



**Colne, Pendle**

**Landscape and  
Visual Appraisal  
F**

Prepared by:  
**The Environmental  
Dimension  
Partnership Ltd**

On behalf of:  
**Accrue Capital**

November 2022  
Report Reference  
**edp7440\_r001f**

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(edp7440\_d006b 31 January 2022 GY/DR)

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**Photoviewpoint EDP 15**

View from Pendle Way looking south-west towards the site. Viewpoint  
Location 4 identified within the appeal submission

*This version is intended for electronic viewing only*

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## Section 1 Introduction, Purpose and Methodology

### Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Accrue Capital ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop up to 150 residential properties at Colne, Pendle ('the site'). The site falls within Pendle Borough Council Local Planning Authority (LPA). The area within the site boundary is approximately 9.527 hectares (ha) and is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) accompanying the planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)). EDP is a Registered Practice of the Landscape Institute<sup>1</sup> specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVA is part of a suite of documents accompanying an outline planning application for the proposed housing-led development summarised in **Section 6** of this LVA. The application consists of the following:
- "Outline planning application for up to 150 new homes; refurbishment and extension of an existing pump house building and its change of use to a Class E or Class F community use; formation of a new means of access onto Windermere Avenue; alterations to an existing means of access onto Castle Road; and other associated works."*
- 1.4 The proposals are illustrated on the Masterplan at **Appendix EDP 1**.
- 1.5 The site was previously referred to as Phase 2 of a wider Windermere Avenue development site; alongside an adjacent parcel of land to the west, which was previously known as Phase 1 and upon which the development of new homes is nearing completion. Both phases were the subject of appeals which ran concurrently in 2016 (Appeal A ref: APP/E2340/W/15/3131974 and Appeal B ref: APP/E2340/W/15/3131975), following refusal of planning permission against officer recommendations. Appeal A related solely to an outline planning application for 90 homes on Phase 1. Appeal A was allowed, and Reserved Matters approval was granted in 2019. Appeal B included both Phase 1 and Phase 2 and a proposal for some 270 homes. This appeal was dismissed. The Appeal inquiry was held between 02 and 10 August 2016 and the decision date was 28 September 2016.
- 1.6 The refusal included consideration of the effect the proposal would have on the users of the footpaths which traverse the site and their experience of the Lidgett and Bents Conservation

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<sup>1</sup> LI Practice Number 1010

Area as they enter and leave the conservation area along these routes. The Appeal also noted the impact the proposals would have on the definition between Lidgett and Bents from longer distance views, and the impact it would have upon people within the Lidgett and Bents Conservation Area with views of the site. These considerations are concerned with the heritage asset (Lidgett and Bents Conservation Area) and do not consider other main issues including other matters of landscape and visual impact.

- 1.7 The approval of 90 homes to the south-west of the site (referred to as Phase 1 within Appeal B) and subsequent construction has resulted in a change to the urban context when compared with the conditions experienced during the appeal process. As illustrated within **Plan EDP 1** the adjacent site has extended the urban edge of Colne eastwards thus extending the urbanising influence as well as extending development through into the Lidgett and Bents Conservation Area.

### **Purpose and Structure of this LVA**

- 1.8 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.9 In undertaking the appraisal described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
  - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
  - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 7**;
  - Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);
  - In **Section 7**, assessed the landscape and visual effects in accordance with the approach described below;
  - Reached overall conclusions in **Section 8**; and
  - Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the

assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

### **Methodology Adopted for the Assessment**

- 1.10 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA) as confirmed by the scoping opinion dated 08 November 2021. This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 1.11 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONB), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England'.
- 1.12 **Consultation:** LPA consultation was undertaken to agree photoviewpoints; inputs were received on 13 December 2021. Following receipt of the recommendations **Photoviewpoints EDP 12–15** were included to reflect the views identified within the appeal submission.
- 1.13 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in dry and clear weather conditions between 17 November 2021 and 16 March 2022.
- 1.14 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.
- 1.15 As part of the consultation process, EDP attended a number of design team meetings with inputs provided to the masterplanning team to inform the evolving design proposals, which were shaped through an iterative design approach.
- 1.16 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
  - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance, which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an

important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;

- As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
- Typically a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

### **Study Area**

1.17 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, based mainly on desk-based study. This broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, occasional reference may be made to features beyond this area where appropriate.

## Section 2 The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries which is located to the east of Colne, within the south of Pendle Borough. Colne, Nelson, Brierfield and Barrowford have become a contiguous settlement and are home to two-thirds of the population of Pendle Borough (Pendle Local Plan Part 1, 2015).
- 2.2 An assessment of the character and landscape features of the site itself and its immediate surroundings has been undertaken and is described below and should be read in conjunction with **Plan EDP 1**.
- 2.3 A site visit took place between 17 November 2021 and 16 March 2022 in clear weather conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and public rights of way; PRoW).
- 2.4 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, and the site's visual and sensory character:

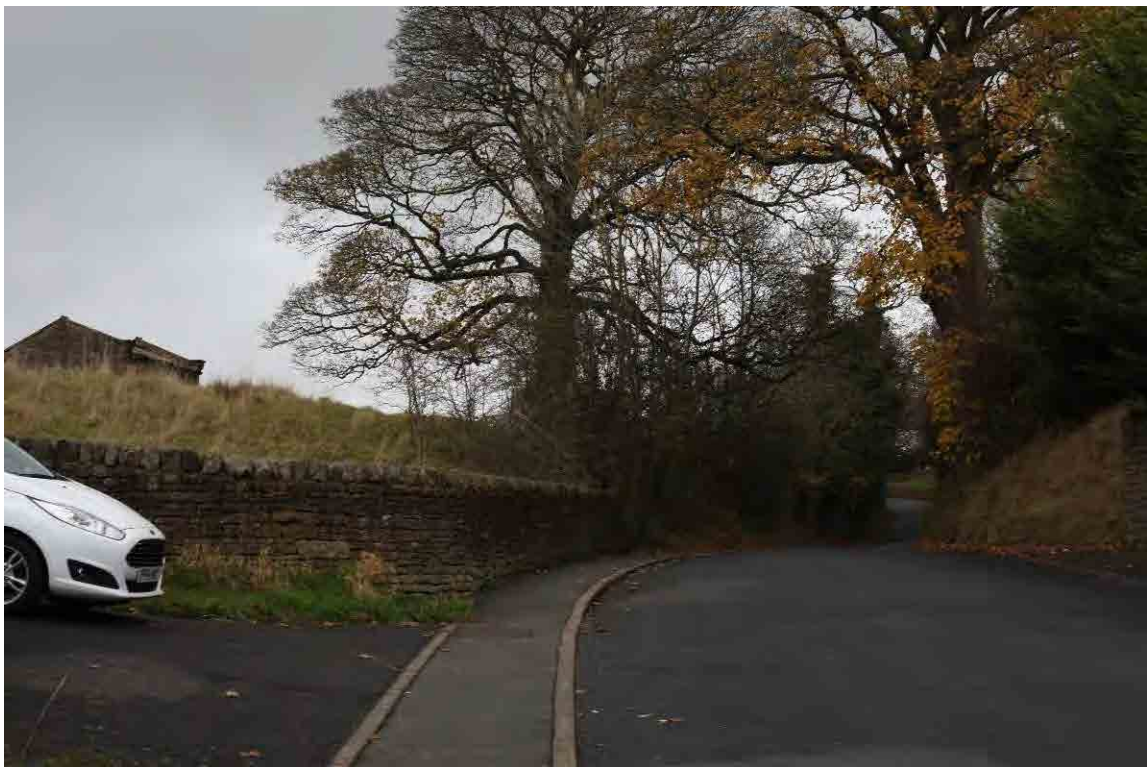
### Overview

- 2.5 The site abuts the north-eastern edge of Colne with development wrapping around its north-eastern, western, southern and south-eastern boundaries. This existing residential and educational development limits local views but allows views over to the wider more elevated landscape beyond. To the north-east and east the site abuts the agricultural landscape, here views are substantially limited by the rising topography.
- 2.6 The site comprises open land with hedgerows of mixed quality along its boundary and within its interior. The south extent of the site falls within the Lidgett and Bents Conservation Area, this part of the site used to comprise a reservoir, the derelict pump house (located to the south-west of the site) is a remaining feature from this historical use. The south-westerly aspect of the site means that its primary physical and visual connectivity is to the settlement to the south-west rather than to the adjacent agricultural landscape.

### The Physical Landscape

- 2.7 The site consists of sloping fields of improved and semi-improved grazing farmland bound by a mixture of stone walls, wire fences and indistinct hedges. The internal hedgerow structure generally containing dominant species such as hawthorn has become degraded resulting in this part of the site being managed as a single unit. The boundary hedgerows to the north and south of the site (along Castle Road and Skipton Old Road) have been left unmanaged and have matured to a greater height with hedgerow trees.

- 2.8 A small-scale stone structure, which housed a former pumping station, is located in the south-west corner of the site and is visible from the southern part of Skipton Old Road (see **Plan EDP 1** and **Image EDP 2.1**). The structure has fallen into disrepair, whilst the exterior stone walls remain intact there are several holes in the roof and the windows and doors have been sealed to prevent trespassers from gaining access.
- 2.9 The northern boundary primarily consists of an overgrown hedgerow which is bound by Castle Road, a small section to the north-west is formed by the rear garden fences of detached and semi-detached properties which front onto Castle Road. The eastern boundary is comprised of a stone wall with trees running along much of its length (see **Image EDP 2.2**), the stone wall varies in height and condition, agricultural fields lie beyond this extending towards Cockhill Lane. Skipton Old Road and residential properties to the south-east abut the site's south-eastern boundary which, as illustrated within **Image EDP 2.1**, is well treed. The site's western boundary consists of a stock proof post and wire fence with trees interspersed along its length; beyond this to the north-west an area has been allocated for the future expansion of the Park High School and to the south-west lies a recently completed housing development.
- 2.10 As illustrated within **Plan EDP 3** the site falls from the highest point in the north-east (212m above Ordnance Datum (aOD)) to the lowest point in the south-west (191m aOD); the slope is south-west facing and orientated towards the existing development. The site is visually enclosed by the topography to the north-west. Development to the north-west and south-east of the site sits at grade with it.



**Image EDP 2.1:** View from Skipton Old Road looking north-east along the site's south-western boundary. The roof of the former pump house within the site can be seen from this location. (Date: 17 November 2021. Grid Reference: 390326, 440518).

- 2.11 Whilst the site contains no areas of permanent standing water, ground conditions on the site were boggy, in particular to the south-east along the site boundary. Wetland tolerant plant species were also found implying that the collection of surface water on-site is not uncommon (see **Plan EDP 6**). A ditch system (likely man-made) was identified along the site's south-western boundary (see **Image EDP 2.3**).

### **Visual and Sensory Character**

- 2.12 The site is perceived to be related to the urban edge of Colne, this is due to the clear intervisibility with the properties which surround and are visible throughout the site, namely: residential properties along Castle Road to the north (see **Image EDP 2.4**); residential properties along Skipton Old Road to the south and south east; new residential development to the south-west; and Colne, which is visible from elevated parts of the site (see **Image EDP 2.5**). As well as visual, there is an audible connection with the adjacent roads to the north and south as well as Park High School to the north-west of the site. The sensory link with Colne is further strengthened by the topography of the site which slopes towards the urban edge and limits views of the surrounding agricultural fields to the north and east.
- 2.13 Close distance views north and north-east are largely limited to the site boundary, the residential properties along Castle Road (to the north as illustrated within **Image EDP 2.4**) and agricultural fields (to the north-east); the intervening topography limits views beyond this. Long distance views to the north include the wider landscape which form the horizon within this view (**Image EDP 2.4**).
- 2.14 Views to the south and west are largely defined by the surrounding urban context. To the south, residential properties along Skipton Old Road can be seen through the roadside vegetation. Within views to the west, the recent residential properties are discernible from the majority of the site; from the elevated part of the site (north) views are available beyond the new residential properties to Colne as demonstrated within **Image EDP 2.5**.
- 2.15 From a sensory perspective the site has a closer connection with the surrounding built environment than it does to the adjacent agricultural fields to the north and east. The combination of the sites visual connection with the settlement edge and the declining fabric of the site, most notably the degraded hedgerows, gives the site an urban fringe character.

### **Landscape Fabric and Habitat**

- 2.16 The site consists of a single field, which is bound by species-poor hedgerows along its northern and eastern boundary, plantation broadleaved treeline forms the southern boundary whilst scattered scrub along the south-western boundary. The grassland is largely semi-improved neutral grassland with an area of poor semi-improved grassland within the centre, there are also three areas of marsh/marshy grassland located across the site (refer to ecological report for further information).





**Image EDP 2.2:** View from PRoW 13-4-FP 216 (see **Plan EDP 1**) along the site's eastern boundary. The view is looking south-east along the field boundary wall towards the residential properties on Skipton Old Road. (Date: 17 November 2021. Grid Reference: 390454, 440743).



**Image EDP 2.3:** View from PRoW 13-4-FP 139 looking south towards a residential property on Skipton Old Road and the new residential development to the south-west of the site. Long distance views are available towards Ring Stone Hill and Boulsworth Hill (Date: 17 November 2021. Grid Reference: 390274, 440650).





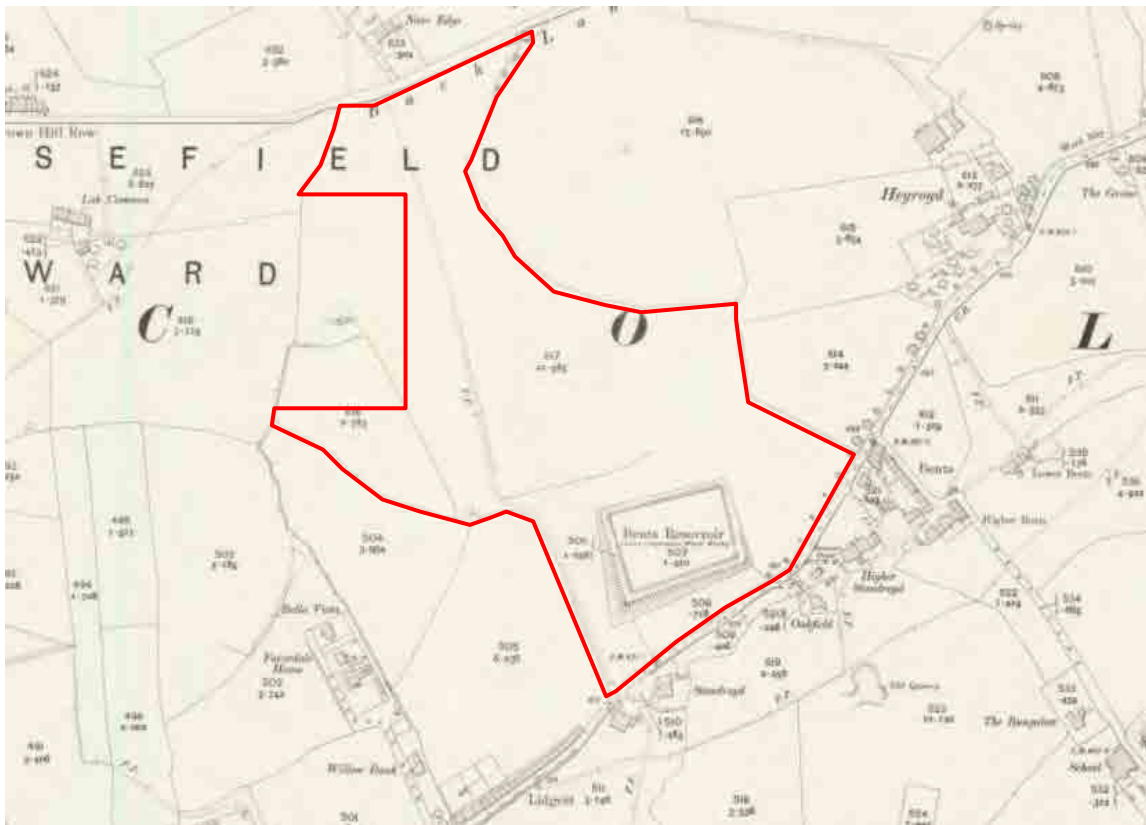
**Image EDP 2.4:** View from PRoW 13-4-FP 139 running north-south through the centre of the site. The view is looking north-west towards the residential properties along Castle Road and the Park High School building. Long distance views are available to the wider, elevated, landscape. (Date: 17 November 2021. Grid Reference: 390190, 440854).



**Image EDP 2.5:** View from PRoW 13-4-FP 139 looking south-east across the internal degraded field boundary towards the new development in the middle distance and Colne beyond this. Long distance views are available to the wider, elevated, rolling landscape. (Date: 17 November 2021. Grid Reference: 390198, 440774).

## Historic Landscape and Cultural Character

- 2.17 The historic context of the site and surroundings is set out in detail in **Section 3**. Notably, the southern extent of the site falls within the Lidgett and Bents Conservation Area (**Plan EDP 2**); the area was designated due to its industrial heritage (relevant extracts provided in **Appendix EDP 3**). Within the Conservation Area Character Appraisal for Lidgett and Bents, Colne (1999) (CACALB) the fields around Skipton Old Road (also Lidgett, Bents and Keighley Road) are noted as being important “to form a very attractive rural place at the edge of Colne”, no further text is provided to support this statement.
- 2.18 Since the publication of this report, the recent development to the south-west of the site has been granted and largely constructed (see **Photoviewpoint EDP 2**). This has resulted in new development within the conservation area, which has impacted on the rural context previously experienced from within this designation.



**Figure EDP 2.1:** Extract from the National Library of Scotland. The selected map series are OS 25 Inch, 1892-1914. A red outline has been added by EDP to represent the site boundary.

- 2.19 As illustrated within the historic maps of Colne, the location of the Bents Reservoir (see **Figure EDP 2.1**) within the site boundary would likely be a contributing factor to the degradation of the field, notably the fragmented field boundaries and the tussock pastures which are visible today. This also provides the site with a link to Colne through its facilitation of the towns urban expansion which further differentiates it from the agricultural fields to the east.

- 2.20 The site is within private ownership therefore its recreational value is limited to a number of PRow routes, which cross its interior, including footpath 13-4-FP 139 which forms part of the East Colne Way and footpath 13-4-FP 216 (see **Plan EDP 1**). As illustrated within the historic maps (**Figure EDP 2.1** and **3.1**) footpath 13-4-FP 139 is a historic route which can be seen on maps dated between 1885 and 1903.

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## **Section 3**

### **Findings of EDP Data Trawl**

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 2** and summarised in this section.

#### **Background Published Evidence Base Documents**

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:

#### **Development Plan Documents**

- Pendle Local Plan Part 1: Core Strategy 2011–2030 (adopted December 2015);
- The Colne Neighbourhood Development Plan 2022–2030 (Regulation 16 Draft, Version 1) (August 2022); and
- Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside (September 2002).

