality precedents for inspiration as to what can be delivered in terms of materiality, layout and design. Proposed density should reflect the varied context across Colne, and appropriately respond to the existing topography and landscaping. The Design Code also recognises the deteriorated landscape in Colne, the restoration and enhancement of which should be prioritised by any new development. It is intended that density is mixed across the allocated sites, with each of the development parcels delivering a different density of units. This mixture will help to create variety which is responsive to the local area needs and surroundings.

Density (USBF11)

- The Council will consider appropriate housing density on a site by site basis, with decisions informed by local context of the area. This might include design considerations, historic or environmental integration, local character or identified local need.
- The density of development should be sympathetic to the area to which it will extend.
- The use of perimeter blocks is encouraged to avoid negative features like access from the back, inactive edges, lack of visibility and legibility.
- Low density units should be located to the edges of the settlement while higher density development should occur in the core and along primary routes.
- New developments should recognise landscapes that have deteriorated over decades. Recovery of lost landscaping and the improvement of existing green infrastructure should be a priority for every new development to meet the demands of providing net gains for biodiversity as per the NPPF.

Figure 52: Achieving density diversity in Colne

Below are the different density types which could be adopted by developments:

- Higher Density includes terraced units, town houses and apartments (both new build and reconfigured existing buildings). Dwellings should be orientated to create overlooked streets, with a strong, active frontage and incorporate a formal arrangement of buildings with strong linearity which is softened by surrounding landscaping.
- Medium Density includes semi-detached units, which are encouraged. Houses should be positioned and orientated to overlook the streets and town boundaries, whilst frontages along the internal primary roads should be active. A mixture of formal and informally arranged dwellings will be required.
- Lower Density includes detached units or bungalows, which are reduced in scale and proximity of adjacent units.

Relevant focus areas		
USBF11		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

5.3.4 Density and Housing Layout

(Continued)

Settlement Edges

The settlements of Colne are located within an attractive landscape setting, with clear visual and physical access to the surrounding countryside. This surrounding nature is greatly valued, and it is important to maintain a sensitive relationship to this wider landscape context.

Settlement Edges (USBF12)

- Development on the settlement edges should be open, small scale, visually permeable, and unobtrusive in order to respect the surrounding landscape. It should avoid standardisation of layout and reflect organic growth.
- Development should maintain a meaningful gap between the settlement areas of Colne and between Colne and neighbouring towns and villages.
- Properties on the settlement edge should adopt soft, natural boundary treatments where possible, to achieve a smooth transition into the surrounding landscape.

Figure 53: Example of villages within countryside setting

Figure 54: Example of buildings on slopes

Topography

Topography plays a significant role in Colne, with regards to building design, accessibility and views. Development needs to respond appropriately to the undulations of the land and deliver well-considered design solutions.

Responding to Topography (USBF13)

- Buildings on a slope should be orientated to enjoy views of and from the surrounding landscape, but should adopt appropriate screening measures to ensure privacy of other units is maintained.
- Buildings should seek to adopt appropriate design-solutions to address level changes. Buildings should not appear out of scale in comparison to their surroundings.
- Development in elevated positions should be aware of its position above other units and consider the privacy of those below

Relevant focus areas		
USBF12 & USBF 13		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

Figure 55: Example of boundary treatments

Boundary Treatments

Many of the terraces front directly onto the street, with no set back. Stone walls are the most common boundary, and uphold a traditional character and sense of consistency. Soft boundaries, such as hedges and landscaped gardens, also work well and help to blur plots with the surrounding countryside.

Boundary Treatments (USBF14)

- Panel fencing along publicly visible boundaries is considered inappropriate and should be avoided.
- Traditional stone walls should be retained and reinforced with the line of other boundary treatments.
- The replacement of walls and hedges with alternative fencing should be restricted and only allowed where appropriate.

Relevant focus areas		
USBF14		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

5.4 Movement and Accessibility

5.4.1 Street Hierarchy and Movement

A well-designed street hierarchy and streetscape are key elements of successful places. The relationship between streets and the adjacent buildings strongly influences the safety, appearance and movement function of development. New development should accommodate traffic flow and allow for access by service vehicles, but it should also contribute positively to the character of Colne.

New developments should be designed to positively contribute to the movement around the town, making it more efficient and legible. In order to do this, a clear street hierarchy should be established in new developments. Streets in the hierarchy must be distinctive from one another in order to heighten legibility.

Furthermore, this design code aims to guide any future development to contribute to sustainable connectivity, particularly walking and cycling as a means of local movement measures.