#### **Council Documents**

- Conservation Area Character Appraisal: Lidgett and Bents (1999);
- Colne Significant Views Assessment (Draft, May 2021); and
- A Landscape Strategy for Lancashire: Landscape Character Assessment (2000).

#### **Other Documents**

- East Colne Way, Circular Walk - Promotional Leaflet (2017);
- National Character Area: NCA 35, Lancashire Valleys (2013); and
- National Character Area: NCA 36, South Pennines (2014).

### **Findings of EDP Data Trawl**

#### **Landscape-related Designations and Other Considerations**

- 3.3 Landscape-related designations and policy considerations within 3km of the site are shown on **Plan EDP 2**. The site does not lie within a nationally or locally designated landscape, nor

does it lie within the Liverpool, Manchester and West Yorks Green Belt which abuts the northern and north-eastern site boundaries.

### ***Rights of Way Users and Recreation Grounds***

- 3.4 A review of the definitive map reveals a high concentration of PRoW within the study area (see **Plan EDP 1** for PRoW within the site boundary and **Plan EDP 2** for the wider PRoW network); the most pertinent are considered below and have been selected as a representation of the dense PRoW network.

#### *Promoted Route:*

- Footpath 13-4-FP 139 runs north-south through the centre of the site connecting Castle Road in the north with Skipton Old Road in the south. This footpath forms a section of the East Colne Way, a promoted route, which is locally advertised through the East Colne Way, Circular Walk – Promotional Leaflet (see **Appendix EDP 3**). Walkers using the East Colne Way, Circular Walk would be travelling south through the site, which is referred to as 'The Rough' due to its historic use as common land on the edge of Colne. The description for this section of the walk refers to the '*rough tree line*' and the stone '*boundary wall*' which forms the site's eastern boundary, it also includes the pump house located to the south of the site.

#### *Public Footpaths:*

- Footpath 13-4-FP 216 runs along much of the site's eastern boundary connecting Castle Road in the north with Skipton Old Road and Bent Lane in the south;
- Footpath 13-4 124 and Footpath 13-4 215 are located within the Lidgett and Bents Conservation Area to the south of the site, connecting Skipton Old Road in the west with Bent Lane in the east;
- There are a number of footpaths to the north of the site (**Plan EDP 2**). Based on the findings of the 'zone of theoretical visibility' (ZTV) (**Plan EDP 4**) potential views of the site are likely to be experienced by receptors within 2km of the site. PRoW within this area connect Noya Road in the north with Castle Road in the south, Foulridge in the west and Skipton Old Road in the east. Footpath 13-12-FP 39, which is located 1.36km to the north of the site, has been selected to represent PRoW within this area (see **Photoviewpoint EDP 5**);
- There is a high density of PRoW to the south of the site (**Plan EDP 2**), as illustrated within the ZTV, potential views of the site may be experienced within 3km. PRoW within this vicinity provide connection between Trawden in the east with Nelson in the west. Views from PRoW c.1km to the south of the site are represented by footpath 13-7-FP 32 (**Photoviewpoint EDP 7**) and views from PRoW 3km are represented by footpath 13-6-FP 185 (see **Photoviewpoint EDP 8**);

- There are a small number of PRow to the east of the site; views of the site from this orientation are limited due to the intervening topography as represented by the ZTV within **Plan EDP 4**; and
- The number of PRow to the west of the site are also limited due to the urban context of Colne.

### **Heritage Matters and Historic Landscape**

- 3.5 Heritage assets can influence the visual character of the landscape and enrich its historic value and an understanding of the historic landscape assists with the interpretation of the character of the site. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is rightly addressed by heritage professionals where appropriate (refer to Heritage Assessment produced by Lanpro Services for further information, Report Ref: 2419/02).
- 3.6 As illustrated within **Figure EDP 3.1** the site contained the Colne Corporation Water Works' Bents Reservoir, which was filled in during the 1980s (see the East Colne Circular Walk – Promotional Route in **Appendix EDP 3** for further information). The pumping station ancillary to the reservoir remains and is located to the south of the site, the inscription 'CCWW 1947' is carved into the stone work located above the buildings eastern entrance.
- 3.7 Black lines within **Figure EDP 3.1** indicate the location of the historic field boundaries, the remnants of these boundaries are visible on site as individual trees rather than a stock proof hedgerow. The promoted East Colne Way (Footpath 13-4-FP 139) is also clearly visible within **Figure EDP 3.1**, the route north-south through the centre of the site and along the south-west boundary (annotated 'F P.').



**Figure EDP 3.1:** Extract from the National Library of Scotland<sup>2</sup>. The selected map series are OS 1:25,000, 1937 - 1961 (shown on the left) and ESRI World Imagery (shown on the right), a red outline has been added by EDP to represent the site boundary.

<sup>2</sup> Available at: <https://maps.nls.uk/geo/explore/side-by-side/#zoom=16&lat=53.86405&lon=-2.14853&layers=6&right=ESRIWorld> accessed 20 December 2021

- 3.8 The southern extent of the site is located within the northern part of Lidgett and Bents Conservation Area (see **Plan EDP 3** and **Figure EDP 3.2**), an area designated for its industrial heritage. This heritage was dominated by domestic handloom weaving over the 18<sup>th</sup> and 19<sup>th</sup> century. This work initially carried out using the handloom in the “*houses of a predominantly farming community*”. As the demand for manufactured textiles increased new techniques developed. This resulted in the use of the power loom and new weavers’ cottages were specifically designed to accommodate this new technology. Buildings from both of these periods are well represented within the Lidgett and Bents Conservation Area. Within the Conservation Area Appraisal, the fields around Skipton Old Road (also Lidgett, Bents and Keighley Road) are noted as being important “*to form a very attractive rural place at the edge of Colne*”.
- 3.9 Within the wider study area, the following heritage assets are components of the contemporary landscape (as illustrated within **Plan EDP 2**):
- There are four No. Grade II listed properties located along Skipton Old Road, adjacent to the site’s southern boundary (namely the Former Toll House, Lidgett, Standroyd and Heyroyd); and
  - There are no Registered Parks and Gardens within the study area.

### **Ecology Matters**

- 3.10 There are no ecological designations on the site or within the study area that are relevant to the scope of this LVA. However, the landscape strategy has taken account of the findings of the Extended Phase 1 Habitat survey and Phase 2 surveys to ensure appropriate ecological mitigation and enhancement is included within the site proposals in a coordinated manner (refer to Ecological Reports 9282.005 and 9282.006 produced by TEP for further information).

### **Arboricultural Matters**

- 3.11 The following matters are relevant to this LVA:
- A number of trees along the site’s boundary are subject to a Tree Preservation Order (TPO):
    - Two tree groups to the north-east of the site;
    - Four trees along the eastern boundary; and
    - Four trees along the western boundary.
  - The conservation area to the south of the site also protects trees over 75mm in diameter within this area;
  - There are no Ancient Woodlands in proximity to the site; and



- A BS 5837 tree survey of the trees on-site has been completed, the findings of which will inform the landscape strategy for the site. Refer to the Arboricultural Impact Assessment (9282.004 produced by TEP) for further information.

### **National Planning Policy**

- 3.12 At the heart of the National Planning Policy Framework (NPPF) (July 2021) is a presumption in favour of sustainable development. For landscape, this means recognising the intrinsic beauty of the countryside (paragraph 174b) and balancing any ‘harm’ to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision maker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report, as detailed in the Planning Statement accompanying this application.
- 3.13 Paragraph 126 seeks to achieve high quality design in development, whilst in paragraph 130 it is stated that development should be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*.
- 3.14 Planning applications are required to be determined in accordance with the Development Plan produced by the LPA, unless material considerations (including the NPPF) indicate otherwise.

### **Local Planning Policy**

#### ***Pendle Local Plan Part 1: Core Strategy 2011–2030***

- 3.15 The adopted Core Strategy 2011–2030 (adopted December 2015) includes over-arching general development policies, against which the development proposals will be tested. An extract from the local plan policies map has been included below (see **Figure EDP 3.2**).
- 3.16 Policies that are specific to the site in landscape and visual terms are included below:

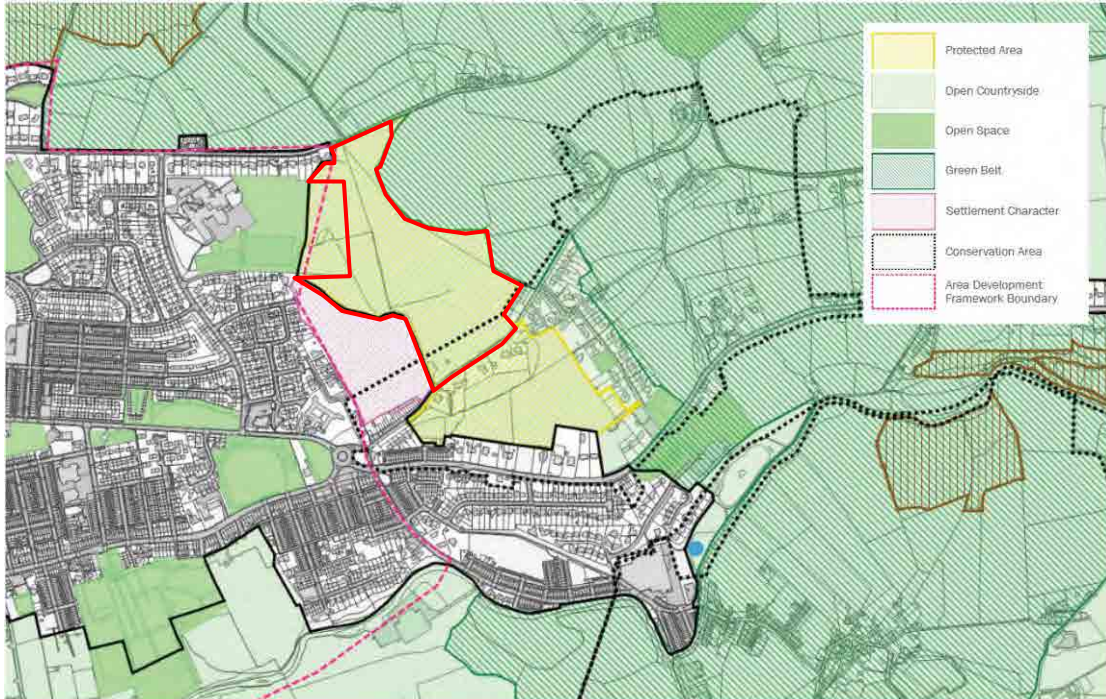
#### *Policy ENV 1 - Protecting and Enhancing Our Natural and Historic Environments*

- This policy aims to *“safeguard or enhance the landscape character”* of areas which are not subject to national landscape designations. It states that consideration should be given to the landscape character types defined within the Lancashire Landscape Assessment. As the site falls within the *“open countryside”* the ‘Development in the Open Countryside Supplementary Planning Guidance’ is also considered.

#### *Policy SDP 2 - Spatial Development Principles*

- Colne has been identified as a *“Key Service Centre”*, a settlement which will *“provide the focus for future growth in the borough and accommodate the majority of new*

development” provided that the development is of a “*nature and scale that is proportionate*”. Due to the ‘Greenfield’ nature of much of the site, justification will need to be provided to ensure the location is sustainable and relates to the existing settlement.



**Figure EDP 3.2:** Extract from the Pendle Borough Council: Pendle Proposals Map<sup>3</sup>. A red outline has been added by EDP to represent the site boundary.

### ***The Colne Neighbourhood Development Plan 2022–2030***

- 3.17 The Colne Neighbourhood Development Plan 2022–2030 (Regulation 16 Draft, Version 1) (August 2022) remains as a draft and as such, the policies carry limited weight at this time; the report aims to provide policies and plans to enhance and safeguard Colne. Policies that are specific to the site in landscape and visual terms are included below, extracts have been underlined where of pertinence to the site and immediate context:

#### ***Policy CNDP13 – Conserving and Enhancing Valued Landscape Features***

- Development within the Lancashire Valleys: National Character Area 35 (this applies to the north of the site, see **Plan EDP 1**) should seek to “conserve and enhance the local landscape” with focus placed on the following features (**Appendix EDP 3**):

<sup>3</sup> Available at:

<https://pendle.opus4.co.uk/planning/localplan/maps/replacementpendlelocalplan#/x:391023/y:442180/z:7/b:14/o:1927,o:1929,o:1933,o:1936,o:1937,o:1940,o:1941,o:1942,o:1943,o:1944,o:1945,o:1947,o:1948,o:1949,o:1950,o:1951,o:1953,o:1954,o:1955,o:1956,o:1957,o:1958,o:1959,o:1960,o:1961,o:1962,o:1963,o:1964,o:1965,o:1966,o:1967,o:1968,o:1969,o:1970,o:1971,o:1972,o:1973,o:1974,o:1975,o:1976,o:1977> accessed 11 November 2021

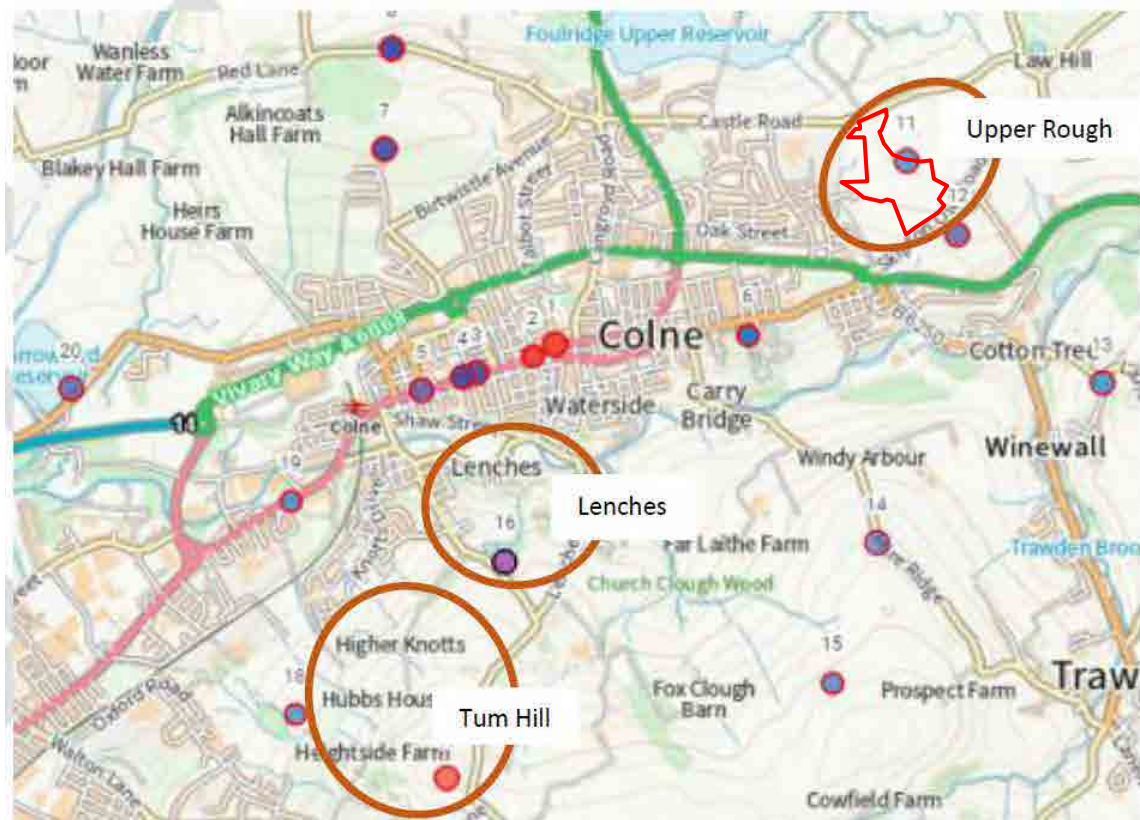
- (a) *“The area’s industrial heritage and the contribution that this makes to the area’s sense of place and history;*
  - (b) *Woodlands, trees and hedgerows;*
  - (c) *The network of habitats; and*
  - (d) *The contribution that open landscape areas make in conserving and maintaining the area’s distinctive settlements.”*
- Development within the Southern Pennines: NCA 36 (this applies to the south of the site, see **Plan EDP 1**) focuses on the following characteristics (**Appendix EDP 3**):
    - (a) *“Conserve and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.”*
  - This policy also references views in and out of Colne, which have been identified for protection, these are considered further under the sub-heading ‘Colne Significant Views Assessment’ below.

#### *Policy CNDP16 – Rural Identity and Character*

- Where development is sought outside of the settlement boundary this policy states that the proposals must help to *“retain and enhance the rural identity and character of the neighbourhood area”*. The policy lists a number of requirements which relate to the materiality of the development and the retention of key features. It also notes that any *“traditional rural buildings on the site are retained and re-used”*.

#### **Colne Significant Views Assessment**

- 3.18 The Colne Significant Views Assessment (Draft, May 2021) considers the landscape character and visual amenity of significant landmarks and the prominent views associated with them. The overall aim is to inform decision makers of the sensitivity of these views and their relationship to the setting of Colne. Within each of the selected views key landscape and visual characteristics have been recorded along with an assessment to their sensitivity to change, value, and importance.
- 3.19 The site is located within the ‘Upper Rough’ landmark and is described as an *“area of rough pasture that forms part of the rural setting to the eastern extent of Colne and Lidgett and Bents Conservation Area”* (see **Plan EDP 2** and **Figure EDP 3.3**). The key characters include the *“hedges and trees”* which bound the site and the *“remnant walls and outgrown hedge”* located within the site; the summary concludes that the area is *“a tranquil place on the edge of town”* and represents *“a gateway to the beginning of the countryside outside Colne”*. The site is considered to be a *“key place to experience the town and its relationship with farmed ridges and wider dramatic hills”*.



**Figure EDP 3.3:** Extract from the Colne Significant Views Assessment (Draft, May 2021) (relevant extracts available within **Appendix EDP 3**). The orange outlines illustrate the location of each landmark whilst the smaller red circles indicate locations of landmark views, and the blue circles represent viewpoints. The site is located within the 'Upper Rough' landmark. A red outline has been added by EDP to represent the site boundary.