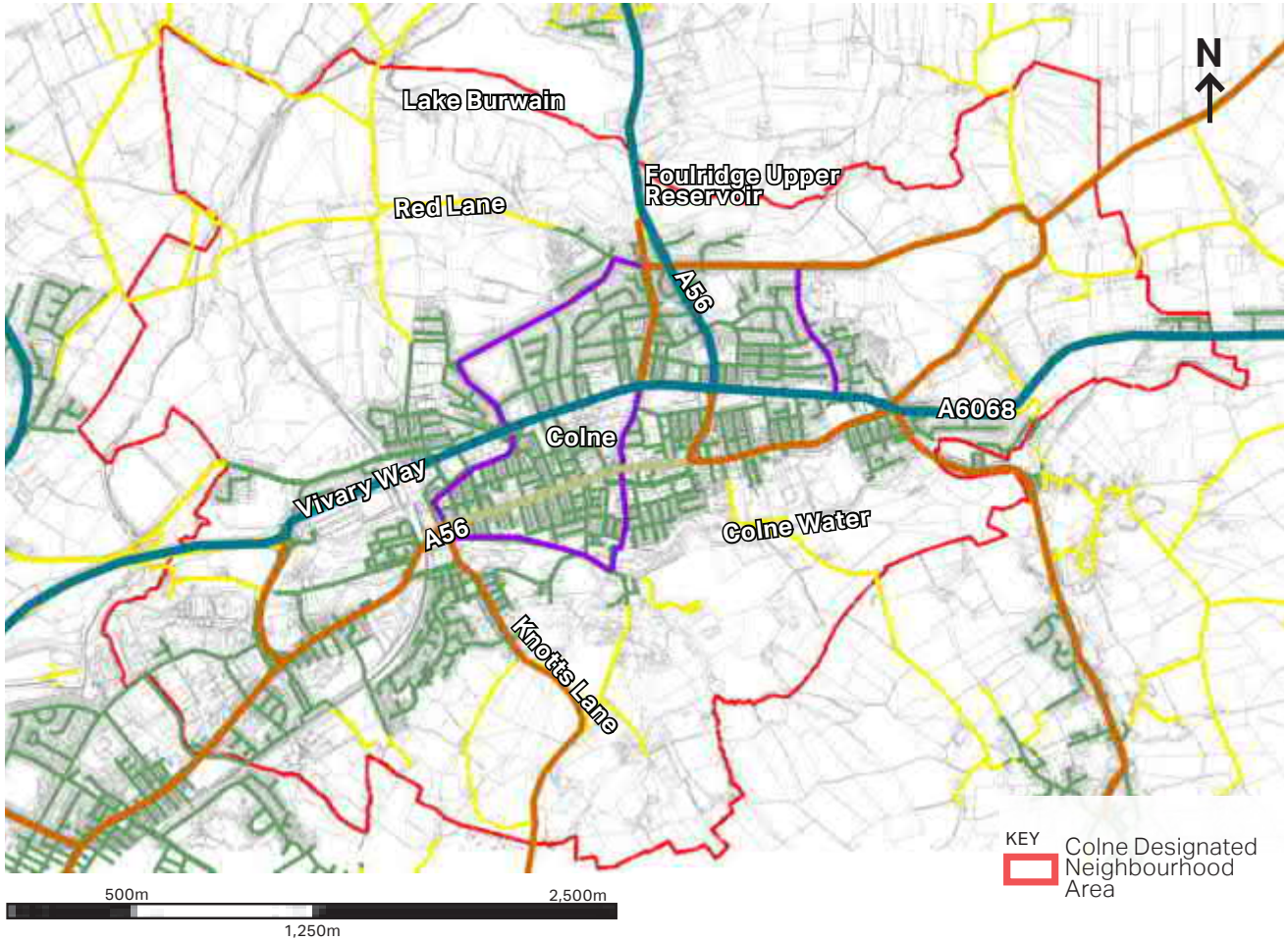


Figure 56: Colne Street Hierarchy

Footpaths and Public Right of Ways

Manual for Streets[1], 2007, p43 provides design principles for the hierarchies of provision for pedestrians anc cyclists which should be considered in Colne when designing streets.

At junctions and key locations such as school or community building entrances the carriageway can be flush with the footway to allow people to cross at one level. This can be acheived by raising the carrieway to footway level across the mouths of side roads or providing a full raised speed-table at 'T' juntions and crossroads. This will help ensure that all streets are accessible by all users.

Furthermore, all street users' needs should be taken into account when designing footpaths and streets. As such Lancashire City Council's document, Creating Civilised Streets[2] should be used to ensure streets are accessible and safe for all.

There are design considerations for new and existing Public Right of Ways to ensure they are fit for their intended purpose and are accessilbe for everyone, including people with reduced mobility. Considerations include determining the function of a PRoW and who the users are as this might include cyclists, equestrian riders and pedestrians. More technical information on PRoWs can be found in Technical Standard- Public rights of way[3].

	Pedestrians	**Cyclists**
Consider first ↓ Consider last	Traffic volume reduction	traffic volume reducion
	Traffic speed reduction	Traffic speed reduction
	Rallocation of road space to pedestrians	Junction treatment, harard site treatment, traffic management
	Provision of direct at-grade crossings, improved pedestrian routes on existing desire lines	Cycle tracks away from roads
	New pedestrian alignment or grade separation	Conversion of footways/ footpaths to adjacent- use routes where the cyclists are segregated from pedestrians

Figure 57: Hierachies of provision for pedestrians and cyclists.

1. Manual for streets, 2007: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf
2. Creating civilised streets, 2010: https://www.lancashire.gov.uk/media/81455/creating_civilised_streets.pdf
3. Technical Standard- Public rights of way, 2015: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/498941/Technical_Standard_-_Public_rights_of_way.pdf

Primary Streets

The Primary Streets are important features defining the Town's layout and linking it with the surroundings. They act as the principal movement corridors to connect across Colne, and form the gateways into the Town. Primary streets also form the main connections to the surrounding strategic route networks and neighbourhoods.

They will connect to the Secondary Streets within the Designated Neighbourhood Area. These routes are anticipated to carry the highest amount of movement across the Town, and should be designed to be as attractive as possible, with quality public landscaping and street furniture, and with a positive relationship to both public and private spaces. Buildings should generally have long set-backs and front onto this route with an active and enlivened facade.

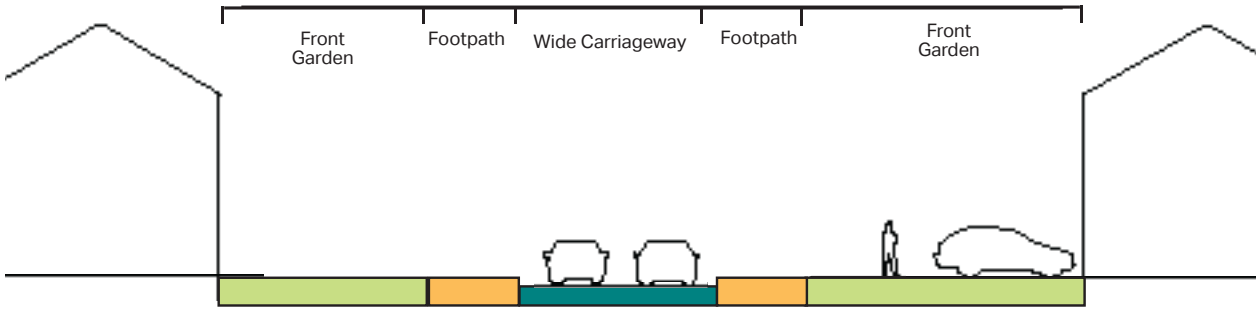


Figure 58: Typical Precedent Primary Street Section

High Street

As the Primary Distributor runs through the Town Centre it becomes a High Street with a narrower carriageway, increased footway and increased enclosure through multiple storey buildings except where lost through previous redevelopment. The High Street has a more intimate and pedestrian focused character than the Primary Distributor, and naturally calms and slows traffic.

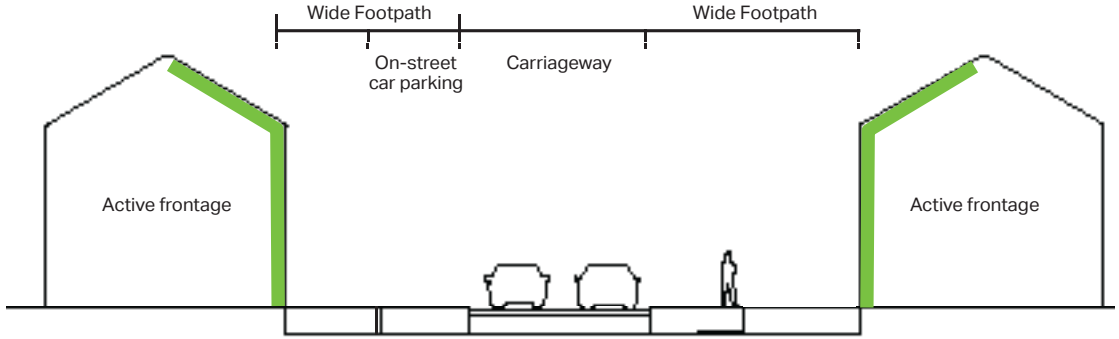


Figure 59: Typical Precedent High Street Section

Secondary Streets

The Secondary Streets circulate traffic around Colne, providing access to different neighbourhoods and linking the Town with the surroundings. The Secondary Routes accommodate medium density development. Being important in the movement

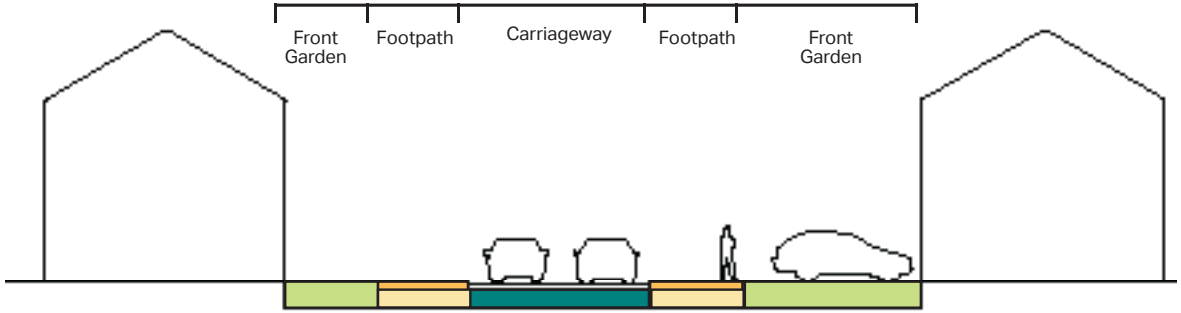


Figure 60: Typical Precedent Secondary Street Section

Town Streets

The Town Streets should encourage people and vehicles further into Colne's residential areas and function primarily as residential distributors. Whilst supporting less movement than the Primary and Secondary Streets, these routes should still be of a high quality, and still maintain notions of pedestrian safety. There should be a comfortable transition between the different route typologies, despite their design differences, and users should feel invited to explore the route network.

These routes have been designed with sufficient width for vehicular traffic to pass in either direction and with footpaths either side of the carriageway. The routes will provide residential frontages which respond to the carriageway, with gardens offering semi-private/private transition space between the dwellings and the route corridor.

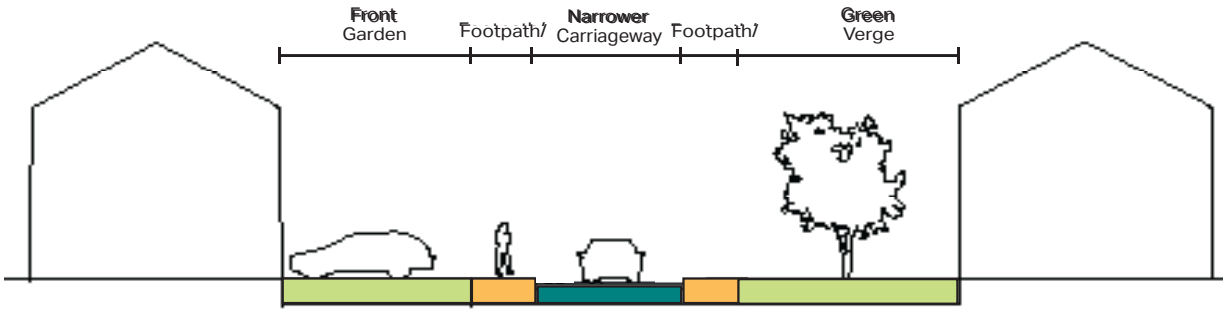


Figure 61: Typical Precedent Town Street Section

Internal Streets

The Internal Streets generally serve a smaller number of units and consequently are of a more intimate, semi-private scale. With limited vehicular use, these streets work well as shared spaces, and invite use by both pedestrians and cyclists. There is less of a requirement to formalise the use of these spaces. This is especially the case where residential development is accommodated on both sides of the street. In some cases across Colne, however, the Internal Streets could accommodate residential development only on one side with green space reflected on the other, contributing to integration with the landscape context. All Internal Streets should be designed to enable the access and egress of waste collection vehicles.