- 3.20 Significant views towards the site identified within the Colne Significant Viewpoint Assessment includes views from PRoW 13-4 189 within the Lenches (see **Figure EDP 3.3** and **Photoviewpoint EDP 10**), views from PRoW 13-6 130 within Tum Hill see (**Figure EDP 3.3** and **Photoviewpoint EDP 11**) and views from an identified viewpoint along PRoW 13-7-FP 32 (**Photoviewpoint EDP 7**, see **Plan EDP 4** for Photoviewpoint locations). According to the report the site forms an “important open farmed area beneath the low ridge that Noyna Road sits atop”, it also contributes to the “wider pastoral setting of Colne” and “complements the fields in the Lidgett Triangle and Conservation Area”. The view from within the site is from PRoW 13-4 139 (**Photoviewpoint EDP 9**), this view provides “open and panoramic views across the historic roofscape of Colne to Tum Hill and to the moorlands of Boulsworth Hill, Blacko Hill and Pendle Hill” The identification of these views within the draft report as ‘significant views’ does not result in receptors being of a higher sensitivity, as a result receptors viewing the site from these locations are considered to have the same sensitivity as PRoW users and therefore subject to a ‘high’ sensitivity.
- 3.21 The draft assessment recommends that ‘Upper Rough’ is designated as a Local Green Space in the Draft Colne Neighbourhood Plan due to its close proximity with Colne and its ‘high value’ as an open space with panoramic views. It also recommends that the views from “Upper Rough (the site) to Boulsworth Hill and Tum Hill, and from Tum Hill, Lenches and Mire Ridge” are mapped as ‘Significant Views’ to be retained. The report concludes that the



site is sensitive to change due to “*tranquil pastoral character*” and relationship with Lidgett and Bents Conservation Area.

***Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside (September 2002)***

3.22 The Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside sets out the criteria for new development in the countryside areas of Pendle. The Supplementary Planning Guidance used the Countryside Agency’s Character Map (a predecessor of Natural England, which developed the technique of Landscape Character Areas) to define five character zones for the countryside areas of Pendle within which specific development guidelines will apply.

3.23 The site is located within the ‘Drumlin Field and Rolling Upland Farmland’ character area, the guidelines which apply are provided below (relevant extracts are underlined where of pertinence to the site and immediate context, relevant extracts are provided in **Appendix EDP 3**):

- “development should consist of “rounding off” of an existing settlement and should be defined by settlement form, natural landform and established planting;
- *walling materials should be in natural colours, tones and textures such as neutral grey;*
- *roofs in dark grey/blue or stone coloured materials;*
- *where development is closely related to an existing building group, massing and details of new buildings should be based on existing form, avoiding free-standing detached buildings;*
- *screening should be through careful siting, relationship with existing buildings and tree groups and new tree planting;*
- *avoid visibility against the skyline;*
- *minimise building across contours;*
- *minimal ancillary built elements, tanks or storage;*
- *boundary treatment restricted to stone walls (in rolling farmland) or substantial hedges in locally native species (in drumlins), supplemented, if necessary, by stockproof fencing;*
- *no prominent equipment, aerials or signs that could be visible from the surrounding countryside;*
- *minimal surface area of site to be used for hardstanding and surfacing restricted to permeable crushed stone or similar; and*

- *garden areas of decorative planting and other domestic uses sited to minimise visibility from surrounding routes and the countryside.”*

3.24 This ‘Drumlin Field and Rolling Upland Farmland’ character area is considered further at paragraph 4.8 et seq.

## Section 4

### Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development.

#### National Character Assessment

- 4.2 At the national level, the character of England has been described and classified in the National Character Area profiles published by Natural England<sup>4</sup>. The northern part of the site and its surroundings fall within Lancashire Valleys: NCA 35 (which extends c.54km from Skipton in the north-east to Adlington in the south-west), whilst the southern part of the site and its adjacent context falls within South Pennines: NCA 36 (which extends c.60km from Otley in the north-east to Bolton in the south-west) (see **Plan EDP 1**).

- 4.3 Key characteristics of NCA 35 of relevance to landscape include:

- *"Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and wire fences at higher elevations;*
- *Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south; and*
- *There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages".*

- 4.4 Key characteristics of NCA 36 of relevance to landscape include:

- *"Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides; and*
- *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".*

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<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

- 4.5 While these NCAs are broadly representative of the site's landscape context, they are far too generic to reliably inform an assessment of the suitability of the proposals in landscape terms (relevant extracts provided in **Appendix EDP 3**). Of much greater use are the more localised assessments described below.

### **Local Landscape Character Assessments**

#### ***A Landscape Strategy for Lancashire: Landscape Character Assessment***

- 4.6 This assessment places the site within the within Landscape Character Type (LCT) '14b Rolling Upland Farmland. Key characteristics of LCT 14b are identified as follows, and underlined where of pertinence to the site and immediate context (relevant extracts provided in **Appendix EDP 3**):

- *"The winding, narrow roads are often bounded by stone walls, giving a sense of enclosure and obscuring views;*
- *Scattered isolated stone farmsteads with stone barns are the dominant building type, although small clustered stone villages occur on south facing slopes and there are some small linear settlements;*
- *Trees are common as individual and linear features throughout the landscape and provide local habitats and wildlife corridors;*
- *The modern landscape is shaped by years of sheep grazing;*
- *The combination of limestone with Millstone Grit has created a soft 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; and*
- *This character area includes a quarry, reservoir, conifer plantations, communication masts and a wind farm, which are conspicuous in an otherwise rural and pastoral landscape".*

- 4.7 As set out above, LCT 14b includes a number of key characteristics that are found to be representative of the site and its local context, but still considered quite generalised in nature. Although having some intact rural areas of higher susceptibility and sensitivity, these are counter-balanced by urban influences provided by the urban edge of Colne which include Park High School, the new development to the south-west of the site and the residential properties along Castle Road and Skipton Old Road. Given the presence of some distinguishing features, in accordance with EDP's Methodology (included at



**Appendix EDP 2)**, the landscape, value and sensitivity of LCT 14b in this location is considered to be **medium**.

***Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside***

- 4.8 The site is located within the ‘Drumlin Field and Rolling Upland Farmland’ area which is characterized by its “*rolling farmland*” and “*traditional farm buildings and stone walls*”. The remainder of the description relates to the characteristics of the ‘drumlins’ and Barnoldswick, which is not representative of the site, as such, the landscape value and sensitivity of Drumlin Field and Rolling Upland Farmland’ area in this location is considered to be **low**.

**Overall Sensitivity of the Site Character**

- 4.9 In summary, the main character and notable fabric of the site is found to be limited to the site’s boundaries and the fragmented internal boundaries. When considering the physical make-up of the site, its features are relatively unremarkable, and the lack of maintenance and upkeep reduces the perceived sensory experience for those who can perceive the site at close range.
- 4.10 From a sensory perspective the topography combined with the urban influence of Colne, the school and the adjacent residential properties, the site has a stronger connection with the urban edge than it does with the surrounding agricultural fields to the north and the east. Whilst the southern point of the site does have a visible connection with the Lidgett and Bents Conservation Area and the residential properties along Skipton Old Road, this connectivity diminishes with distance as the intervisibility with the conservation area reduces. The site provides recreational benefits through the PRow which cross the site, this includes the promoted East Colne Way, Circular Route. The overall sensitivity of the site is therefore judged to be medium overall.

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## Section 5

### Existing (Baseline) Conditions: Visual Amenity

#### Introduction

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below:

#### Step One: Defining Zones of Theoretical and Primary Visibility

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ZTV. The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment confidently predicts the extent of summertime/wintertime views of the proposed development.
- 5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 5.6 **Plan EDP 5** illustrates the viewshed analysis based on ZTV mapping and the findings of the visual appraisal. The visual extent is summarised below:
- In views from the north, the extent of available views are limited by a combination of gently undulating landform, overgrown hedgerow vegetation with associated trees and the residential properties along Castle Road (see **Photoviewpoints EDP 3** and **5**);
  - To the south, as illustrated within **Photoviewpoint EDP 1**, the south-west extent of the site is discernible where Skipton Old Road meets footpath 13-4-FP 139, however, as receptors progress north-east along this minor road views become increasingly filtered and restricted due to the well treed and sunken nature of Skipton Old Road. Beyond

this, c.1km and 3km to the south of the site, the rising topography allows views of the site; the site forms a small part of the panoramic view and is experienced as part of the wider urban context of Colne (see **Photoviewpoints EDP 7 and 8**);

- Views of the site from the east are limited by the intervening topography. As illustrated within **Plan EDP 3**, the three agricultural fields to the east of the site boundary rise to 218m aOD; the extent of this change of topography is represented within **Photoviewpoint EDP 4**; and
- To the west of the site views are contained by the built form of Park High School to the north-west (see **Photoviewpoint EDP 6**) and the new residential development to the south-west. Properties within the new residential development are largely fronting onto and overlooking the site, these are represented by **Photoviewpoint EDP 2**.

### **Step Two: Defining Receptor Groups**

- 5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

#### ***Rights of Way and Recreation Grounds Users***

- 5.8 Users of PRow are considered to be of 'high' sensitivity as their attention and interest is likely to be focused on the landscape and views whilst being engaged in outdoor recreation.
- 5.9 East Colne Way Promoted Route/Footpath 13-4-FP 139 and Footpath 13-4-FP 216 both run through the site connecting Castle Road in the north with Skipton Old Road in the south. As is to be expected, clear views of the site are experienced by receptors travelling along these routes, though in all instances views are already influenced by the existing development edge of Colne, which includes Park High School, the new residential properties to the south-west and the residential properties along Castle Road and Skipton Old Road.
- 5.10 Footpath 13-4 124 and Footpath 13-4 215 are located within the Lidgett and Bents Conservation Area to the south of the site, connecting Skipton Old Road in the west with Bent Lane in the east. Views of the site from these routes are largely filtered by the residential properties to the south of Skipton Old Road and the vegetation which lines along the minor route. Where views of the site are available through gaps within the residential properties (see **Image EDP 5.1**) these are filtered by the vegetation and experienced against the context of the recent residential development to the south-east of the site.
- 5.11 Receptors using the PRow network to the north of the site are represented by **Photoviewpoint EDP 5** located c.1.35km to the north. As illustrated within this photoviewpoint, users of these routes experience views of Colne, in particular the residential properties which front onto Castle Road. The site forms a small part of the overall view and is largely filtered by the trees which align the northern boundary and the residential properties to the west.



**Image EDP 5.1:** View from PRoW 13-4 124 looking north-west towards a residential property on Skipton Old Road, the new residential development to the south-west of the site is discernible through the roadside vegetation. (Date: 16 March 2022. Grid Reference: 390492, 440517).

- 5.12 To the south of the site, receptors using the PRoW network are represented by **Photoviewpoint EDP 7** (c.1.22km) and **Photoviewpoint EDP 8** (c.3.50km). When viewing the site from this orientation, Colne dominates much of middle-distance context of the panoramic view. The site forms a small part of the overall view with the trees on the eastern boundary and the internal field boundary trees are discernible within the wider urban context.
- 5.13 **Photoviewpoint EDP 6** represents views from Colne Football Club located 1.36km to the west of the site at their closest point. Views of the site are limited by the buildings within Park High School, the intervening vegetation and the sloping topography of the site. Users of Colne Football Club are considered to be of a 'medium' sensitivity due to its urban context and its use as a sports ground (where receptors are likely to be focusing on sport participation rather than enjoyment of the landscape).

#### **Road Users**

- 5.14 Castle Road is a minor road that abuts the site's northern boundary connecting Colne in the west with Skipton in the north-east. Receptors travelling along this road have limited views of the site due to the residential properties which back onto the north-west of site and the overgrown hedge to the north-east of the site boundary (see **Photoviewpoint EDP 3**). Oblique

views into the site are limited to framed views in between the residential properties and from the gate way used to access the site. As Castle Road is a minor route within a rural setting, receptors are considered to be of 'medium' sensitivity.

- 5.15 Skipton Old Road connects the south of Colne with Castle Road in the east. This minor road is located to the south of the site's boundary; the sunken and tree lined nature of this road means that views towards the site are predominantly experienced from the south of the road, becoming increasingly filtered when progressing north-east (see **Photoviewpoint EDP 1**). Skipton Old Road users are considered to have a 'medium' level of sensitivity.
- 5.16 Receptors travelling along Windermere Avenue would experience views of the site from within the context of Colne and the new residential development to the south-west of the site (see **Photoviewpoint EDP 2**). Users of this minor route are considered to be of 'medium' sensitivity.
- 5.17 Cockhill Lane is a minor road c.660m the east of the site, which connects Castle Road with Skipton Old Road. The raised topography of the agricultural fields to the east of the site prevents views of the site (see **Photoviewpoint EDP 4**). Due to the lack of intervisibility between receptors travelling along Cockhill Lane and the site, this route has been scoped out of the assessment.

#### ***Residential Dwellings/Groups***

- 5.18 Views from private residential properties are considered to be of 'high'sensitivity, however, changes to the view are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application, however, they remain relevant to this review of the predicted extent and nature of visual change. The residential receptors mostly likely to experience the most change as a result of the proposals have been identified within **Plan EDP 5**, these are also discussed below:
- **Group A – Windermere Avenue** - this group is located to the south-west of the site and is primarily located within the new residential development site. Receptors have close range views of the site from front facing windows;
  - **Group B – Skipton Old Road** – properties within this group are located to the south of the site within the Lidgett and Bents Conservation Area. These properies have close range views from rear facing windows; and
  - **Group C – Castle Road** – located to the north-west of the site, three of the properties have rear gardens which adjoin the site boundary. These have close range views from rear facing windows.

### Step Three: Defining Representative Viewpoints

5.19 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 3km and more from the site; and
- Viewpoints from all the above receptor groups.

5.20 The representation of views is supported by 15 photoviewpoints (PVPs), the number and location of which has been agreed with the LPA. Details of the photoviewpoints are summarised in **Table EDP 5.1** and their location is illustrated on **Plan EDP 4**. The photoviewpoints are contained at the back of this report. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

**Table EDP 5.1:** Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	View from Skipton Old Road looking north towards the site	390329, 440511	10m, 5° N	Minor road users – Medium sensitivity.  Residential Receptors – High sensitivity.
2	From Windermere Avenue looking east towards the site	390045, 440690	65m, 75° E	Minor road users – Medium sensitivity.  Residential Receptors – High sensitivity.
3	View from Castle Road looking south-east towards the site	390031, 440987	85m, 85° E	Minor road users – Medium sensitivity.  Residential Receptors – High sensitivity.
4	View from Cockhill Lane looking west towards the site	390838, 441165	660m, 245° W	Minor road users – Medium sensitivity.
5	View from PRoW 13-12-FP 39 (to the south of Noya Lane) looking south towards the site	390553, 442369	135m, 195° S	Public Right of Way users – High sensitivity.
6	View from Colne Football Club looking east towards the site	388246, 440822	1.80km 90° E	Users of Colne Football Club – High sensitivity.
7	View from PRoW 13-7-FP 32	390199,	1.22km, 5° N	PRoW users

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
	(to the west of Mile Ridge) looking north towards the site  Viewpoint 14 identified within the Colne Significant View Assessment	439320		– Very high sensitivity.
8	View from PRoW 13-6-FP 185 (to the north of Back Lane) looking north towards the site	389323, 437685	2.98km, 20° N	PRoW users – High sensitivity.
9	View from PRoW 13-4 139 within the site looking towards Tum Hill and Lenches located to the south-west.  Viewpoint 11 identified within the Colne Significant View Assessment	390183, 440885	Within the site boundary 204° SW	Viewpoints identified within the Colne Significant View Assessment – High sensitivity.  PRoW users – High sensitivity.
10	View from PRoW 13-4 189 within the Lenches looking north towards the site.  Viewpoint 16 identified within the Colne Significant View Assessment	388710, 439207	2.08km, 52° NE	Viewpoints identified within the Colne Significant View Assessment – High sensitivity.  PRoW users – High sensitivity.
11	View from PRoW 13-6 130 within Tum Hill looking north-east towards the site.  Viewpoint 17 identified within the Colne Significant View Assessment	388585, 438436	2.70km, 40° NE	Viewpoints identified within the Colne Significant View Assessment – High sensitivity.  PRoW users – High sensitivity.
12	View from PRoW 13-4 20 looking south-west towards the site  Viewpoint Location 1 identified within the appeal submission	392053, 442547	2.40km, 230° SW	Viewpoints identified within the appeal submission – High sensitivity.  PRoW users – High sensitivity.
13	View from PRoW 13-4 75 looking south-west towards the site  Viewpoint Location 2 identified within the appeal submission	392964, 442033	2.82km, 240° SW	Viewpoints identified within the appeal submission – High sensitivity.  PRoW users – High sensitivity.
14	View from Pennine Bridleway looking south-west towards the site  Viewpoint Location 3 identified within the appeal submission	393332, 442148	3.20km, 245° SW	Viewpoints identified within the appeal submission – High sensitivity.  PRoW users – High sensitivity.



<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Distance and Direction of View</b>	<b>Reason(s) for Selection and Sensitivity of Receptor</b>
15	View from Pendle Way (footpath looking south-west towards the site Viewpoint Location 4 identified within the appeal submission	393636, 442479	3.60km, 240° SW	Viewpoints identified within the appeal submission – High sensitivity.  PRoW users – High sensitivity.

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## Section 6

### The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in **Sections 4** and **5**, this report now reviews the proposed development and (in **Section 7**) undertakes an assessment of the likely effects in landscape terms.

#### The Proposed Development

- 6.2 The proposed development is illustrated in **Appendix EDP 1** and on **Plan EDP 6**. The DAS supporting this outline application provides full details of the development proposals. To summarise, these comprise:
- Up to 150 residential units consisting of 2, 2.5 and 3 storey dwellings with 2, 3 and 4 bedrooms;
  - Soft landscaping to fronts of dwellings and within the street layout;
  - Public open space (POS), which is primarily located to the south of the site and along the site boundary, includes:
    - The retention and enhancement of much of the exiting vegetation which runs along the full extent of the boundary and the internal east-west field boundary. The retention of these features seeks to maintain the character of the site and provide ecological benefits. Proposed development has also been appropriately offset from existing vegetation to protect their root protection zones as recommended in the Arboricultural Assessment;
    - Whilst details of the soft landscaping will be addressed as part of the Reserved Matters, new tree and hedge planting to be provided throughout the site;
    - The eastern boundary, which forms the eastern extent of Colne, currently consists of post and wire fence and degraded hedgerows; the above soft landscaping measures would round off the eastern extent of Colne providing a green settlement edge and clearly defining the boundary between the Colne and the wider landscape context;
    - Sustainable Drainage Systems (SuDS), including balancing ponds located to the north-west and south-west of the site;
    - Local Equipped Area of Play (LEAP) to the south-west of the site adding to the recreational and amenity value to the local area;

- Proposed roadways onto the site have been strategically located within gateways and existing gaps within the hedgerow vegetation to minimise hedgerow removal; and
- Existing PRoW through the site to be retained with additional footpaths included to increase pedestrian connectivity across the development and provide connectivity with Colne and Park High School. As with the roadways, pedestrian links have been strategically located to utilise gaps within the hedgerow vegetation as well as to promote connectivity and movement.