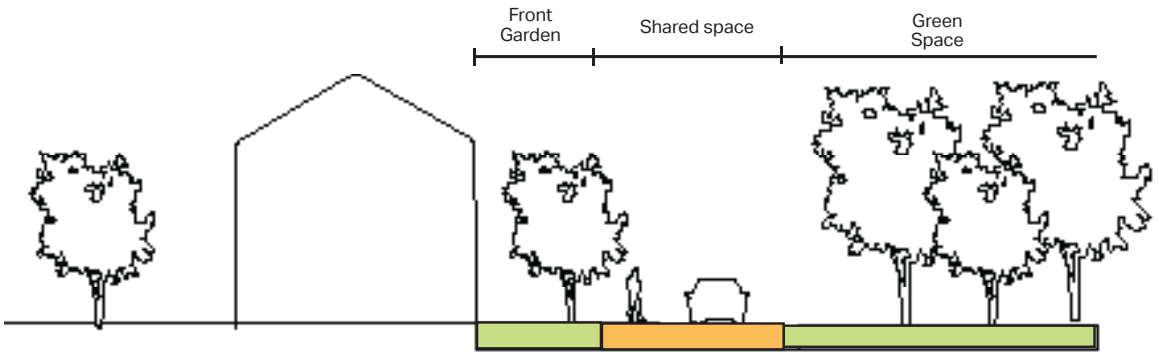


Figure 62: Typical Precedent Internal Street section

Rural Lanes

Rural Lanes are commonly found in the uplands of the Neighbourhood Plan area. These lanes have an informal character and provide access to more isolated parts. They are narrow, supported with little highways infrastructure, and are of a varying quality. These lanes play an important role in providing countryside connection.

Figure 63: Examples of existing rural lanes

Design Codes: Movement (MA1-7)

- Streets should be identified by a hierarchy of movements and have a specific character linked to the local context;
- The quality and safety of walking and cycling environments of the town centre areas should be improved;
- Improvements to junctions to enhance public space and improvements to pedestrian movement and safety should be achieved, particularly within the redeveloped town centre areas;
- Any proposed routes should provide a permeable and connected pattern, creating different travel options, particularly for pedestrians. Integration between transport modes should be improved;
- Speed limits should be considered for roads and lanes leading to countryside area, which will ensure the tranquillity of these corridors as a 'gateway' to the countryside.
- Public transport movement should be prioritised to and from the town centre; and
- Better Information systems, such as finger posts, should be provided at appropriate locations to support free car parks serving the town centre.

Relevant focus areas		
MA1-7		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

5.4.2 Car Parking

In order to ensure that cars can be integrated successfully into any development, it is important that car parking is considered at an early stage. All parking strategies should seek to integrate well with the existing landscaped context of Colne, and have a minimal impact on the environment and local character.

Various parking responses are acceptable and will differ across the Town in order to respond to the built and landscape forms. The developments will incorporate various parking typologies which will be positioned to relate to the street types mentioned in the previous section, as well as the associated built form.

All parking provision should seek to be policy compliant and should align with the requirements outlined in 'Appendix 2 – Car and Cycle Parking Standards' of the Pendle Local Plan. Developers must include sustainable vehicle technology to support parking, such as electric vehicle charging points where appropriate.

The different approaches to car parking typologies are illustrated in the Figures opposite.

On-plot/ In-curtilage parking

In-curtilage parking includes parking spaces which are within the ownership boundary of residential dwellings. The spaces are reserved only for private access, and can be presented in several forms: private garage, front and side parking and private drive. In-curtilage parking offers an alternative to on-street parking, and when designed sensitively can help to reduce the visual impact of cars within the Site and also providing better safety and supervision for the vehicles.

Parking can also be allocated in the rear garden as an alternative to the front (where the vehicle can be visually dominant) preserving the open space in front of the house and as a variety to the standard 6m setback in front garden parking spaces. On the other hand, parking spaces in front of the dwelling can create a private space that complements the front garden and the street scene.

A variety of these solutions should be implemented throughout new development.

On-street parking

Streets should be designed in such a way to enable on-street parking should it be required. Where on-street parking is delivered, it should be provided in small groupings to reduce its impact and presence on the street-scape. Landscape features and SuDs should be provided intermittently to help integrate it into the street-scene.

Demarcation of on-street parking should be sensitive to the local setting, with white lines being avoided where possible in favour of more subtle and appropriate methods, such as changes in hard landscaping materials. Subtle yet effective measures to strengthen the parking borders such as bollards, planters or barriers maybe acceptable.

Figure 64: Precedent on-plot parking

Figure 65: Precedent on-street parking

Car Parking (MA8)

- Development should incorporate adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities (or impaired mobility), based on the Pendle Council's Standards included in Appendix 2 of the Local Plan.
- The provision of car parking needs to be carefully balanced to ensure that sufficient provision is made to meet needs.
- In-curtilage parking at the front of the dwelling should be encouraged, where the residents can view their own vehicle or park securely within a garage.

Relevant focus areas		
MA8		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

Figure 66: Precedent on-street parking

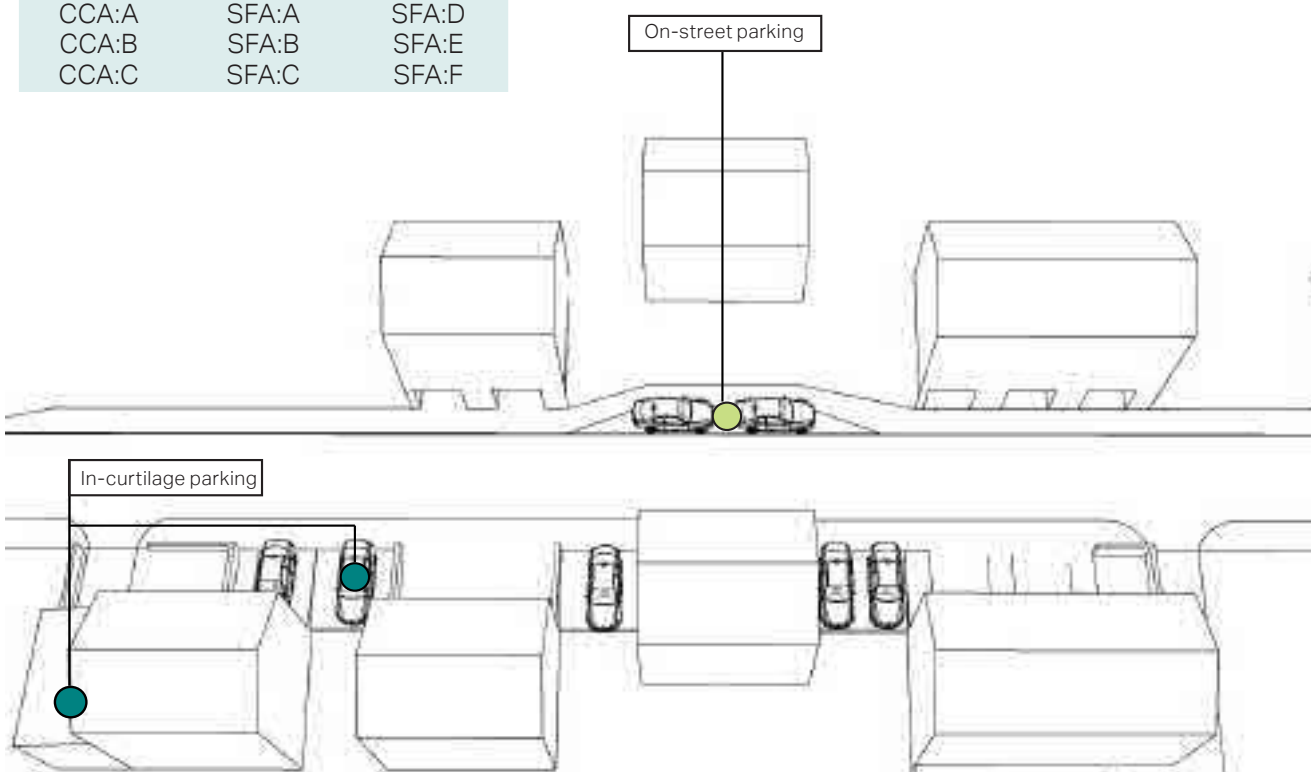


Figure 67: Indicative car park typologies

5.5 Ecological Impact

5.5.1 Statutory and Non-Statutory Environmental Designations

Pendle, and Colne, in particular, have a wealth of both statutory and non-statutory Environmental Designations. This is comprised of the network of green spaces, water bodies, biodiversity habitats and other natural elements. All of these places need to be well maintained to ensure they continue to meet the needs of the local people. Colne is surrounded by the Green Belt and Countryside (see Section 3.2). In addition, there are a number of Local Nature Reserves (LNR), such as Greenfield, Alkincoates Woodland and Upper Ball Grove Lodge within proximity of Colne built-up areas, which need to be carefully considered and respected by any new development.

Relevant focus areas	
EI1	
CCA:A CCA:B CCA:C	SFA:D SFA:F

Figure 68: Images from Colne's public and open spaces

Environmental Designations (EI1)

- Development should not result in any net loss of biodiversity, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required.
- Development should contribute towards the provision of green infrastructure and support biodiversity through integration of new wildlife habitats.
- Any development should enhance biodiversity and landscape wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features.