### **Overall Landscape Strategy and Mitigation**

6.3 EDP have provided landscape and visual guidance to the design process from an early stage in the project to enable a sensitive design to materialise in the emerging proposals, and to incorporate a degree of integral (or embedded) mitigation designed to avoid or reduce potential landscape and visual effects. Mitigations measures, which have been included within the Illustrative Landscape Strategy (**Plan EDP 6**) and are summarised below:

- Existing field boundary hedgerows are being retained along the extent of the site boundary along with a degraded internal east-west hedgerow. Vegetation retention and enhancement is key to maintaining and improving the character and visual amenity of the site. Vegetation enhancement planting would also assist with screening the site from the wider landscape;
- The health and longevity of retained landscape features would also be improved and secured by the proposals, through appropriate long-term maintenance and management. The condition of existing features is considered relatively poor in landscape terms and an improvement to the fabric of the site would strengthen the Green Infrastructure network of the local area;
- Additional tree planting is proposed within street scenes whilst additional trees and native structural planting proposed where appropriate within areas of POS, to soften the proposals and enable them to embed within their surroundings and local site context. As the landscape proposals become established, the built form would be broken up when viewed from the wider landscape and provide climate benefits in terms of street greening, offsetting air pollution, and the potential effects of urban heating. The enhancement of the eastern boundary would also provide a stronger boundary to Colne, physically and visually separating the site from the wider open countryside whilst providing an attractive setting for housing development;
- Proposed planting across the site includes species of local provenance to enhance the landscape and ecological value of the proposed development and its contribution to a wider Green Infrastructure network; and
- The SuDS pond in the north-west of the site and the surrounding areas of POS would be designed for visual and wildlife amenity. The design of the southern pond would also

provide a focal point for the proposed footpath that would increase access across the southern part of the site.

- 6.4 Overall, the proposed scheme has been sensitively designed to respond to the site's environmental constraints with the retention and enhancement of the existing vegetation wherever possible to provide biodiversity, access, and recreational benefits.

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## Section 7 Assessment of Effects

### Introduction

- 7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

### Predicted Effects on the Character of the Site (Year 1 and Operation)

- 7.2 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 7.3 It is a consequence of the nature of the development proposed that the character of the northern part of the site, wherein the built development is proposed (see **Appendix EDP 1** and **Plan EDP 6**) would change substantially as a result of implementation. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development. The southern part of the site, some of which falls within the Lidgett and Bents Conservation Area is to be retained with the enhancement of existing hedgerows and grassland to minimise the influence of the new development of the character of this area as well as to provide ecological benefit.
- 7.4 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall, these are structured using the same format used to describe the site in **Section 2**:
- **The physical landscape** – the development of the site would result in no notable changes to the topography of the site. The masterplan works with the sloping topography so that the built form follows the landform, and the attenuation ponds and the LEAP are located to work with the existing contours (see **Appendix EDP 1**);
  - Existing built features such as the stone walls along the eastern boundary and the former pumping station (see **Plan EDP 1**) are proposed for retention. The masterplan (see **Appendix EDP 1**) proposes a sympathetic extension to the pumping station to facilitate a community cafe, this would provide recreational and amenity benefits to local residence and users of the PRow network. Materials proposed for use within the pumphouse extension have been selected to blend in with existing buildings and the surrounding environment;

- **Visual and sensory character** – the sensory aspects of the site are heavily influenced by its urban context, both visually and audibly from the roads and school use in proximity to the site. Whilst developing the site would remove the influence of the open land which is currently experienced, these changes would not be out of context insofar as the immediate setting of the site comprises of residential development;
- From a sensory perspective, the site would become more enclosed as a result of the proposed development. Enhanced boundary treatment and the inclusion of built form would replace the existing baseline. A long-term management plan can be secured through condition to ensure the landscape features on site are futureproofed, this would ensure the correct management of the trees as well as the upkeep of boundary treatments and the PRoW network;
- Users of the PRoW network, local residents and users of the residential roads in the immediate vicinity of the site would experience a change from its current use to a new residential development;
- **Landscape fabric and habitats** – the field boundary hedgerows will be retained and enhanced where appropriate to maintain the physical characteristics of the site. Should a long-term management plan be secured, this would help to retain the functionality of the existing Green Infrastructure corridors on site. Additional tree and shrub planting as well as enhancing the grassland would further benefit the existing features and soften the proposed development whilst simultaneously benefiting the local wildlife and visual amenity (see **Plan EDP 6**);
- **Historic landscape character** – the site layout has been sympathetically designed to minimise impact on the Lidgett and Bents Conservation Area, which covers the southern extent of the site (see **Plan EDP 3**). The proposed development has been offset from the conservation area boundary and limited by an existing hedge along an historic line that is to be enhanced, to minimise views of the residential properties from receptors within the conservation area; this approach also retains an extensive area of grassland to the south, which is noted as being an important feature which provides an “*attractive rural place at the edge of Colne*”. These considerations for the Lidgett and Bents Conservation Area were not applied to the recent development to the south-west of the site which is nearing completion; and
- **Other considerations** – the proposed scheme herein would provide a range of opportunities for future residents and wider public. The proposals would provide increased informal connectivity through the site, areas of public open space including the LEAP and a Community Café within the former pump house.

7.5 In summary, the character of the site itself would change materially; the character of northern part of the site would change from grazed open land to residential properties whilst the southern part of the site would remain as open land used for recreational purposes rather than for grazing (see **Appendix EDP 1**). Much of the quality landscape features, such as the field boundary hedgerows would benefit from enhancement as a result of the landscape treatment proposed. As part of the proposals, the existing physical features, such



as the stone wall would benefit from repair works whilst the pumping station would be extended to facilitate a community café providing recreational benefits.

- 7.6 The sensitivity of the site is considered to be 'medium'. The magnitude of change is as a result of the proposals is considered 'high', which results in a moderate level of effect overall. The proposed development would have a beneficial effects on physical aspects of the site as well as the landscape fabric, such as the retention and enhancement of the existing vegetation and the conversion of the former pumping station.

### **The Site's Immediate Surroundings**

- 7.7 Within the context of the proposed development, as illustrated on **Plan EDP 5**, the receptors identified as within the ZPV includes the following:

- Users of the PRoW who transverse the site (PRoW 13-4-FP 139 and PRoW 13-4-FP 216) (represented within **Photoviewpoint 9, Images EDP 2.2–2.5 and 3.1**);
- Residential properties along Windermere Avenue (including the new residential development) to the south-west of the site (**Photoviewpoint EDP 2**);
- Residential properties along Castle Road to the north-west of the site (**Photoviewpoint EDP 3**);
- Residential properties to the west of Skipton Old Road to the south-east of the site; and
- Users of the Park High School and grounds.

- 7.8 Each of the receptors listed above are located either within the built form or Colne or are exposed to views of the built form within Colne and therefore would experience the proposals as part of the urbanised context of the site.

- 7.9 The proposed layout (**Appendix EDP 1**) and the landscape strategy (**Plan EDP 6**) illustrates that there has been a sensitive and considered approach to design. Together, the retention of existing vegetation, and the addition of proposed trees throughout the site would soften the built form and break up the quantum of development proposed. Over time, as the landscape strategy establishes, the proposals would become embedded into the fabric of its surroundings. Furthermore, the scheme proposed actively encourages movement and increased accessibility through the Site. The future needs of people and wildlife would be balanced through a sensitive design.

## **Predicted Effects on Published Landscape Character**

### ***A Landscape Strategy for Lancashire: Landscape Character Assessment***

- 7.10 The area immediately surrounding the site will be subject to the greatest change to the defined LCT and this is predicted to diminish due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are described below.
- 7.11 The site comprises a limited proportion of the '14b - Rolling Upland Farmland' LCT and is visually well enclosed, the magnitude of change to the character area as a whole is therefore predicted to be low.

### ***Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside***

- 7.12 As discussed within **Section 4**, the majority of the 'Drumlin Field and Rolling Upland Farmland' character area is concerned with a wider geographic area, which includes the Drumlins and Barnoldswick, the site forms a minor part of this area resulting in a description, which is not representative of the site character. The features which are characteristic of the site such as the rolling topography and stone walls are both features which will not be impacted by the proposed development. As such, the 'low' sensitivity combined with the very low magnitude of change results in a 'negligible' level of effect overall.

## **Predicted Effects on Visual Amenity**

- 7.13 Visual receptor groups identified that may experience a change to their visual amenity as a result of the scheme include the following:
- Recreation grounds and rights of way users;
  - Road users; and
  - Residents;
- 7.14 **Photoviewpoints EDP 1 to 15** provide a range of 'representative views' chosen to represent the range and extent of views available of the site, which such users may experience. Conclusions in respect of likely visual effects, which are set out below are based on the site work undertaken by EDP, as experienced in the field, and are not a review of the static images which the PVPs offer. Each receptor group is considered in turn and are discussed below.

### ***Receptors using Public Rights of Way and Colne Football Club***

- 7.15 In accordance with the conclusions drawn within **Section 5**, receptors travelling along the routes which cross the site (namely East Colne Way Promoted Route/Footpath 13-4-FP 139 (**Photoviewpoint 9**) and Footpath 13-4-FP 216) would experience clear views of the

proposed development, however, as part of the existing baseline these receptors are already subject to views of the built development of Colne. As a result, the overall magnitude of change would be high and therefore a major/moderate level of effect would be experienced by these receptors.

- 7.16 Receptors travelling along Footpath 13-4 124 and Footpath 13-4 215 within the Lidgett and Bents Conservation Area would experience a very low level of change to the baseline conditions as a result of the proposed development due to the offset between the proposed residential properties and the conservation area. Additional planting along the southern boundary (see **Plan EDP 6**) would also assist with filtering views of the recent residential development to the south-west of the site providing a beneficial outcome. The overall magnitude of change for these receptors would be low and therefore a moderate/minor level of effect.
- 7.17 Longer ranging views from PRoW are represented by **Photoviewpoints 5, 7 and 8**; these representative locations were selected due to their inclusion within the ZPV. Along each of these routes, the site, and therefore the proposals, form a small part of the panoramic view and are nestled within the rolling landform rather than experienced against the skyline. Views of the site are also experienced against the built development within Colne, which is clearly discernible within the views. As a result, the overall magnitude of change would be low and therefore a moderate/minor level of effect in respect of PRoW users.
- 7.18 Baseline views are characterised by the extensive urban built form of Colne. Given the type of change (i.e. one that is consistent with local character) and the limited extent of visual alteration, changes to surrounding PRoW are not considered unacceptable for the development proposed.
- 7.19 Users of the Colne Football Club would not be subject to limited views of the proposals due to the sloping topography of the site, the intervening vegetation and built development. As a result, the overall magnitude of change would be very low and therefore a 'minor-negligible' level of effect for users of the Colne Football Club.

### **Road Users**

- 7.20 Castle Road and Skipton Old Road run parallel to the site's northern and southern boundary. Users of both routes experience filtered and glimpsed views of the site due to the intervening vegetation and/or buildings. As part of the proposals, receptors travelling along Castle Road would experience close ranging views into the site and the built development from the access point along this route. Receptors travelling along Skipton Old Road would see the improvement works proposed for the former pumping station but would not be subject to views of the residential properties as they are significantly offset from this route. In both instances (Castle Road and Skipton Old Road) views would be experienced for a short period of time, oblique to the direction of travel and experienced from within close proximity of the urban context (see **Photoviewpoints EDP 1 and 3**). As such, the visual effects of proposed development upon these minor roads are likely to be 'medium' overall for the short stretches where views of the proposed development would be easily perceived. Beyond these short

experiences the visual effects would be reduced. The magnitude of change here is considered to be low and therefore the overall level of effect would be 'minor' at worst.

- 7.21 Receptors travelling along Windermere Avenue would experience close ranging views of the proposed development from within the context of Colne and the new residential development to the south-west of the site (see **Photoviewpoint EDP 2**). As discussed within **Section 5**, the sensitivity of these receptors is considered to be 'medium' and the magnitude of change would be medium, therefore the proposed development would result in no more than a moderate/minor level of effect.

### ***Residential Dwellings/Groups***

- 7.22 The residential receptors which are most likely to experience views of the proposed development are those located along Castle Road to the north of the proposed development (Residential Receptor Group C identified within **Plan EDP 5**, see **Photoviewpoint EDP 3**) and Windermere Avenue to the south-west of the proposed development (Residential Receptor Group A identified within **Plan EDP 5**, see **Photoviewpoint EDP 2**). Existing dwellings located opposite the proposed access points along Windermere Avenue would experience a 'high' magnitude of change whilst others along Windermere Avenue and Castle Road would experience a lower magnitude of change. Given the high sensitivity of these receptors it is considered that development within the site would result in an overall major/moderate level of effect upon those worst affected.
- 7.23 Residential receptors along the southern part Skipton Old Road to the south of the proposed development (Residential Receptor Group A identified within **Plan EDP 5**, see **Photoviewpoint EDP 1**) would experience changes to the view as a result of the conversion of the former pumping station, beyond this, views of the proposed development would not be discernible due to the offset of the residential units from the Lidgett and Bents Conservation Area and the localised topography. The changes experienced would result in a very low magnitude of change as the structure currently exists within the baseline conditions resulting in an overall moderate/minor level of effect for these receptors.
- 7.24 Progressing east along the Skipton Old Road, as the topography rises, the eight residential properties to the west of this route will experience views of the proposed development through their rear facing windows, these receptors would experience a 'medium' magnitude of change as a result of the proposed development due to its proximity and the alteration of the sites characteristics. Given the 'very high' sensitivity of these receptors, it is considered that development within the site would result in an overall 'major/moderate' level of effect upon those worst affected. However, when considering impacts on neighbouring dwellings it is the elements of residential amenity (privacy, noise, access to light), which are important and protected in policy, not the right to the existing view. In this context, effects as a result of the proposed development would be local in nature, with mitigation measures in place to protect their amenity. The layout has been developed with proposed properties set away from the existing dwellings; existing boundary vegetation would also be retained and enhanced to break up and soften the visibility of new built form for these receptors.

## Other Considerations

### Colne Significant Views Assessment

- 7.25 The Colne Significant Views Assessment (Draft, May 2021), whilst still in draft format did inform the design development of this scheme. Key characteristics identified within the 'Upper Rough' (wherein the site lies), such as the remnant walls, hedges and trees are being retained and enhanced where appropriate to ensure these characteristics remain and are futureproofed as part of the proposals. A significant area of pasture located to the south of the site is also being retained to provide the *"the rural setting to the eastern extent of Colne and Lidgett and Bents Conservation Area"*. The retention of this space as an area of Open Space will enable the public to fully utilise this *"tranquil"* area on the edge of Colne, it also provides an opportunity to enhance the *"gateway to the beginning of the countryside"* providing a defined, well vegetated edge to the eastern extent of Colne. Careful consideration has also been given to retain the panoramic views from *"Upper Rough (the site) to Boulsworth Hill and Tum Hill"*, this has been achieved through the positioning of the residential properties and road layouts as illustrated within **Appendix 1**.
- 7.26 This assessment also informed the inclusion of **Photoviewpoints EDP 7** and **9–11** due to their identification as sensitive views both from and towards the site. The view from within the site towards Tum Hill and Lenches (**Photoviewpoint EDP 9**) would experience clear views of the proposed development, however, as part of the existing baseline these receptors are already subject to views of the built development of Colne. As a result, the overall magnitude of change would be high and therefore a major/moderate level of effect would be experienced by these receptors.
- 7.27 Views from the Lenches (**Photoviewpoint EDP 10**), Tum Hill (**Photoviewpoint EDP 11**) and Mire Ridge Road (**Photoviewpoint EDP 7**) towards the site would experience a minor change to the view as a result of the proposed development, the site forms a small part of the panoramic view and are nestled within the rolling landform rather than experienced against the skyline. These views would also be experienced against the existing built development within Colne, which is clearly discernible within the views. As a result, the overall magnitude of change would be low and therefore a moderate/minor level of effect in respect of receptors from these identified views.

### **Borough of Pendle: Supplementary Planning Guidance Development in the Open Countryside**

- 7.28 Relevant guidance provided within the Supplementary Planning Guidance were considered as part of the design development of the proposed scheme. The location of the site ensures that the proposed development is nestled within the rolling landform rather than experienced against the skyline. Proposed planting within the site has been carefully located to ensure it does not impact on the site's relationship with the existing built development and existing vegetation. The existing stone walls will also be retained and restored where appropriate to ensure they remain as a feature within the site.

- 7.29 The proposed development offers an opportunity to ‘round off’ the existing settlement of Colne to the east in accordance with the guidance provided within the Supplementary Planning Guidance, this would be achieved through the utilisation of the existing vegetation along the site’s eastern boundary.

**Acknowledgement of Previous Appeal Process (Ref.: APP/E2340/W/15/3131975)**

- 7.30 As summarised within paragraph 1.4, the site has been subject to an unsuccessful planning application, which was subsequently appealed. Comments provided within the Appeal statement have informed the new proposed layout for the site. The approach to this can be summarised as:

- The number of properties has been significantly reduced from in the region of 190 units to 150, omitting any housing development on the lower part of the site. This change seeks to minimise the impact on receptors travelling between the site and the Lidgett and Bents Conservation Area and those observing the site from within the Lidgett and Bents Conservation Area and further afield;
- Additional viewpoints have been included and considered within this report to address concerns raised within the appeal (see **Photoviewpoints 12–15**). As illustrated within these viewpoints the elevated topography to the east of the site limits intervisibility between these locations and the site, these are considered in further detail below:
  - **Photoviewpoint 12** represents views from PRoW 13-4 20 looking south-west towards the site from an elevated topography; this represents viewpoint Location 1 identified within the appeal submission. Features to the north and north-east of the site are discernible, such as the residential properties along Castle Road and the top of the trees, which form the site’s north-eastern boundary, however, the proposed development would remain out of view due to the topography of the site, which falls away to the south and the retention of the existing vegetation along Castle Road. Colne is clearly discernible beyond the site boundary and dominates much of the middle-distance views;
  - **Photoviewpoint 13** represents views from PRoW 13-4 75 looking south-west towards the site, this viewpoint is informed by Location 2 identified within the appeal submission. Views of the site are screened by the intervening topography, which rises to the east and field boundary vegetation;
  - **Photoviewpoint 14** is representative of views from the Pennine Bridleway looking south-west towards the site from an elevated location; this represents viewpoint Location 3 identified within the appeal submission. Views of the site are screened by the intervening topography which rises to the east and vegetation located along field boundaries and Skipton Old Road; and
  - **Photoviewpoint 15** is representative of views from Pendle Way looking south-west towards the site from an elevated location; this represents viewpoint Location 4 identified within the Appeal submission. As with **Photoviewpoints 13** and **14**, views

of the site are screened by the intervening topography, which rises to the east, and vegetation located along field boundaries and Skipton Old Road.