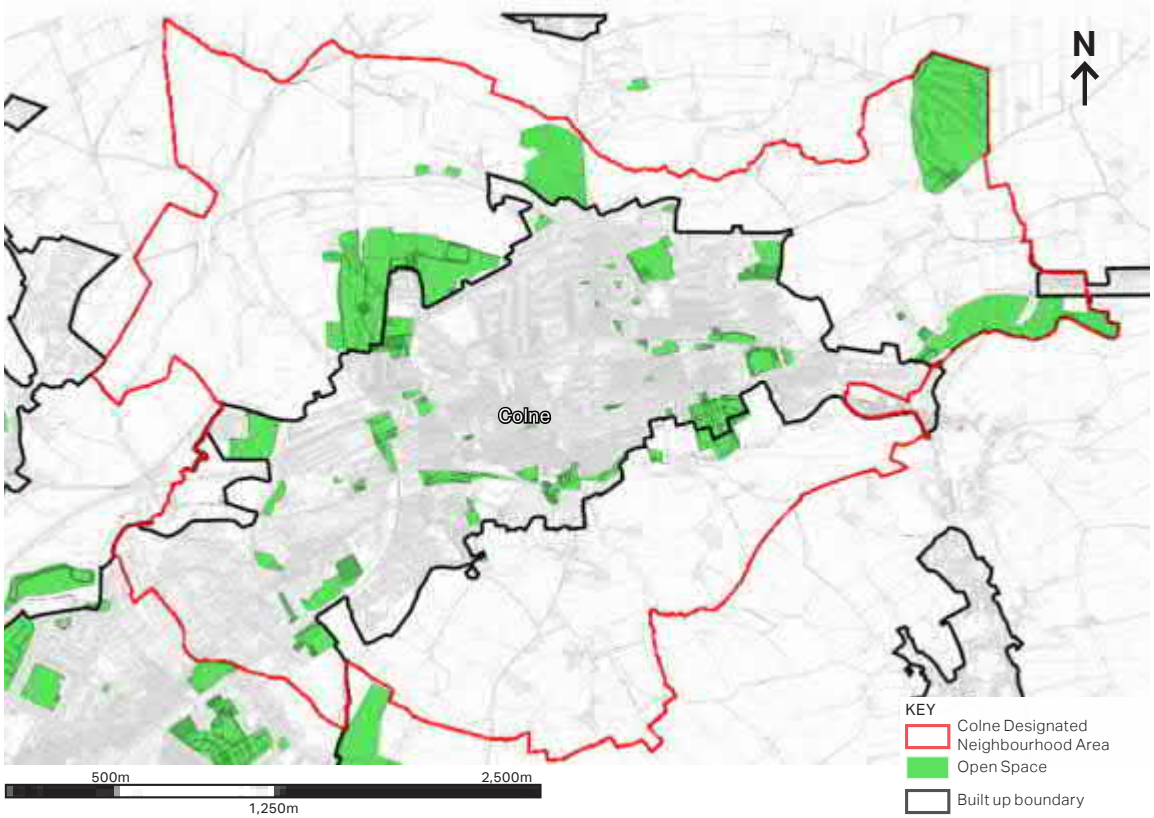


Figure 69: Open space plan

Figure 70: Open space activities: Pendle parkrun

Relevant focus areas		
EI2		
CCA:A	SFA:C	SFA:F
CCA:B	SFA:D	
SFA:A	SFA:E	

5.5.2 Open Space

Colne has a number of allocated open spaces and playing fields (see Figure 68). Informal open spaces within defined settlement boundaries often play an essential role in the character of that particular settlement, with regard to setting and local amenity. It is important that these areas are identified, and development is resisted, in order to conserve settlement character.

Any development should consider these open spaces as an integral aspect of the development's layout. Where possible, any existing open spaces should be retained and enhanced, and developments should contribute to the enhancement of Colne's open spaces. New development should provide an appropriate level and quality of open space.

Open Space (EI2)

- Developments adjoining public open spaces should arrange main building façades and entrances to face the open space. This will enhance the character of the space, which will help create a sense of place, improve natural surveillance, and foster social interaction.
- Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, these should not be isolated, and should be located within short walking distances of housing and should promote natural surveillance with buildings overlooking them.
- The Design Codes will seek to protect those areas of open space as allocated on the Local Plan Proposals Map, and defined in the Council's Open Space Audit.
- Proposals for new open space or improved open space, especially in areas with a deficiency of provision, will be encouraged.

5.5.3 Woodland, Trees, Hedgerows and Biodiversity

Woodland, trees and hedgerows have a significant contribution to both the built and rural environment of Colne. Some group of trees and hedgerows in Colne can be seen as a natural village boundary on the east and west of the town. Their visual amenity helps define the character of the borough. Development should seek to enhance and protect networks of high quality trees, hedgerow and woodland.

Development should seek to preserve and enhance trees and tree groups where appropriate. Selected existing trees along the parcel edges should be retained to create a maturity of the place and define boundaries. Planting of trees within the site is encouraged to help strengthen borders and to help maintain the strong edges of any development.

Furthermore, the loss of better quality / higher valuable trees within the site which would fail to enhance the green infrastructure and biodiversity should be minimised.

This Design Code acknowledges that many locals value the woodlands around Colne as well as local wildlife sites and other open areas. The Design Code stresses the importance of green areas and supports ways and means by which local residents can connect more with the natural environment, even in the town centre.

Figure 71: Images from Colne's natural environments

Woodland, Trees and Hedgerows (EI3)

- Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.
- According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important should be protected and enhanced where necessary. This is known as 'Important Hedgerow'.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- In outer Colne, the rural character of the area should be preserved and enhanced through the retention of grass verges, hedgerows and trees and new plantings to improve biodiversity.
- Species choice should be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.
- Species like great crested newts, water voles, badgers, bats, nesting birds and their habitat are protected and must be considered by any development.
- Green infrastructure corridors such as Colne Water and Colne Dyke should be protected and enhanced where possible.
- Provision of parks, allotments, green links, open green spaces and any proposals by which local residents can connect more with the natural environment, even in the town centre, are encouraged by any development.
- Whilst it is not expected that all trees be retained on development sites as trees can grow with defects that make their retention undesirable, any new development should put great thought into tree retention and planting as part of proposals.
- Careful consideration should also be taken when planting new trees so as not to block any light or CCTV columns or obstruct sightlines, which are essential for natural surveillance.
- The loss of better quality / higher valuable trees within the site which would fail to enhance the green infrastructure and biodiversity should be minimised.
- Tree planting should be considered everywhere across Colne to connect residents with the natural environment.
- New domestic and commercial lighting should be designed to preserve dark skies

Relevant focus areas		
EI3		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

Figure 72: Trees and shrubs in Colne

Figure 73: Hedgerows in Colne

5.6 Flood Resilience

Colne Water has a long history of flooding that has frequently been featured in local news storeys. Colne has a significant number of properties within Flood Zone 3 which have a high risk of flooding (see Section 3.2). The community is therefore very aware of the impact development can have on flood risk to both the wider area and their own properties.

New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of functional floodplain. The Sequential and Exception Tests should be utilised to locate the development as required by NPPF. Proposals should not increase flood risk to either the Development site or elsewhere. Consideration should be given, in developing designs, to manage surface water run-off in such a way that slows run-off down and serves to contribute to reducing flood risk to properties downstream as well as at the development site. Due to the settlement areas' susceptibility to flooding, it would be preferable for Developments to limit surface water discharge rates below the Greenfield run-off rates. This may not be practical in all situations, and the Greenfield rate should be considered a maximum.

Where possible, Developments should look to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage requirements. These would preferentially use natural processes to provide green areas, allowing residents to connect more with nature.