- The Landscape Strategy (**Plan EDP 6**) proposes tree and shrub planting throughout the site. This includes enhancement planting along the exiting field boundaries that emulates the existing characteristics.

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## Section 8 Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3, 4 and 5**). In **Section 6**, the proposed development and proposed mitigation is described. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.
- 8.3 Through consideration of the findings above, it is anticipated that any landscape and visual effects resulting from the addition of the proposed scheme would largely be experienced within close proximity of the site and be localised in extent, contained within a c.300m radius of the site (see **Plan EDP 5**).
- 8.4 Whilst the character of the site would be subject to change with its inclusion as part of the built form, the proposals have sought to retain and enhance the existing landscape fabric of the site wherever practical, whilst assimilating the site within its urban context.
- 8.5 Changes to visual amenity as a result of the proposed development would be experienced by the following receptors:
- Users of the PRoW, who transverse the site (PRoW 13-4-FP 139 and PRoW 13-4-FP 216) (represented within **Photoviewpoint 9, Images EDP 2.2–2.5 and 3.1**);
  - Residential properties along Windermere Avenue (including the new residential development) to the south-west of the site (**Photoviewpoint EDP 2**);
  - Residential properties along Castle Road to the north-west of the site (**Photoviewpoint EDP 3**);
  - Residential properties to the west of Skipton Old Road to the south-east of the site; and
  - Users of the Park High School and grounds.
- 8.6 The locations of these viewpoints have been identified within the ZPV illustrated on **Plan EDP 5**.
- 8.7 Beyond the ZPV (illustrated within **Plan EDP 5**) changes to the visual amenity of receptors as a result of the proposed development would be limited. Where views of the proposed development are available by users of the PRoW and road network located between c.300m and c.3.2km from the site boundary, these proposed features form of a minor part of the

wider panoramic view and are experienced against the existing built development within Colne.

8.8 Overall, it is considered that the Proposed Layout Plan (see **Appendix EDP 1** and **Plan EDP 6**) for the site has been sensitively designed through a landscape-led approach. On site opportunities and constraints, as well as matters relating to landscape character and visual amenity have been considered to ensure that the scale, form and appearance of the development proposals is in keeping with the grain of the local residential form. Furthermore, the key characteristics of the site would be retained and enhanced by the proposals, this would in turn benefit the local Green Infrastructure network and round off the settlement of Colne in the east.

8.9 With regards to local planning policy, this report considers relevant policies from the 'Pendle Local Plan Part 1: Core Strategy 2011–2030' and 'The Colne Neighbourhood Development Plan 2022–2030 (Regulation 16 Draft, Version 1)'. Whilst consideration for each of the relevant policies is provided below, less weight should be attributed to those included within the Neighbourhood Development Plan, which remains as a draft at this stage:

- With regard to Policy ENV 1 and draft Policy CNDP13, this LVA has considered the relevant published documents pertaining to landscape character, establishing how the site and its context correlates with features considered representative of the 'Lancashire Valleys: NCA 35', 'Southern Pennines: NCA 36' and the '14b - Rolling Upland Farmland character area', with these features guiding a landscape-led approach to the scheme's design. Proposals look to safeguard and incorporate key characteristic features such as existing vegetation and stone walls within the development layout, and provide enhancement through repair, reinforcement planting and being brought into long term management to ensure their longevity and appropriate assimilation of new development into the site's existing context. Careful consideration has also been given to the presence of the conservation area at the southern extent of the site to ensure impacts are limited from both a heritage and landscape perspective. To accord with the Development in the Open countryside SPG, guidelines associated with the 'Drumlin Field and Rolling Upland Farmland' character area have been considered and incorporated as part of the schemes design process through: sensitive material and colour choices respecting the existing built form to the south and north-west within the site's context; outward facing development to minimise visibility of garden areas and domestic uses from the surrounding countryside; retention of and designing with the rolling nature of the area's topography; retention of characteristic stone walls; and providing a 'rounding off' of the north-eastern edge of Colne alongside Park High School using the containing natural landform and new and existing planting to the north-east;
- The design process has carefully considered the nature and scale of this development to ensure a proportionate proposal is provided in accordance with Policy SDP 2; most notably the reduction of the number of units to retain the existing context, which surrounds the Lidgett and Bents Conservation Area. This policy remains under review to ascertain its validity and whether it is appropriate for inclusion within 'Part 2 of the Pendle Local Plan (site allocations and development policies/Preferred Options Report)' which is currently under review; and

- In accordance with draft Policy CNDP16 of the draft 'The Colne Neighbourhood Development Plan 2022–2030', the proposals have sought to enhance the eastern boundary of the site to strengthen the boundary between the urban edge of Colne and the rural identity of the landscape beyond this.

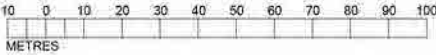
- 8.10 Consideration for the views identified within Policy CNDP13 - Conserving and Enhancing Valued Landscape Features are considered as part of the Colne Significant Views Assessment (2021). The identified views informed **Photoviewpoints 7** and **9–11**, which contributed to the evolution of the design proposals. Key characteristic features have been retained providing both recreational, ecological and visual benefits whilst strengthening the eastern extent of Colne.
- 8.11 The previous appeal on this site and additional viewpoints informed by the appeal report (**Photoviewpoints 12–15**) were considered within **Section 7** of this report; the proposed site would be screened from the identified locations due to the intervening topography and existing vegetation.
- 8.12 Based on the findings of this appraisal, EDP sees no reason why the proposals assessed herein shouldn't be considered acceptable from a landscape and visual perspective.

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**Appendix EDP 1**  
**Proposed Masterplan, Site Layout 'Design'**  
**(CPL Architecture, Dwg No: 2000, 10.09.22)**

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TOTAL SITE AREA = 9.527 HA - 150 UNITS = 15.74/HA

DEVELOPED AREA (5.0HA) DENSITY = 30.00/HA  
AREA OF LAND UNDEVELOPED / LANDSCAPED = 4.527HA = 47.5%  
PLUS COMMUNITY CAFE / SUDS FEATURES (PONDS) / LEAP /  
FOOTPATHS

150 NEW DWELLINGS

- 3 X 2B4P APARTMENTS OVER GARAGES
- 45 X 2B4P HOUSES
- 66 X 3B5P HOUSES
- 16 X 3B6P HOUSES
- 13 X 4B6P HOUSES
- 6 X 4B7P HOUSES
- 1 X 4B8P HOUSES

ALL TO FULL NATIONAL DEVELOPMENT SPACE STANDARDS

PROPOSED COMMUNITY CAFE FROM  
RENOVATED AND EXTENDED DISUSED PUMP HOUSE



Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
PENDLE SITE - COLNE			2029	
ACCURUE CAPITAL			Dwg No:	Rev:
			2000	
			Scale:	
			1/1000 @A1	
Drawing:			North:	
PROPOSED MASTERPLAN				
SITE LAYOUT			Drawn By:	Date:
'DESIGN'			CPL	10.09.22
			Checked By:	Date:
			CPL	10.09.22

CPL ARCHITECTURE  
CHRIS LITTLEMORE BA(Hons) BArch MSc RIBA  
CHARTERED ARCHITECT



## Appendix EDP 2

### Methodology: Thresholds and Definitions of Terminology used in this Appraisal

- A2.1 Landscape and visual assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*<sup>5</sup>. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

**Table EDP A2.1:** Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
<b>Very High</b>	<p><b>Value:</b> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><b>Susceptibility:</b> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
<b>High</b>	<p><b>Value:</b> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p>

<sup>5</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158



EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
	<b>Susceptibility:</b> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
<b>Medium</b>	<b>Value:</b> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	<b>Susceptibility:</b> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
<b>Low</b>	<b>Value:</b> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	<b>Susceptibility:</b> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
<b>Very Low</b>	<b>Value:</b> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	<b>Susceptibility:</b> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility together.

**Table EDP A2.2:** Defining the Sensitivity of the Visual Baseline

Visual Baseline - Overall Sensitivity	
<b>Very High</b>	<b>Value/Susceptibility:</b> View is designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	<b>Examples:</b> May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
<b>High</b>	<b>Value/Susceptibility:</b> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	<b>Examples:</b> May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.

Visual Baseline - Overall Sensitivity	
<b>Medium</b>	<p><b>Value/Susceptibility:</b> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.</p> <p><b>Examples:</b> May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.</p>
<b>Low</b>	<p><b>Value/Susceptibility:</b> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.</p> <p><b>Examples:</b> May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.</p>
<b>Very Low</b>	<p><b>Value/Susceptibility:</b> View may be affected by many landscape detractors and unlikely to be valued.</p> <p><b>Examples:</b> May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.</p>

### Magnitude of Change

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

**Table EDP A2.3:** Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

**Table EDP A2.4:** Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1–5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

**Table EDP A2.5:** Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change (Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
<b>Very High</b>	<p><b>Landscape:</b> Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.</p> <p><b>Visual:</b> Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
<b>High</b>	<p><b>Landscape:</b> Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.</p> <p><b>Visual:</b> Additions are clearly noticeable and part of the view would be fundamentally altered.</p>
<b>Medium</b>	<p><b>Landscape:</b> Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.</p> <p><b>Visual:</b> The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.</p>
<b>Low</b>	<p><b>Landscape:</b> Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.</p> <p><b>Visual:</b> Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.</p>
<b>Very Low</b>	<p><b>Landscape:</b> Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.</p> <p><b>Visual:</b> Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.</p>

Magnitude of Change	
<b>Imperceptible</b>	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

## Predicted Effects

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

**Table EDP A2.6:** Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
<b>Very High</b>	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
<b>High</b>	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
<b>Medium</b>	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
<b>Low</b>	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible
<b>Very Low</b>	Moderate/- Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

**Table EDP A2.7:** Definition of Effects

Definition of Effects	
<b>Substantial</b>	Effects that are in complete variance to the baseline landscape resource or visual amenity.
<b>Major or Major/Moderate</b>	Effects that result in noticeable alterations to much ( <i>Major effect</i> ) or some ( <i>Moderate/Major effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>Moderate</b>	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
<b>Minor or Minor/Negligible</b>	Effects that result in slight alterations to some ( <i>Minor effect</i> ) or a few ( <i>Minor/Negligible</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>Negligible or Negligible/None</b>	Effects that result in barely perceptible alterations to a few ( <i>Negligible effect</i> ) or some ( <i>Negligible/None effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>None</b>	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape

strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

- A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst case scenario. Effects can be moderated by maturation of landscape strategies.
- A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

## **Appendix EDP 3**

### **Findings of EDP Data Trawl**

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### 3: Heyroyd House

A Grade II Listed late hall house. Its 1777 classical front façade was probably added to the back of the original house. It has many features of a typical Georgian country house, including a Plantation, a baptismal well or plunge pool, a summer house, a range of ancillary buildings and two walled gardens. Heyroyd appears as a hamlet on early maps and the derivation of the name is thought to mean "high road".

### 4: Noyna Hill

Known locally as Noyna Rocks or just "Noyna" this prominence is unique in this area for having a wide, but not very high (122m or 400ft), rocky outcrop that is distinctive and well-known for walking and being a beauty spot. On summer evenings, swallows circle above these Rocks, which was once a quarry.



Noyna Hill

### 5: The Rough

The Rough is what remains of Lob Common on the fringe of Colne. It is inhabited each spring by countless ground nesting Curlews (an RSPB red-listed bird i.e. of the highest conservation priority) and their distinctive cry is the soundscape of this area.

The Upper Rough once contained Colne Corporation Water Works' reservoir. This was filled in during the 1980s, but the stone pumping house bearing its CCWW 1947 date stone still remains.



The Rough



Old Pump House

### 6: Lidgett & Bents Conservation Area

Of Anglo-Saxon origin, Lidgett means "animal or livestock gateway" and it was traditionally an area on the very fringe of settlements and pasture land. Along with the nearby settlement of Bents, Lidgett is designated as a Conservation Area and the two hamlets are described in the appraisal as "a very attractive rural place at the edge of Colne". Within Lidgett we can see the Grade II Listed buildings of the Turnpike House, adjacent to the roundabout and, higher up on the opposite side of the road, the 1749 former Lidgett Hall, surrounded by handloom weavers' cottages, with Heyroyd House further up the road. Several of these cottages are three storey, with pairs of loomshop windows to the first and second floors.



Curlew, often seen and heard on The Rough during nesting season

This circular walk follows public rights of way across farmland and other privately-owned land. Please respect people who live and work in the countryside.

Be prepared for muddy stretches, uneven path surfaces and weather conditions which change suddenly.

Be careful when crossing any roads.

- Take care to keep to the path
  - Keep dogs on a lead
  - Clean up after your dog
  - Wear waterproof boots
- Take waterproof clothing
- Follow the Countryside Code

Pendle has many lovely walks, for further information about these and visitor information please go to

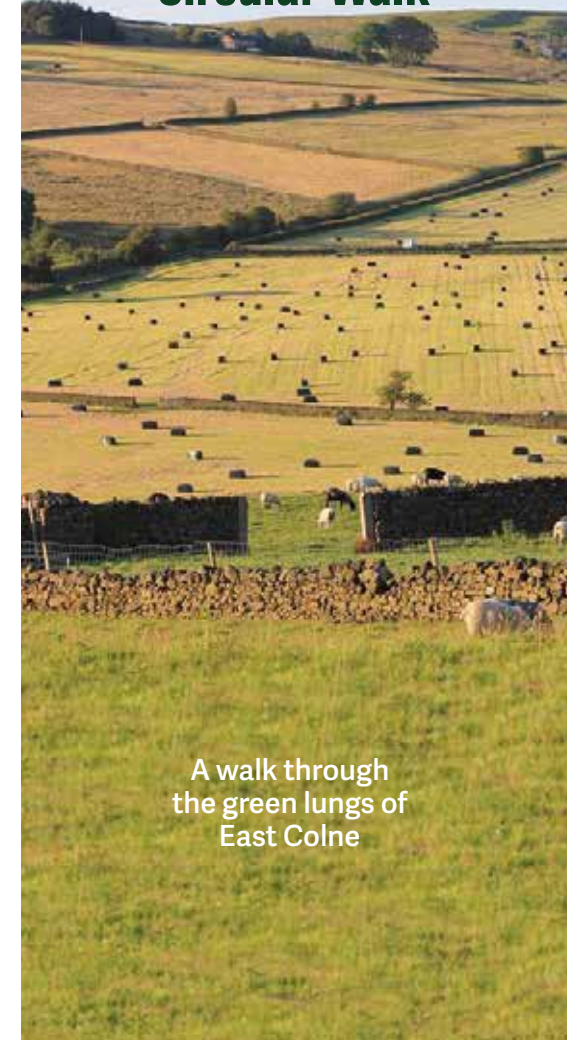
[www.visitpendle.com](http://www.visitpendle.com)



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## EAST COLNE WAY Circular Walk



A walk through  
the green lungs of  
East Colne



# EAST COLNE WAY

**Length:** 5 miles

**Time:** 2-3 hours

**Our walk starts from the car park at Ball Grove nature reserve. Along the route you will see stunning views of the local area and will pass through farmyards and across green open spaces like The Rough and Lidgett Triangle. You will also see some of East Colne's historic past including almshouses and weavers' cottages. At the end of the walk, relax and enjoy a pot of tea at Lakeside Café.**

- 1: From Lakeside Café, take the path to the left with **Ball Grove Lake** on your right, continue to join the main track. Turn left and continue beside Colne Water until an information board is reached. Bear left up the hill to reach Keighley Road - be careful when crossing to Spring Row cottages. Go right to see **Hartley Homes and Edward VII Post Box**. Retrace steps and continue along Keighley Road to the bus stop (Crow Nest) and footpath sign.
- 2: Follow footpath uphill crossing two rough fields, turn left onto the lane and continue to a gate leading into the field. Go straight ahead and through the next gate. Turn right and shortly left and by keeping to the slightly higher ground cross the field to the row of cottages, pass by the front of these and continue to the narrow road "Bents". Turn right.
- 3: At Skipton Old Road, turn right and then pass **Heyroyd House**. Take the waymarked path on the left crossing the field to the stone stile, continue ahead to reach Castle Road. Cross over and follow the sign posted footpath to the stone step stile onto Cockhill Lane.
- 4: Turn left, Colne Golf Course is on your right, continue past the track leading to Cock Hill Farm until reaching a stone stile. Noyna Hill is in front of you to the north. Take the stile and follow the path to a stone footbridge crossing Moss Beck, go over to the lane.
- 5: Follow the lane bearing left past Moss Houses Farm. At Little Moss House take the waymarked track right to Causeway Top. Continue through two gates and yards until reaching Ragstones Farm track. Through the squeeze stile and follow the field edge parallel to the farm track down to Whitehouse, pass around the barn corner and then join the track, continue until reaching a small gate on the left, go through into the field. Go straight down the field and then right along the path beside the wall of Lower Clough House, go through the small gate and bear right on the path until reaching a gate in the hedgerow at the field top. Turn left along the track to join Brownhill Lane.
- 6: Follow downhill and cross over Foulridge Upper Reservoir, a feeder to the Leeds Liverpool Canal and then uphill to leave the lane by a stone stile on the left. Continue along the footpath over three fields to reach the drive of Lower Clough House. Don't enter the drive but turn right uphill until reaching a gate, here join the drive and continue to Castle Road. Cross and follow footpath sign opposite onto **The Rough**.
- 7: Follow signed footpath forward through the gate and continue down the field towards an old boundary wall and rough tree line, cross a small drainage ditch and pass two stone stile posts, keep tree line and boundary wall to your left and continue downhill. When an old wall and gate post are reached, turn left and keep the drainage ditch to your right. Pass the old **Pump House** over to the left and follow the path down onto Skipton Old Road. Turn right towards the historic **Lidgett Cottages**.
- 8: Opposite these is the footpath, follow this and bear left onto fields known as the Lidgett Triangle. Continue on the path across this field heading to the corner of the hedge. Follow this round and then walk straight on with the wall on your right to the stone steps. Take these and continue straight ahead to the path leading to Bent Lane. Turn right passing Christ Church to Keighley Road. Be careful when crossing, go down the steps opposite, turning left at the road and then go through the car park making your way back to **Ball Grove Country Park**.

## POINTS OF INTEREST

### 1: Ball Grove Mill

This complex began as a water-powered, cotton spinning mill in 1784. In 1859, the now beam-engined mill with its 9,132 spindles was sold to William and John Sagar of Lidgett. The Sagers made extensions, including a building to process chamois leather. This tannery eventually traded independently and became the biggest in Europe. After production ceased in 1970, the local authority demolished all but one of the buildings which now is home to Ball Grove Cafe and turned the site into a Country Park and Nature Reserve.