Figure 74: Example of Colne SUDs systems on Persimmon's Deerwood Park

Figure 75: Example of Colne SUDs systems on Persimmon's Deerwood Park

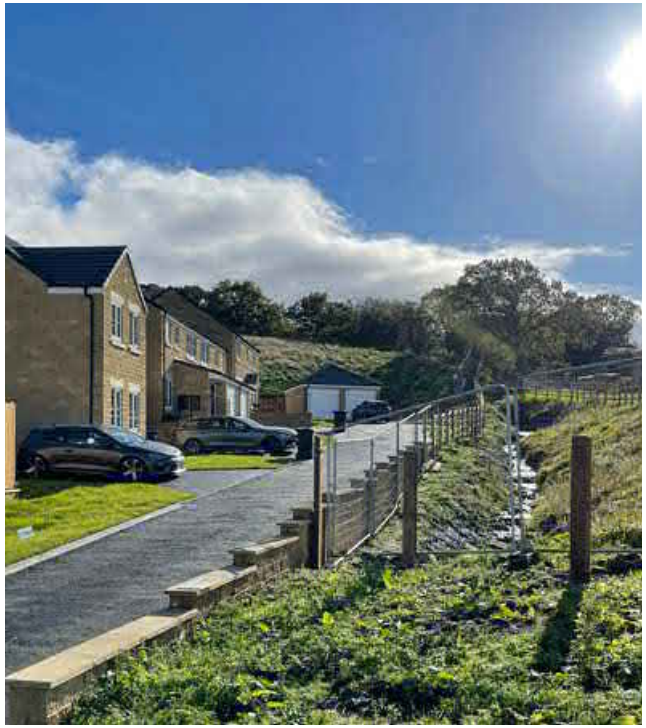


Figure 76: Example of Colne SUDs systems on Persimmon's Deerwood Park

Water and Drainage (FR1)

- SuDS should be integrated into developments to help address surface water run-off. These should be designed in accordance with The SuDS Manual, CIRIA.
- Drainage should be considered early in the development planning and design process, along with other key considerations.
- Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.
- Adoption of permeable paving solutions instead of tarmac is encouraged. Gardens and soft landscaping should be maximised to reduce the overall area of impermeable hard surfacing that might increase surface water volumes and increase local flood risk. Further, green space can be used for natural flood protection e.g. permeable landscaping, swales etc.
- Boundary treatments within the flood zone are encouraged to be designed with high water resistance materials and/or effective seals to minimise water penetration, provided these treatments are in keeping with the local character.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout. Where appropriate the Flood Resilient Construction of New Buildings Guidance should be adopted.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies. Rainwater harvesting helps to capture and store rainwater for irrigation and cleaning. Efforts should be made to conceal the units, or install them with attractive materials, cladding and finishings. Greywater recycling reduces pressure on local utilities by enabling the occupier to re-use water from showers and washing machines in WCs.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development.
- Buildings should incorporate domestic water saving measures such as aerated taps, thermostatic mixer valves, low-flow showers, dual flush WCs and water-efficient white goods
- Wastewater heat recovery solutions could be considered in the domestic units as well as any commercial buildings which are likely to have a high hot water demand e.g. hotels, leisure centres, school changing areas etc.

Relevant focus areas		
FR1		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

5.7 Safety and Crime Prevention

In accordance with 'Area Profile for Colne and District', the total recorded crime rate of 90.8 in the Colne & District area (per 1,000 population) is higher than the Pendle and Lancashire averages. Waterside has the highest crime rate in Pendle with 149.7 crimes occurring per 1,000 population. Therefore, it is important that the design of any future development will positively influence the occurrence of crime in Colne.

The Design Code aims to enhance the safety and quality of life of the present and future residents of the Colne area. Every development should pay attention to crime prevention with active and passive measures.

New development should follow the established crime prevention design guides like Secured by Design. It is proven to suggest designs that are more inclusive, sustainable, desirable and safer places to live and work.

Design of any future development should deal with anti-social behaviour. Any future proposal should consider safety and anti-social mitigations with the design. Layout and building orientations which allow overlooking security, proper and sustainable street lighting are encouraged.

Relevant focus areas		
SCP1		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

Safety and Crime Prevention (SCP1)

- Any development should be designed in accordance with Secured by Design Guidance, Safer Places: The Planning System and Crime Prevention and other national crime prevention Design Guides.
- Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods, particularly within central Colne areas.
- Communal areas should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.
- The boundary between public and private areas should be clearly indicated.
- It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces.
- Elements of the built environment that can be used as climbing aids such as boundary walls, bins and fuel stores, street furniture, trees, low flat roofs, car ports or balconies should be located and designed to prevent illegal access to a property for example through a window.
- New development should focus on 'Designing Out' , crime both through active and passive tools to prevent crime.
- Designers should work with a user first approach, yet with a comprehensive understanding of crime in Colne.

Figure 76: Precedent Image - High-quality, active and well-overlooked spaces, will minimise anti-social and criminal activity

Figure 77: Precedent Image - planters that are subtle yet effective safeguard streets and buidlings

- None of the anti-crime prevention interventions should be overbearing. The highest quality of the built environment, which is pleasant, accessible, active and inclusive should be achieved.

5.8 Ageing Population and Accessibility

As stated in the 'Area Profile for Colne and District[1]', the older age group in the area (60 and over for females, 65 and over for males) is higher than the Pendle and national averages at 19.98%. As the global population is ageing, any development in Colne should respond to the fast-changing demographics and focus on Health and Well-being, Inclusion and Sustainability in order to achieve 'high quality' design and growth.

Dwellings should be designed to meet the differing and changing needs of households and residents physical abilities over their entire lifetime. This can be achieved by incorporating the standards- M4(1), M4(2) and M4(3)- of the approved document M4[2] of the Building Regulations. This document can be used in the design of new homes and to assess how existing properties can be retrofitted.

Relevant focus areas		
APA1		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

1. Area profile for Colne and District: file:///C:/Users/holly.turner/Downloads/Area_Profile_for_Colne.pdf
2. Access to and the use of buildings, M. The building regulations, 2010: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

Ageing Population and Accessibility (APA1)

- Design of buildings and public spaces should be permeable and accessible to all including elderly and disabled residents and visitors. Extensive permeability should be avoided to tackle criminal and antisocial activity.
- Homes and communities should be flexibly designed to adapt to user needs.
- New development should provide options for self-care and self-support through digital connectivity; and support general health and well-being through the delivery of high-quality, considered design.
- New development should provide autonomy and independence for aging and disabled residents and visitors of Colne through provision of necessary facilities and elderly-friendly urban design.
- Development of senior living care homes, bungalows and adapted living apartments, appropriate to location, are encouraged.