### 2: Hartley Homes

A complex of 20 Grade II Listed almshouses, incorporating a central clock tower which were presented to the town of Colne in 1911 by Sir William Pickles Hartley, founder of the Hartley's jam empire, and Lady Hartley. The almshouses are of dressed local stone beneath a Westmorland slate roof and are arranged around three sides of a rectangle containing a communal landscaped garden.



Foulridge Upper Reservoir



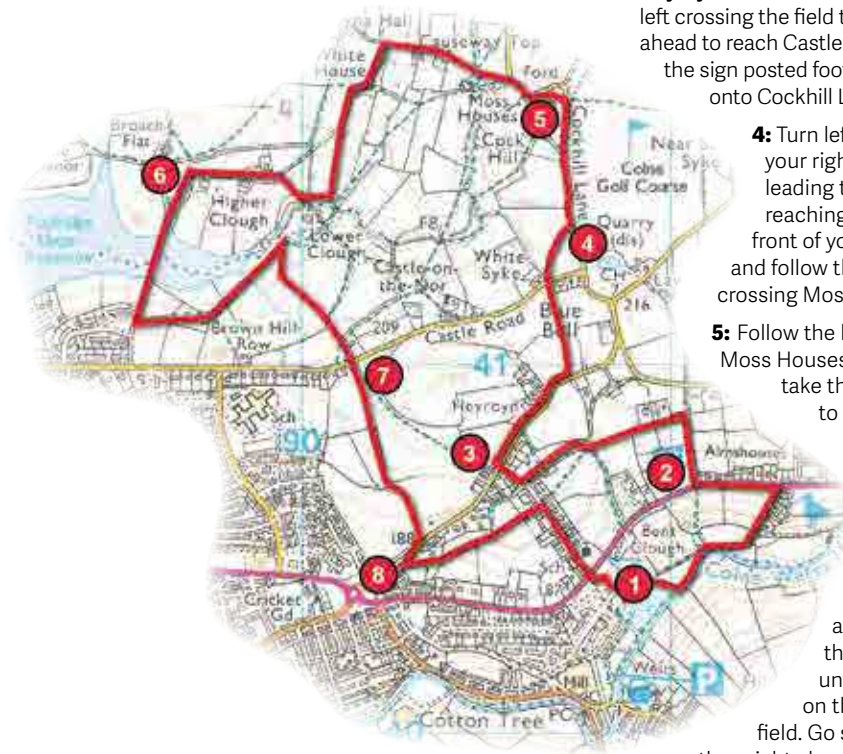
Hartley Homes

**Edward VII Post Box.** Mounted in the wall to the right of Spring Row Cottages, is a post box whose overall design dates from 1882 and which remained the standard for wall boxes until being discontinued around 1931. During the reign of Edward VII, (1901 to 1910) the box was produced in two versions, this one being from 1901-1904 having plainer lettering than the later 1904-1910 box.

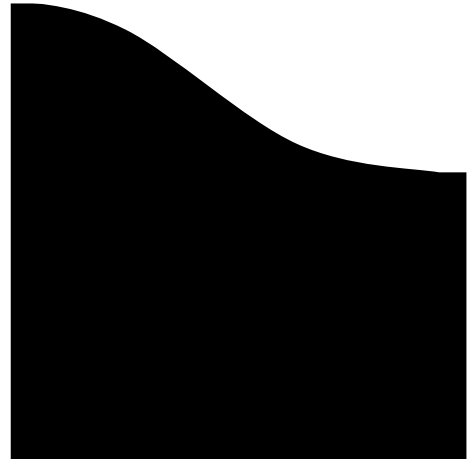


Front cover photo:  
View from the walk

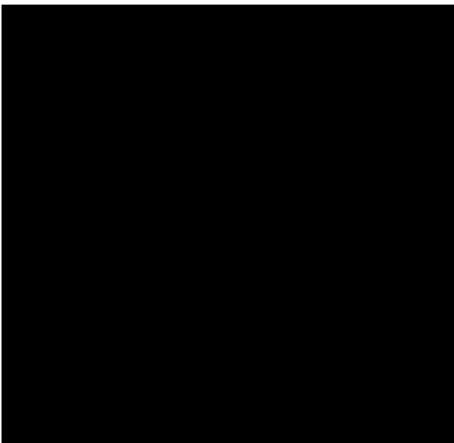
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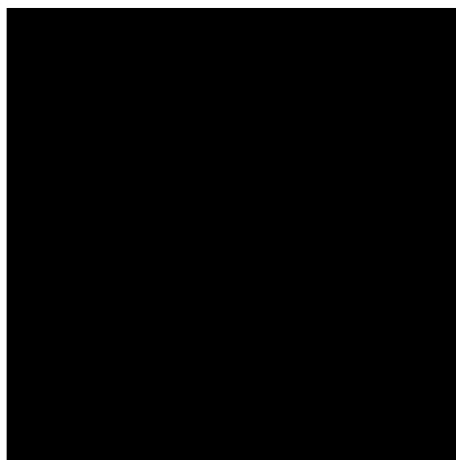
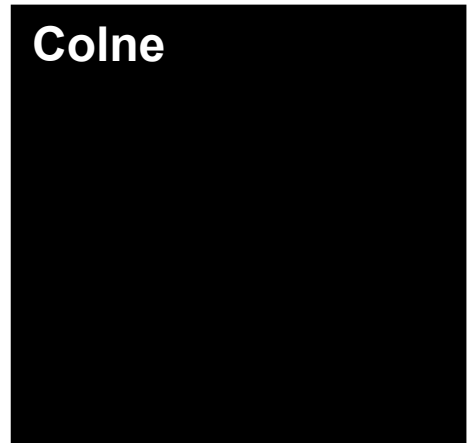
# Conservation Area Character Appraisal



## Lidgett and Bents



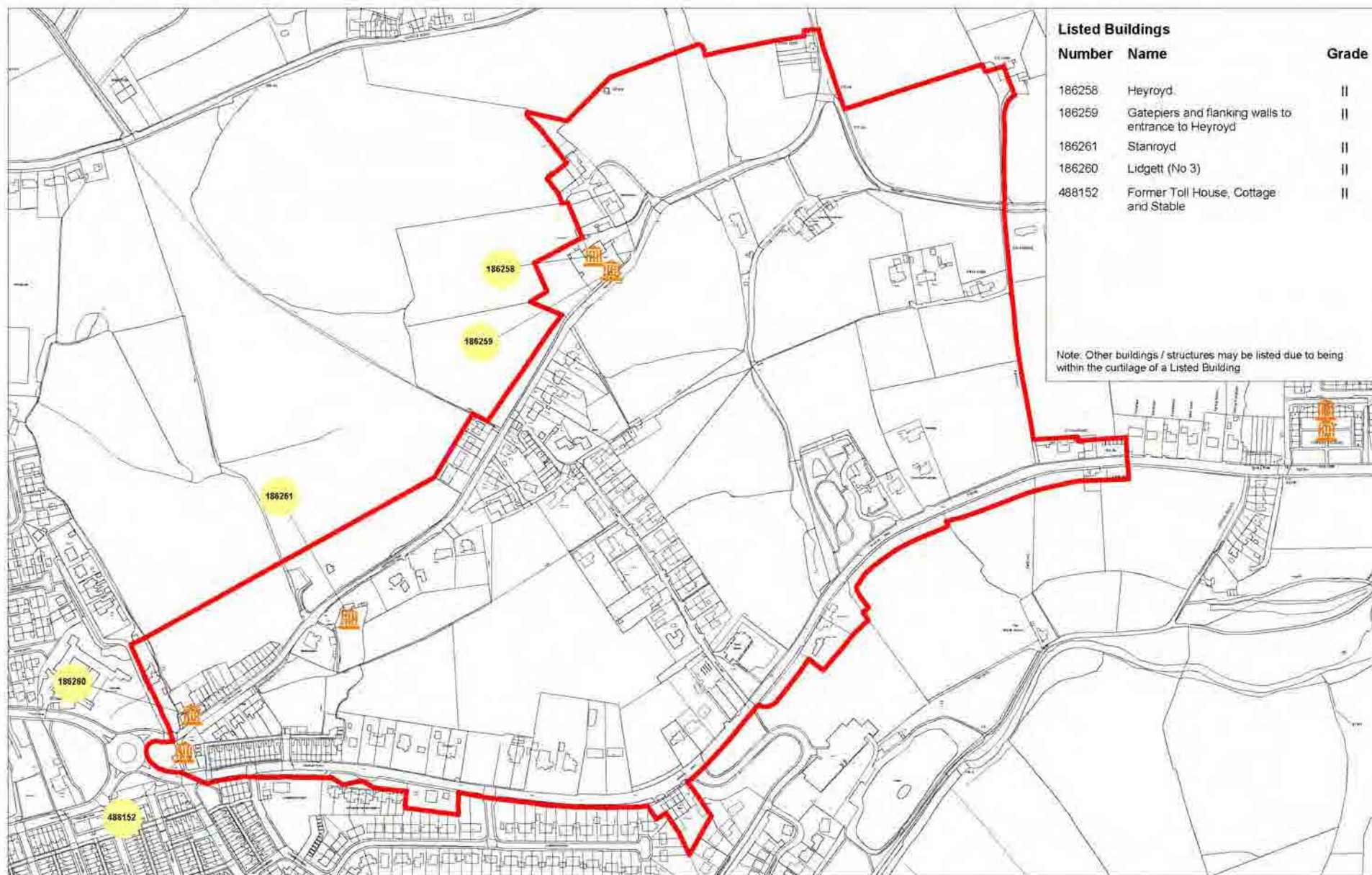
## Colne



Adopted : March 1999








Listed Buildings		
Number	Name	Grade
186258	Heyroyd.	II
186259	Gatepiers and flanking walls to entrance to Heyroyd	II
186261	Stanroyd	II
186260	Lidgett (No 3)	II
488152	Former Toll House, Cottage and Stable	II


Note: Other buildings / structures may be listed due to being within the curtilage of a Listed Building

Conservation Area: LIDGETT AND BENTS, COLNE

Year Designated: 1999

 Conservation Area Boundary

 Listed Building

 Listed Building Reference Number

For more information on Listed Buildings go to:  
[www.pendle.gov.uk/listedbuildings](http://www.pendle.gov.uk/listedbuildings)



# **Lidgett and Bents Conservation Area Character Appraisal**

## **Context**

### **The Development of the Local Cotton Weaving Industry.**

Cotton weaving became a most important factor in the development of the Colne district from the second half of the eighteenth century onwards. Textiles had been important before this but with wool and worsted rather than cotton. Cotton weaving had two distinct phases; the handloom dominated from around 1790 to 1840 and the power loom dominated thereafter. The handloom industry was cottage-based and scattered across the countryside while the succeeding power loom industry was highly concentrated in new factories in the towns. The story of the handloom weavers and their plight at the change-over is a specific aspect of the social and economic history of Lancashire and the north-west.

Prior to the industrial revolution textile production was one activity amongst many carried out in the houses of a predominantly farming community. Sometimes houses were modified to accommodate weaving, and in particular to let in more daylight so that longer hours could be spent at the loom.

Later, during the late eighteenth and early nineteenth centuries, specifically designed weavers' cottages were built where textile manufacture was segregated into a separate loomshop in the building, and weaving became a full time occupation for one or more members of the family. These buildings were usually located near turnpike and packhorse routes in the rural areas near the edge of towns.

Buildings of these two periods are well represented at Lidgett and Bents.

In the power loom era this segregation developed further and whole communities were to become dependant on the cotton industry. In contrast to earlier periods, this development was focussed on the towns. First there developed separate factories for weaving and loom-making which were built cheek-by-jowl with the workers' houses. Later however, mills and sheds were grouped together into physically separate areas from the houses. This phase of the cotton industry is not represented at Lidgett and Bents but can be seen, for example, at Primet Bridge, Colne.

Thus in a little over 100 years the production of textiles changed from being fully integrated within buildings in the countryside to totally segregated across towns. This process transformed the appearance of the town and countryside and laid the foundations for twentieth century life. It is therefore appropriate that good surviving examples of this industrial heritage be conserved for future generations.



*Cottages, Lidgett*

## **Location, Origins and Development**

The special interest of the area resides in its history, architecture and its contrasting rural appearance and character. Lidgett, Bents, Skipton Old Road, Keighley Road and the fields around the two settlements combine to form a very attractive rural place at the edge of Colne.

Lidgett and Bents began as a farming area, developed into cotton handloom weaving in the 18<sup>th</sup> and 19<sup>th</sup> centuries whilst retaining its farms, stagnated in the later 19<sup>th</sup> century as the industry moved to the towns, and has found a new role as an attractive residential area set in farmland. Today, most of the farms have converted to residential and non-farming uses but the land continues to be grazed. The heritage of the handloom industry and small scale farming combine with a variety of later residential house types to give the area its architectural and historic character.



*View from Old Skipton Road*

The area is located on the northern valley slope of Colne Water and faces southwards with Keighley Road marking its lowest and most southerly extent. It has an open aspect and very attractive views towards Winewall and Boulsworth Hill on the opposite side of the valley.

Lidgett and Bents lie astride the Skipton Old Road from Burnley to Skipton which broadly marks the northernmost boundary of the area, and terminates at the former Blue Bell Inn. Hereon the road leaves the valley. The Skipton Old Road and the later Keighley Road meet at the former Toll House, forming the westernmost point of the area. The eastern boundary is marked by the farms of Crow Nest and Plush Laithe and the north-south footpath/roadway linking the two.

The Skipton Old Road became a turnpike in the 1760's and a toll bar was located at the bottom of the hill. The toll house and cottage still survive at the entrance to the Conservation Area. The route was important for trade and especially the movement of cotton goods until the mid-nineteenth century when a new lowland route to Skipton was built via Foulridge. The old road was used by the Cheshire salt industry, something recorded in nearby property names such as Salter Syke.



*Toll House, Lidgett*



Historically, the main settlements were Lidgett, Standroyd, Bents and Heyroyd – all four being named on a 1790's map of Lancashire.

The earliest surviving building is Standroyd Farm which was constructed in the late 1600's. It is a quality yeoman's farmhouse and is listed Grade II. It is located on the rising land between Lidgett and Bents, and the Standroyd barn, in particular, is a prominent feature in the landscape.

Heyroyd (listed Grade II) was built c1777, probably on an earlier base and is a fine example of a well preserved classical styled house. Other buildings at the settlement are also of interest, including a large barn and the gatepiers and walls (also Grade II).



*Heyroyd, Skipton Old Road*

Higher Standroyd, Higher Bent and Lower Bent were constructed in the following century. These are all grouped together at Bents which, unlike Lidgett, began as a farming settlement and developed into a mixed weaving and farming hamlet in the early nineteenth century.

An estate map of 1814 records the field names and boundaries of Higher Standroyd, Higher Bent and Lower Bent Farms. The farmland between Lidgett and Bents that remains today belonged to Higher Standroyd, where the fields were named Little Meadow, Middle Meadow, Little Field and Great Field. In the 1851 census Standroyd Farm cultivated 72 acres, Higher Standroyd 17 acres and the two Bent Farms 22 acres and 35 acres.

Of the other historic farms in the area, Plush Laithe and Crow Nest should be singled out for their attractive appearance and good state of preservation.

The name 'Lidgett' comes from 'lee gate' which means 'road to the common' referring to a medieval common and pinfold on the hillside above the settlement. A pinfold is where straying animals were confined. A manor house existed here in 1200 but its precise location is not known.

No.3 Lidgett has an inscription dated 1749 and is the oldest building in the row. Originally purely a house, it has a number of alterations to its windows which show it was subsequently modified for handlooms. It is listed Grade II. The other buildings of the row are specialized handloom cottages built in stages between approximately 1790 and 1820. The buildings are of two or three storeys and with the loomshop located on the first floor. Similar handloom cottages were also built at Bents. None are presently listed although some may have potential for this.



*Date Stone, No.3 Lidgett*



*No.3 Lidgett, listed Grade II*

The hand weaving of cotton began in earnest around 1790 and had replaced wool and worsted weaving by the 1840's, by which time Lidgett and Bents had fully developed. Power loom cotton weaving developed quickly after this and the settlement went into decline. However, weaving in the area appears to have lasted longer than in most other areas of Lancashire, and the weavers reverted to weaving worsteds or a mixed cotton/worsted cloth known as 'mousseline-de-laine' to survive. Sometimes the husband would weave cotton in a factory on a power loom while the wife or the eldest child would weave worsteds at home on the handloom. There is evidence that hand weaving in some of the cottages survived into the 1860's and 70's which is very late indeed.



## Appearance and Character

This is best described from the vantage of the four principal axes in the area:

1. Skipton Old Road
2. Keighley Road
3. Central footpath running from Lidgett to Plush Laithe
4. Bents Lane

### 1. Skipton Old Road

Five areas of distinct character can be identified along the axis:

**Lidgett** is defined by the Toll House marking the entrance from the traffic island, the long terrace of (mostly) weavers' cottages and the Standroyd Barn and nearby trees which enclose the view. Twentieth century houses to the south help enclose the space.

**Standroyd** marks a change in character; the lane is sunken as it negotiates the steepening slope, creating a dark damp enclosure of trees, hedges and earth banks. On the southern bank behind the trees lie Standroyd and a line of large detached houses sitting in gardens. From the raised land either side of the lane there are views across the fields to the north, which are invisible from the lane.

**Bents** - a block of three storey eighteenth century weavers' cottages and twentieth century semis give this section a mixed pleasant character. Tall mature trees establish the character north of Bent Lane, maintaining the character of the Standroyd section but without the sunken lane. The character of Bents hamlet is considered under Bent Lane below.



*Cottages on Bents*

**Heyroyd** - the trees continue up to and then enclose the settlement of Heyroyd on the northern side of the road. Heyroyd is a formal house and garden with associated farm and barn to the rear. The historic character is all pervasive.

**Higher Ball Grove Farm** - the trees begin to die away, and for the first time, fields and open views dominate. This is the highest part of the Conservation Area with lovely views either side of the road, particularly to the south where one can see the open moorlands of Boulsworth Hill. The tower of Christ Church is visible and a number of isolated farms and twentieth century houses

are set in the landscape. This character is maintained along the short stretch of Hill Lane enclosed by the boundary. Of particular note is a short but distinctive avenue of Limes leading to Higher Ball Grove Farm. The Blue Bell is the gateway building to and from the Conservation Area.

## **2. Keighley Road**

The road follows the side of the valley and is relatively wide and flat compared to Skipton Old Road. The south side is open with good views over the valley. A number of buildings on the side act as focal points and markers along the route. They are Standroyd House, a well cared for Victorian house of plain classical appearance, The Old Brewery (now converted to residential), prominent on the corner, Bent Clough and Crow Nest and Barn, the eastern gateway to the Conservation Area.



*The Old Brewery, Keighley Road*

The north side has two terraces of Edwardian houses in the west leading to a line of large generally high quality houses in substantial gardens with large trees. At the Old Brewery the road turns northwards.

The junction with Bent Lane is dominated by Christ Church and School after which the character becomes more rural with views into adjacent fields. The largest house in the Conservation Area, Craigmere, is largely hidden by mature planting, its gables and chimneys providing skyline interest from a number of viewpoints. The eastern boundary is marked by Crow Nest and barn.

The juxtaposition of the small, narrow vernacular buildings and the larger, squarer and more architectural nineteenth and twentieth century buildings is one of the themes of the Conservation Area and part of its attraction. Here the

traditional buildings are built right to the road edge while later buildings are set back into tree lined gardens, something which helps the two characters to co-exist well.

### **3. Central footpath running from Lidgett to Plush Laithe**

The public footpath linking Bents, Lidgett and Plush Laithe allows access to the fields between the two road axes. Here one can readily appreciate the hillside setting, superb views towards Boulsworth and elsewhere, and the farming tradition of the area. There are two areas, the western fields and the eastern fields, with respect to Bent Lane.

The western fields maintain the important physical separation of Lidgett and Bents and the later linear development lining the three sides of the so-called Lidgett Triangle. The path across the fields is open, elevated and has exhilarating views to the south which contrast well with the enclosed linear spaces of Skipton Old Road. Trees provide a green foil for the surrounding buildings, and the broad sweep of countryside character from across the valley continues through the site and northwards across Skipton Old Road without significant disruption. A recently constructed prominent house provides a strong visual marker as the path crosses Bent Lane.

The eastern fields form a larger open landscape within which a number of traditional and early twentieth century buildings are located as landmarks. A footpath and green lane linking Keighley Road to Skipton Old Road crosses the footpath in the centre of the area. The views are similar to those in the western fields. The path ends at Plush Laithe Farm.

### **4. Bents Lane**

Bents Lane has a strong and contrasting townscape at each end. At the north end is Bents hamlet formed from three farms and three rows of weavers' cottages, and a number of modern houses built around a tight junction of lanes, roughly set at right angles to one another. The character is enclosed and visually rich with the modern buildings broadly respecting the old. At the south end, Christ Church and the School create a simple, robust and bold character which is very Victorian.

Between the two ends, the lane is straight and enclosed by a variety of twentieth century suburban houses. A pleasing rhythm is created by the stone wall punctuated by openings either side of the lane. However, the appearance is marred by unsuitable alterations to many houses.

### **Building Materials**

The predominant building materials are stone and slate, which give the area its unity. However, many buildings of the early twentieth century are of red brick, render and red tile, creating variety and interest without undermining the overall character.

## **Aspects Which Detract from the Conservation Area**

Some of the weavers' cottages are suffering from 'over improvement' which dilutes the historic patina of the area. This is a common problem in parts of Pendle and is a reflection of changing ownerships and aspirations. However, most of these alterations are reversible, and the acknowledgement of the area's heritage through a Conservation Area designation is the first step towards improving conservation standards through advice and development control.

Some recent housing has not respected the character of the settlements in design and materials. Nevertheless, new houses have tended to respect the layout of the place, so that the grain of the landscape and settlements has been preserved.

A number of walls, hedges and footpaths are in need of repair, maintenance and improvement.

March 1999

# Pendle Local Plan Part 1



## Core Strategy 2011-2030

Adopted: 17<sup>th</sup> December 2015



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## Our Spatial Strategy: Where and How We Will Deliver 7

### 7 Our Spatial Strategy: Where and How We Will Deliver

#### Introduction

- 7.1** This chapter sets out our Spatial Strategy, considering where and how new development will be delivered in Pendle. Its overarching policies establish the general principles that will be used to guide development in Pendle to 2030.
- 7.2** If we are to successfully deliver sustainable development in Pendle, it is important to understand the wider geographical context in which our strategy is set, and to be aware of the impact that meeting our local needs may have on the global environment.
- 7.3** The Government originally set out its strategy for sustainable development in the document *Mainstreaming Sustainable Development*.<sup>(68)</sup> This included a refreshed vision and a commitment to build on the principles that underpinned the 2005 strategy (*Securing the Future*), by recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science. Introduced in March 2012, the National Planning Policy Framework establishes what the government considers to be sustainable development. These guiding principles are reflected in the over-arching policies that form the basis for this chapter and will be used to guide development activity in Pendle up to 2030.

#### Our Spatial Strategy

- 7.4** If we are to successfully deliver our Vision for the future of Pendle we need to set out and follow, as closely as possible, a clear strategy showing where and how we will deliver our Strategic Objectives. This Spatial Strategy identifies the key changes that will take place in each of our three spatial areas and broadly outlines how the Borough will be transformed over the plan period 2011-2030.

#### Spatial Strategy

Pendle forms an important gateway between Lancashire and Yorkshire, but currently connections between them are relatively poor. Lobbying the appropriate bodies and bidding for funding will be primary objectives in helping to deliver a sustainable transport network and improved local connectivity. Better links across the Pennines and into Manchester are a vital element in our long-term strategy to fuel sustainable economic growth across Pendle and Pennine Lancashire.

Pendle's natural and historic assets make a significant contribution to the overall attractiveness of the area and help to promote local distinctiveness. Identifying additional assets and securing their protection and enhancement, will allow biodiversity to thrive, help to foster civic pride, facilitate tourism and encourage new investment.

Our strategy considers the individual and collective roles of the three spatial areas in Pendle, namely the M65 Corridor, the West Craven Towns and Rural Pendle. Within each of these areas there are a range of different sized settlements, each performing a different function. The interactions between these spatial areas, and the settlements within them, have made Pendle the place it is today and are the key factors in shaping the place it will become in the future. This Spatial Strategy sets out how these places will change over the plan period between 2011 and 2030, to help deliver a better future for Pendle and its residents.

<sup>68</sup> Department for Environment, Food and Rural Affairs (2011) *Mainstreaming Sustainable Development*. [online]. Available at: <http://sd.defra.gov.uk/documents/mainstreaming-sustainable-development.pdf> [Accessed 20th November 2013].

## 7 Our Spatial Strategy: Where and How We Will Deliver

### M65 Corridor

The M65 Corridor comprises four adjoining settlements: Nelson, Colne, Brierfield and Barrowford. Over the plan period between 2011 and 2030 the majority of development will be directed towards this area to meet demand and support regeneration. Improvements to the transport network together with new housing and employment opportunities will help to support economic growth in this densely populated corridor.

In Nelson, Colne and Brierfield targeted redevelopment and consolidation within the inner urban areas will actively help to regenerate the fortunes of these towns, particularly in terms of new housing provision and the renovation of existing properties. Nelson town centre provides an opportunity for further office development, to help fuel a retail revival in the Borough's administrative centre. Regeneration will continue in Brierfield, with Brierfield Mills offering the potential to create a new mixed-use development close to the railway station and town centre. In Colne additional retail and leisure developments will complement the existing, diverse and well established range of independent and locally owned businesses.

Barrowford will play a key role in supporting growth in the M65 Corridor, whilst continuing to offer an up-market niche retailing experience. New housing and employment opportunities, such as those provided by the Riverside Business Park, will be important to support continued development and growth in the M65 Corridor.

Strategic sites, needed to help deliver new housing and employment opportunities as early as possible in the life of the Core Strategy, have been identified in the M65 Corridor to the north of the motorway.

### West Craven Towns

The West Craven Towns of Barnoldswick and Earby are the main settlements in the north of the Borough. Growth in this part of Pendle will support and help to diversify the existing economic base, whilst complementing development in the M65 Corridor.

The Rolls-Royce fan blade manufacturing facilities in Barnoldswick are an important focus for the large concentration of advanced manufacturing businesses in Pennine Lancashire. Their continued presence and future success is vital for both the sub-regional and the local economy as they will be a focus for future growth in high-value added, high-tech industries. Supporting investment in the advanced manufacturing sector does not diminish the need to further diversify the local economy and ensure that it is more resilient to any future economic downturns. Existing employment sites may offer redevelopment potential for a variety of uses. A limited amount of new housing will be provided to support the projected population growth in the town.

In West Craven, Earby, will play a supporting role to its larger neighbour. Opportunities exist at the West Craven Business Park for additional employment on a scale appropriate to the size of the town. New housing and retail development will be sufficient to support the projected levels of employment and population growth.

### Rural Pendle

A number of villages and hamlets are located in the rural area that separates the M65 Corridor from the West Craven Towns. Here the strategy focuses on the protection of the borough's natural and historic environments, developing sustainable tourism, supporting farm diversification and meeting local needs. The defined settlements in Rural Pendle will see limited growth, whilst development in the open countryside will be restricted, especially in those areas designated as Green Belt or AONB.

## Our Spatial Strategy: Where and How We Will Deliver 7

Some of the larger villages: Trawden, Foulridge, Fence and Kelbrook are capable of supporting additional services and housing provision. In these villages development will again be on a scale that meets the needs of their residents and where appropriate will support the needs of those in neighbouring smaller villages.

### Presumption in Favour of Sustainable Development

- 7.5** The principal aim of the Core Strategy is to promote sustainable development in Pendle. The purpose of this policy is to embrace two key planning principles and embed them in the Pendle Local Plan:
1. The presumption in favour of sustainable development as defined in the Framework.
  2. The statutory requirement for decision taking in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that the statutory Development Plan must be the starting point in the consideration of planning applications for the development or use of land.

#### Policy SDP 1

##### Presumption in Favour of Sustainable Development

When considering development proposals the decision maker will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. They will work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Pendle Local Plan and, where relevant, with policies in neighbourhood plans, will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
2. Specific policies in the Framework indicate that development should be restricted.

- 7.6** The detailed planning policies in the following chapters will set out more specific and targeted actions which will build on, and take forward, this strategy.



## 7 Our Spatial Strategy: Where and How We Will Deliver

### The Role and Function of Our Towns and Villages

#### Introduction

- 7.7** This policy defines the spatial development principles that will be used to direct future growth and development to the most sustainable locations in Pendle. The role and function of Pendle's towns and villages and the availability of sites within them are the most important factors when deciding where new development should be located.
- 7.8** It is important to identify those areas that offer the best opportunity for future growth. To do this effectively consideration must be given to the existing level of service provision<sup>(69)</sup>, the infrastructure capacity<sup>(70)</sup>, sites with development potential<sup>(71)</sup>, and environmental constraints in each area and across the borough. Together this information highlights those areas where there is capacity for growth and where restraint may be prudent.
- 7.9** The way in which land is used and re-used will determine whether the borough grows in a sustainable way. To ensure that land is used effectively, the Framework encourages the re-use of previously developed land for new development (paragraph 17).

#### Context

#### Settlement Roles

- 7.10** Pendle is one of 14 local authorities in Lancashire and one of six local authorities in the Pennine Lancashire sub-region. It also shares its border with three local authorities in Yorkshire. When looking at the growth and development of Pendle consideration must be given to the impact it will have on these surrounding areas.
- 7.11** The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6). It also sets out a number of core planning principles (paragraph 17), one of which states that planning should take account of the different roles and character of different areas. Another of these core principles indicates that planning should actively manage patterns of growth and focus significant development in locations which are or can be made sustainable.
- 7.12** A settlement hierarchy is used to arrange settlements in order of their importance in terms of size and function, the level of services and facilities they provide and the catchment area they serve. Settlement hierarchies can help to achieve the core principles of the Framework by ensuring that new development is located close to services and facilities, thereby reducing the need for people to travel.
- 7.13** Three studies have helped to inform the settlement hierarchy for Pendle. The North West Key Service Centres – Roles and Functions and the Pendle Sustainable Settlements Study consider demographic data, the level of current services and facilities, environmental factors, and the availability of sites in each town and village in the borough. The Pendle Infrastructure Strategy provides baseline data on the existing level of provision and capacity of key infrastructure. It also includes details of planned infrastructure projects, funding costs and delivery timescales. This information helps to show where capacity issues exist and where new infrastructure needs to be targeted if growth is to be accommodated.
- 7.14** This information has been used to establish the role and context of each settlement, to consider how they function both individually and collectively to meet the needs of Pendle and surrounding areas. The settlement hierarchy divides the towns and villages of Pendle into four categories. Those

69 Pendle Council (2008) Sustainable Settlements Study. Nelson, Pendle Council.

70 Pendle Council (2014) Pendle Infrastructure Strategy. Nelson, Pendle Council.

71 Pendle Council (2013) Strategic Housing Land Availability Assessment. Nelson, Pendle Council. Pendle Council (2013) Employment Land Review. Nelson, Pendle Council

## Our Spatial Strategy: Where and How We Will Deliver 7

settlements making up the M65 Corridor and the West Craven Towns are classified as Key or Local Service Centres, whereas in Rural Pendle the villages are divided into Rural Service Centres or Rural Villages.

**7.15** The primary function of each settlement category is explained below:

1. **Key Service Centres** – provide the main facilities and services that are needed to support the local population and their surrounding rural hinterlands. The accessibility of these towns and the current level of services provide a good base for future development.
2. **Local Service Centres** – provide a level of service which is appropriate to the size of the settlement and local population i.e. they have a range of shops and facilities which provide for everyday needs, but do not necessarily have the more specialised services or variety of shops which are found in the Key Service Centres.
3. **Rural Service Centres** – are slightly larger in size than the Rural Villages and offer a wider range of services and facilities to meet the needs of more than just the local population.
4. **Rural Villages** – are much smaller in size both in terms of their population and physical area. They may have few or no services and are dependent on the nearby Rural, Local or Key Service Centres to provide for their needs.

### Site Selection

**7.16** One of the Framework's 12 core planning principles is to encourage the effective use of land by reusing land that has been previously developed (paragraphs 17 and 111).

**7.17** The use of Brownfield land helps to regenerate derelict sites and remediate land contaminated by previous uses. It can also help to protect the environment by minimising the use of Greenfield sites for development. The re-use of previously developed land provides a desirable and sustainable approach to accommodating future growth in the borough; as such sites are often located close to existing services and facilities. This can help to increase the likelihood of people choosing more sustainable modes of transport such as walking, cycling or public transport, thereby helping to reduce carbon emissions and the negative effects of climate change.

**7.18** The National Planning Practice Guidance (NPPG) indicates that Brownfield land is often more expensive to develop. A balance needs to be struck between reusing previously developed land, the prevailing market conditions and promoting new development. The NPPG indicates that measures should be taken to improve the viability of Brownfield sites. It may therefore be necessary to consider the level of obligations that are required when proposals for the redevelopment of Brownfield sites are put forward in order to ensure that the viability of such schemes is not jeopardised.

### Strategy

#### Settlement Roles

**7.19** Policy SDP2 sets out the locational priorities and development principles to help achieve sustainable growth in Pendle. The existing provision of services and facilities in the towns and villages, and the capacity and potential for them to provide additional services, has been carefully considered to establish the settlement hierarchy for Pendle. Taking account of the levels of development over the plan period and the findings of the Pendle Infrastructure Strategy, there should be no major constraints restricting the successful implementation of the growth strategy.

**7.20** The settlement hierarchy for Pendle is detailed in Policy SDP2. This has been used to guide strategic decisions on the location of new development in this Core Strategy and will guide the allocation of sites in subsequent planning documents. It will also be used in the determination of individual planning applications.

## 7 Our Spatial Strategy: Where and How We Will Deliver

- 7.21** The settlement hierarchy provides the basis for the growth strategy in Pendle. Policies SDP3-SDP5 look in more detail at the spatial distribution of housing, employment and retail development in Pendle. The key to sustainable growth is to ensure that these different types of development are located as close as possible to the places where they are needed. The distributions have had regard to the general locational principles set out in Policy SDP2 and have been considered in relation to each other (i.e. the location of new housing has taken account of where new employment is to be developed and vice-versa). Proposals for new community facilities will also be expected to have regard to the locational priorities, particularly in terms of the scale of development. Policy SUP1 sets out the approach to how the development of new community facilities will be distributed across Pendle.
- 7.22** The core principles in the Framework (paragraph 17) indicate that planning should recognise the intrinsic character and beauty of the countryside and contribute to conserving and enhancing the natural environment. As a consequence development outside of a settlement boundary, as defined on the Proposals Map<sup>(72)</sup>, will, in most cases, be restricted to help protect the open countryside and the landscapes within it. However, it is recognised that there will be situations where development in the open countryside may be necessary or appropriate. Such uses are identified in the Framework (paragraphs 28 and 55) and other policies in the Core Strategy; and may also be identified in future local plan documents.
- 7.23** The preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies will include a review of the defined Green Belt and settlement boundaries to determine whether these need to be altered to include additional land for development.

### Site Selection

- 7.24** New development and the allocation of sites will be encouraged to make effective use of land by re-using vacant buildings and previously developed land, provided they are not of high environmental value, in order to help recycle land and make a positive contribution to regeneration in the borough. Consideration will be given to the viability of developing such sites in terms of the levels of obligations required. Where appropriate, the Council will look to identify funding and other mechanisms to bring previously developed land back into use.
- 7.25** It is recognised that in order to not unduly restrict development, ensure that the levels of growth proposed in the Core Strategy can be achieved, and take account of prevailing market conditions, some Greenfield sites will need to be released for development. Such sites will need to be in sustainable locations which are well related to existing settlements.

### Policy SDP 2

#### Spatial Development Principles

##### Settlement Roles

Proposals for development will be supported in the settlements listed below, provided that they are of a nature and scale that is proportionate to the role and function of that settlement or where they have been specifically identified in this plan to help meet the strategic growth needs of the borough. The role each settlement category will play in the future growth of the borough is explained below:

- 1. Key Service Centres** – these will provide the focus for future growth in the borough and accommodate the majority of new development.
- 2. Local Service Centres** – these will play a supporting role to the Key Service Centres and accommodate levels of new development to serve a localised catchment.

72 The Proposals Map will be replaced by the Policies Map in the Local Plan Part 2: Site Allocations and Development Policies

## Our Spatial Strategy: Where and How We Will Deliver 7

3. **Rural Service Centres** – these settlements will provide the focus for growth in Rural Pendle.
4. **Rural Villages** – these settlements will accommodate development primarily to meet local needs.

Proposals for new development should be located within a settlement boundary as defined on the Proposals Map<sup>(73)</sup>. These boundaries will be reviewed as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies in order to identify additional sites to meet development needs where necessary. Proposals to develop outside of a defined settlement boundary (i.e. within the open countryside) will only be permitted for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.