5.9 Energy Efficiency Design (EED1)

The Local Plan encourages creating buildings and spaces with reduced environmental impact, offering people opportunities to live lower carbon lifestyles. Buildings should be suitable for future adaptation, conversion or expansion. The sustainable design and construction of new buildings and extensions to existing buildings have an essential role in reducing running costs, improving energy efficiency, and reducing greenhouse gas emissions.

Integration of sustainability should be considered from the concept stage, with consideration of passive solar heating, cooling and energy efficient strategies. The energy hierarchy should be adopted through implementation of passive environmental design principles (considering how the site layout can optimise beneficial solar gain and reduce energy demands e.g. insulation, while reducing the risk of overheating), then specification of energy efficient building services before the incorporation of renewable energy sources.

Passive Environmental Design - Site (EED1)

- Sun path analysis should be used in developing the site layout, to ensure taller buildings don't overshadow low-rise buildings, reducing beneficial solar gains and/or solar PV output.
- Subject to topography and the clustering of existing buildings, new buildings should be oriented to maximise beneficial solar gain, with, for example, one of the main glazed elevations within 30° due south, whilst avoiding overheating. Any north-facing façades might have a smaller proportion of window to wall area to minimise heat loss on this cooler side. Furthermore, when buildings have been orientated to address key views or other elements of the built environment at least one of the roof faces should have a southern orientation to take advantage of solar gain.
- Where such an orientation is not possible, for the reasons outlined above, every attempt should be made to design the roof structure to support a solar PV array, either now or in the future, orientated to maximise power output.
- The density of development in each area of the site should be carefully considered to maximise the efficiency of any heat networks.
- Where possible, trees should be used to provide seasonal shading from unwanted solar gain i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.

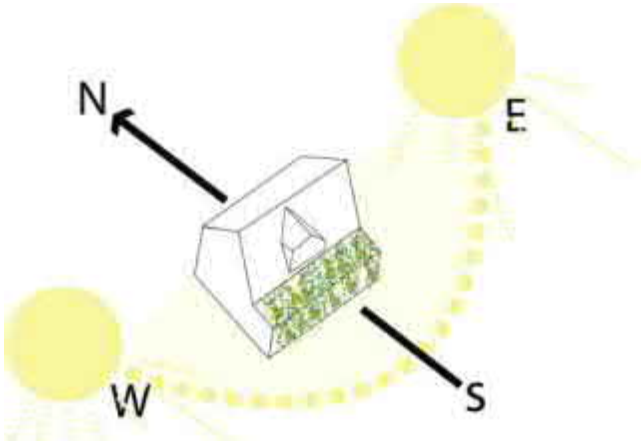


Figure 79: Precedent images - Examples of energy efficiency design

Passive Environmental Design - Buildings (EED1)

- The building designs should allow for increased levels of insulation to reduce the heat required to keep the buildings warm. Continuity of building fabric insulation should be carefully considered to minimise thermal bridges.
- Good construction methods should be employed to achieve high levels of air tightness by sealing around wall/ floor junctions and service penetrations. Airtight construction details will minimise unwanted air leakage and heat loss e.g. accredited construction details (ACDs) can be specified for the houses to reduce thermal bridging.
- Thermal comfort is a key issue; houses should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low-level openings, longer roof overhangs, deep window reveals and external louvres/shutters to provide shading in hotter summer months.
- East and west facing façades would benefit from other forms of external shading such as fins and projections to reduce direct solar gains during the early and late parts of the day.

Energy Efficiency (EED1)

- After the energy demand has been reduced through passive measures, the residual energy demand can be met using efficient active systems. Active measures may include the specification of energy efficient building services and controls to facilitate efficient operation.
- All heated pipes and ducts should be insulated, and service penetrations sealed, to improve system efficiency, prevent heat loss and minimise the risk of overheating.
- Lighting in the commercial buildings should be on zone control with presence and daylight detection where suitable. LED light fittings should be specified, both internally and externally, with automatic switch off at night where not required for safety or security.

Relevant focus areas		
EED1		
CCA:A	SFA:A	SFA:D
CCA:B	SFA:B	SFA:E
CCA:C	SFA:C	SFA:F

Low Carbon Energy Generation (EED1)

The National Grid is decarbonising as cleaner, greener energy is used to generate electricity, supporting a move away from fossil-fuel heating to electricity-based systems. Additional sources of low carbon energy should be included in the design where suitable.

- Where possible, buildings with complementary energy profiles should be clustered together such that a communal low carbon energy source (e.g. an ambient loop network) can be used to supply multiple buildings that might require energy at different times of day or night. This can be used to reduce peak loads. Further, waste heat generated from one building could then be used to heat another.
- Depending on local water bodies in close proximity to the development, water source heat pumps may be a suitable source of heating and cooling. In a large development these may contribute to a District Heating Network (DHN) or for a large commercial building they may be used directly. They can be designed to use either static or flowing bodies of water but require detailed environmental assessments to be carried out as part of the design process.
- Biomass boilers might be suitable in buildings with a predictable heat load, as the heat output cannot be easily modulated to match load changes instantly. Biomass should only be specified on sites where there is a local sustainable source of wood chips or pellets that can be readily stored nearby and there is space for storage and easy transport access for deliveries. Furthermore, wind flow and prevailing wind directions need to be considered due to the exhaust emissions due to the risk associated with biomass exhaust emissions, in particular the generation of particulate matter.

Figure 80: Precedent images - Examples of energy efficiency design

06

6 NEXT STEPS

Next Steps

This document provides a series of design principles, Design Codes and recommendations for the Colne Neighbourhood Plan Area. The document is based on high-level reviews regarding the context, constraints, history, and characteristics of the town and surrounding countryside areas. The reviews suggest that any future development should be in line with the local characteristics and the existing context. The Design Code provided within the document will guide future developments in Colne to respect the area, conserve and improve the existing character, heritage, links, and townscape features.

Colne Town Council is recommended to use this document to embed design policies within the Neighbourhood Plan to achieve the objectives set out in this document. Developers should also observe this document to understand the design quality they are expected to accomplish within the Neighbourhood Planning Area.

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AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a Fortune 500 firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

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