### 1. Key Service Centres

M65 Corridor	West Craven Towns
<ul style="list-style-type: none"> <li>Nelson (including Brierfield)</li> </ul>	<ul style="list-style-type: none"> <li>Barnoldswick</li> </ul>
<ul style="list-style-type: none"> <li>Colne</li> </ul>	

### 2. Local Service Centres

M65 Corridor	West Craven Towns
<ul style="list-style-type: none"> <li>Barrowford</li> </ul>	<ul style="list-style-type: none"> <li>Earby</li> </ul>

### 3. Rural Service Centres

Rural Pendle	
<ul style="list-style-type: none"> <li>Fence</li> </ul>	<ul style="list-style-type: none"> <li>Foulridge</li> </ul>
<ul style="list-style-type: none"> <li>Kelbrook</li> </ul>	<ul style="list-style-type: none"> <li>Trawden</li> </ul>

### 4. Rural Villages

Rural Pendle	
<ul style="list-style-type: none"> <li>Barley</li> </ul>	<ul style="list-style-type: none"> <li>Blacko</li> </ul>
<ul style="list-style-type: none"> <li>Higham</li> </ul>	<ul style="list-style-type: none"> <li>Laneshawbridge</li> </ul>
<ul style="list-style-type: none"> <li>Newchurch-in-Pendle</li> </ul>	<ul style="list-style-type: none"> <li>Roughlee and Crow Trees</li> </ul>
<ul style="list-style-type: none"> <li>Salterforth</li> </ul>	<ul style="list-style-type: none"> <li>Sough</li> </ul>
<ul style="list-style-type: none"> <li>Spen Brook</li> </ul>	

### Site Selection

The selection of sites for new development (including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies) should ensure that land and other resources are used effectively. The Council will encourage the reuse of vacant buildings and previously developed land, provided they are not of high environmental value. Where Greenfield land is required for new development, such sites should be in a sustainable location and well related to an existing settlement.

73 The Proposals Map will be replaced by the Policies Map in the Local Plan Part 2: Site Allocations and Development Policies

## 8 Our Foundations for a Sustainable Future: Improving the Environment We Live In

### Protecting and Enhancing Our Natural and Historic Environments

#### Introduction

- 8.7** Our natural environment provides the building blocks for life, so it is important that it is protected and where possible enhanced. Goal 6 of the Sustainable Community Strategy requires us to care for our environment - deepen our understanding and respect for our surroundings. A key objective listed under this goal is to protect and enhance Pendle's land, habitats and species.
- 8.8** A number of Acts and Regulations place a statutory duty on Local Authorities to protect the natural environment. The following represent the key pieces of legislation:
- Wildlife and Countryside Act (1981) - provides for the protection of wildlife and conservation of nature.
  - Countryside and Rights of Way Act (2000) - looks specifically at access to the countryside, nature conservation and wildlife protection in the form of SSSI's, and the purpose of designating AONB's and their management.
  - Natural Environment and Rural Communities Act (2006) - requires that in exercising its functions local authorities should have regard to conserving biodiversity. This includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.
  - Conservation of Habitats and Species Regulations (2010) - provides for the designation and protection of European sites and species.
- 8.9** The quality of the local environment is an important part of the borough's identity. The area's built heritage and natural landscapes play an important cultural role and are a catalyst for regeneration. The protection and enhancement of these assets will provide a positive legacy for future generations.
- 8.10** An integrated policy approach to the protection and enhancement of our natural and historic environments will aid the management of our highly valued landscapes and townscapes. Positive action will help to secure additional benefits for the economy and help to address local health issues, by offering better access to recreational opportunities.

#### Context

#### Biodiversity and Ecology

##### Biodiversity

Biodiversity is the term used to describe the wealth of wildlife on our doorstep. It includes everything from the landscape in which we live, through all the animals, plants and insects we live with, and the genes that make us all unique individuals.

Biodiversity provides the support systems that sustain human existence: the intricate network of ecosystems, habitats and species that constitute all life on earth.

- 8.11** The Framework (paragraph 109) identifies the following requirements for the planning system in respect of biodiversity:
- Recognise the wider benefits of ecosystem services;
  - Minimise impacts on biodiversity and provide net gains in biodiversity, where possible, to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

## Our Foundations for a Sustainable Future: Improving the Environment We Live In 8

- 8.12** At the local level an integrated approach should be taken to identify:
- the location of designated sites and their importance for biodiversity and geodiversity;
  - any areas or sites for the restoration or creation of new habitats;
  - existing habitat networks and the potential for the creation of new networks within developments.
- 8.13** The Lawton Review (Making Space for Nature)<sup>(77)</sup> looks at how we can achieve a coherent and resilient ecological network. It suggests that the actions to be taken should be: more, bigger, better and joined. The review identifies three key objectives to follow:
1. To restore species and habitats appropriate to England's physical and geographical context to levels that are sustainable in a changing climate, and enhanced in comparison with those in 2000.
  2. To restore and secure the long-term sustainability of the ecological and physical processes that underpin the way ecosystems work, thereby enhancing the capacity of our natural environment to provide ecosystem services such as clean water, climate regulation and crop pollination, as well as providing habitats for wildlife.
  3. To provide accessible natural environments rich in wildlife for people to enjoy and experience.
- 8.14** In 2013 the Lancashire Local Nature Partnership (LNP) commissioned the Lancashire Wildlife Trust (LWT) and the Lancashire Environment Record Network (LERN) to jointly develop an ecological network for the county. This work centred on the existing hierarchy of designated biodiversity and geodiversity sites, together with mapping and modelling of the intervening networks for three priority habitat groupings: i) Woodland; ii) Grassland; and iii) Wetland and Heath. The resulting ecological network is made up of a collection of habitat areas which are connected by movement corridors through the intervening habitat matrix.
- 8.15** The Pendle Biodiversity Audit brings together the key information on biodiversity in the area. The audit indicates that Pendle has a large number of sites, habitats and species which are recognised and/or designated as being of international, national, regional and/or local significance for biodiversity. They are categorised into the following types:
- Special Protection Areas (SPA) and Special Areas of Conservation (SAC)
  - Sites of Special Scientific Interest (SSSI)
  - Local Nature Reserves (LNR)
  - Biological Heritage Sites (BHS)
  - Sites of Local Natural Importance (LNI)
  - Habitats and Species of Principal Importance
- 8.16** The Pendle Biodiversity Audit (Table 4.1) indicates that at least 39 priority species (Table 4.2) and 18 priority habitats are known to be present in Pendle.<sup>(78)</sup>
- 8.17** Of particular concern regarding the BAP key habitats is the low level of woodland coverage across the North West. Pendle is no exception with only 4.1% of its total land area covered by woodland compared to 12.7% nationally. The amount of ancient semi-natural woodland cover is also low being confined to six small sites with a total area of just 21ha.<sup>(79)</sup> Increasing and improving woodland and tree cover is a key objective for the borough. In recognition of the fact that woodland, trees and hedgerows are important habitats for a number of wildlife species, the Council protects a

77 Department for Environment, Food and Rural Affairs (DEFRA) (2010) Making Space for Nature, London, DEFRA

78 These species and habitats are identified in the UK Biodiversity Action Plan (BAP) which, although succeeded by the UK Post-2010 Biodiversity Framework in 2012, still provides the basis for statutory lists of priority habitats and species required by the EU Habitats Directive / Section 41 of the Natural Environment and Rural Communities (NERC) Act.

79 Lancashire County Council (2010) Biological Heritage Sites Database. Lancashire Environment Record Network, Leyland



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number of trees and areas of woodland through the designation of Tree Preservation Orders (TPOs) and Conservation Areas where it is beneficial to the amenity or the special character of an area. These actions will also have a beneficial impact on biodiversity.

- 8.18** Of particular concern is the potential impact of climate change on biodiversity. There is significant evidence that climate change adversely affects biodiversity, and that it is likely to become one of the most significant drivers of biodiversity loss by the end of the century.<sup>(80)</sup> Climate change is already forcing biodiversity to adapt either through shifting habitats, changing life cycles, or the development of new physical traits.
- 8.19** Conversely biodiversity can help to reduce the negative effects of climate change. For example, woodland and trees provide many additional benefits to our environment. These include: helping to reduce flood risk by intercepting and absorbing water and delaying water flow, helping to reduce pollution, providing a wind break, reducing noise levels and contributing to urban cooling. Woodland can perform a carbon storing function (carbon sequestration) by converting atmospheric CO<sub>2</sub> into biomass. Woodland is also essential in helping to regulate the climate and weather. The creation of new woodland and the planting of street trees can therefore help society in its adaption to climate change.<sup>(81)</sup> Other habitats are also important in this respect. Upland peat bogs play a significant role in carbon capture and storage. Their conservation and restoration through the re-wetting of upland and lowland peat soils helps to create suitable conditions for a layer of living plants which absorb CO<sub>2</sub> from the atmosphere.
- 8.20** It is therefore important to ensure that the preservation and where possible the enhancement of biodiversity is considered during proposals for development. In any new development, biodiversity issues should be identified and addressed at the design stage.

### Geodiversity

- 8.21** Geodiversity is also important as not only does it give us dramatic landscapes and countryside that is highly valued, it also provides us with raw materials for building, fuel to provide energy and the soils to grow crops. The local geology has played a significant role in shaping the landscape we live in and, in providing materials for a wide variety of uses. These materials have in turn helped to establish the character of the towns and villages of the borough where local stone is widely used in buildings, walls and surfacing.
- 8.22** Throughout time our natural environment has been exploited for its mineral resources (for example coal). These represent a valuable, but finite resource. Access to deposits that have economic, environmental or heritage value will continue to be required, so it will be necessary to prevent their sterilisation by new development. Policy CS3 of the Joint Lancashire Minerals and Waste Core Strategy sets out the amount of aggregate mineral extraction to take place between 2001 and 2021. Specific sites are identified in the associated Minerals and Waste Site Allocations DPD, in accordance with Policy CS4.
- 8.23** Two significant geological outcrops and one geomorphological feature are recognised as being regionally important and are classified as Local Geodiversity Sites (LGS).

### Landscapes

- 8.24** Pendle has a rich and varied landscape and this is reflected in the typologies given to its different landscapes in the Lancashire Landscape Strategy. These are defined as:
- Moorland Plateaux (1)
  - Moorland Hills (2)
  - Moorland Fringe (4)

80 Millennium Ecosystem Assessment

81 Woodland Trust (2010) Woodland Creation: why it matters. Woodland Trust, Grantham.

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- Industrial Foothills and Valleys (6)
- Drumlin Field (6)
- Rolling Upland Farmland (14)
- Industrial Age (23)

- 8.25** Part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) is situated in the south west corner of Pendle. This is a nationally important landscape and is afforded one of the highest levels of protection for its scenic beauty. The Framework (paragraph 115) indicates that in such areas suitably located and designed developments which aid local communities will be supported and great weight should be given to the protection of the countryside, conservation of wildlife and cultural heritage.
- 8.26** Under the provisions of the Countryside and Rights of Way Act (2000) the AONB partnership has prepared a management plan for the Forest of Bowland. This details how the pressures on the AONB will be managed. It highlights six distinctive qualities of the AONB which contribute to its 'sense of place' and should be protected and enhanced. These are:
1. Wild open spaces
  2. A special place for wildlife
  3. A landscape rich in heritage
  4. A living landscape
  5. Delicious local food and drink
  6. A place to enjoy and keep special
- 8.27** 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 helps to prevent unrestricted urban sprawl, assist in safeguarding the countryside from encroachment and encourage the recycling of derelict urban land.
- 8.28** The Framework (paragraph 83) states that once established Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It also indicates (paragraph 84) that when reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development.
- 8.29** The Framework (paragraph 87) is clear that inappropriate development in the Green Belt is harmful and should only be approved in very special circumstances.

### Open space and green infrastructure

- 8.30** The Framework (paragraph 74) requires valuable open spaces to be protected from development. Existing and new open spaces will be key elements of green infrastructure provision and may make valuable contributions to the establishment of a coherent ecological network. The Framework also allows communities to identify green areas of particular importance to them for special protection as Local Green Spaces. However, such sites must be capable of enduring beyond the plan period and must meet the criteria set out at paragraph 77 of the Framework.
- 8.31** The Northwest Green Infrastructure Prospectus encourages strategies at every level to put green infrastructure assets and their natural services at the core of sustainable development and regeneration activity. The Lancashire Green Infrastructure Strategy aims to develop and maintain multi-functional green spaces and places, connecting urban areas to their rural hinterlands.
- 8.32** The densely built up areas of Pendle, especially those within the M65 Corridor, can suffer from poor open space provision. The open spaces within these areas are vital assets for the local community, providing spaces for people to live and breathe. They also play a pivotal role in providing areas for formal and informal recreation enabling people to live healthier and more active lifestyles. Gardens, tree lined streets and road side verges all contribute to local amenity and help to connect



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larger spaces together forming a network of green infrastructure provision. They can also help to reduce risk and alleviate other impediments to development by reducing noise, flood risk and soil erosion, improving air quality and helping to mitigate against the impacts of climate change by providing carbon storage and shading. Policy SUP2 Health and Well-Being acknowledges the positive linkages between health and accessibility to open spaces.

- 8.33** The Pendle Open Space Audit and the Pendle Biodiversity Audit provide detailed information on the value we place on our existing open spaces, be they natural or man-made. The Open Space Audit includes a quality assessment for a number of different open space typologies and identifies where there are deficiencies within the borough. Mapping of these sites, together with those in the Biodiversity Audit illustrates the current distribution of open and green spaces, helping to highlight where there are gaps in existing provision. The potential to green the urban environment through new open space provision, or street greening methods, will have positive benefits for quality of life, health and wildlife.

### Historic environment and built heritage

- 8.34** It is important to protect the best of our built-heritage. Once lost, a heritage asset cannot be replaced and its loss may have cultural, environmental, economic and social implications. A large part of Pendle's built environment was formed during the industrial revolution but significant elements date back much further.
- 8.35** Those locations of greatest historical value and which reflect the quality and character of the borough are designated as conservation areas. Pendle currently has 23 conservation areas which cover some 14% of the borough. These areas vary widely in character and have many different qualities. This is indicative of the variety to be found in Pendle's landscapes and buildings which range from the scattered pre-industrial farming settlements of the 16th, 17th and 18th centuries (for example those found at Whitehough, Wycoller, Greenfield, Scholefield & Coldweather, Sabden Fold, Edge End and Southfield) to the more familiar urban legacy of Victorian terraced housing and textile mills (seen to good effect at Whitefield and Lomeshaye Hamlet). Many conservation areas derive much of their character from the interplay of the built form and the varied topography found in Pendle, which often imparts a dramatic spatial quality. Examples are Colne town centre (Albert Road) where the striking Victorian skyline is viewed astride a prominent ridge. As a contrast, the wide open moorland spaces of Trawden Forest contain a unique historic landscape of field boundaries and farmsteads relating to medieval vaccary farms and later copyhold farms.
- 8.36** In addition to conservation areas, individual buildings ranging from medieval churches to textile mills, vernacular houses and farm buildings are listed and graded according to their historic importance or architectural merits. Protection is also afforded to other heritage assets such as Scheduled Monuments, Historic Parks and Gardens, archaeological remains and the settings of landscapes, places and features.

### Strategy

- 8.37** To ensure that the biodiversity and geological assets of the borough are protected and enhanced it is important that new development respects the status of different landscapes, ecological sites, key species and habitats. Where a development proposal has the potential to adversely affect a designated site, different criteria, proportionate to the site's position within the hierarchy of protected sites, will be used to help assess the level of harm that is likely to be caused and to determine whether such harm is acceptable.

### Biodiversity and Ecology

- 8.38** It will be important to build on the work carried out on behalf of the LNP to further understand the ecological networks that are present within and connected to the borough. Ecological networks are an important method of helping to conserve our wildlife assets, allowing for species migration across the borough. It is important to ensure that there are connections between the core biodiversity

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sites and habitats, as appropriate, to allow species to move freely between them in order to feed, disperse, migrate or reproduce. This is seen as a key in providing future resilience to the potential impacts of climate change. Such connections do not have to be a continuous linear habitat, but can be a series of smaller isolated sites which species can use as stepping stones between the core areas. It is this network of core sites connected by buffer zones, wildlife corridors and stepping stones which is known as an ecological network (Lawton et al). Development proposals of all types should prevent harm and have regard to the potential to add value to, and enhance the existing ecological networks.

- 8.39** Where appropriate the creation and/or restoration of habitats may form part of a development proposal. In these circumstances decisions will be guided by the National and Regional Priority Habitat Targets.<sup>(82)</sup> In particular, proposals that involve the creation of new woodland (of native tree species) will be encouraged to help increase the coverage in Pendle.
- 8.40** There may be instances where the social and economic benefits of a development makes the loss of a site with conservation value acceptable on balance. In such cases adequate mitigation measures will need to be put in place before any development work can commence, in order to off-set the loss of habitat. Wherever possible the fragmentation of habitats and the breaking-up of wildlife corridors should be avoided.
- 8.41** A proactive approach to protecting biodiversity in new developments should be taken. This could involve the incorporation of specific features into the design of the building to help protect and enhance species and habitats. Such features may include ponds, bird and bat boxes, the planting of native trees, shrubs and other flora. The incorporation of features such as balancing ponds, or the removal of culverts can also have much wider benefits such as the reduction of flood risk. Policy ENV7 considers wider water management issues.
- 8.42** The Council will work with its partners to explore opportunities to designate new areas for their nature conservation value over the plan period. With specific regard to trees, woodland and hedgerows, the Council will continue to protect these assets through a variety of measures including: Tree Preservation Orders (TPOs) and the Hedgerow Regulations 1997.

### Geodiversity

- 8.43** The geological assets of the borough will be protected and enhanced, with specific protection given to those sites which are designated as nationally or locally important sites. Where new geological and geomorphological sites are identified support will be given, where appropriate, to designating such features as Local Geodiversity Sites (LGSs). Existing LGSs will continue to be protected from the impacts of development.
- 8.44** The need to extract, or protect, mineral resources must be balanced against environmental and other relevant considerations. Where practicable, Policy ENV6 requires new developments to maximise the use of recycled and secondary materials, to help reduce the depletion of valuable natural resources and to help maintain positive links with the local vernacular architecture.
- 8.45** The extraction of minerals from mines and quarries will be determined by the minerals and waste planning authority; for Pendle this is Lancashire County Council. In line with Policy CS1 of the Joint Lancashire Minerals and Waste Core Strategy, Pendle Borough Council will consult Lancashire County Council on any non-minerals developments which are located in a Mineral Consultation Area (MCA) or Mineral Safeguarding Area (MSA). Outside these designated areas, whilst there is no requirement for developers to extract any minerals prior to development, it is recognised that the prior extraction of minerals may be profitable, even on smaller sites. Developers are encouraged to assess this possibility as it can help to avoid the sterilisation of such resources by non-mineral development.

82 The UK Biodiversity Action Plan [BAP], England's Biodiversity Framework: 'Securing Biodiversity' and the Lancashire BAP provide details of the Priority Habitats.

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### Landscapes

- 8.46** The landscape character of the borough will be protected especially in the open countryside. Supplementary planning guidance relating to development in the open countryside and the Forest of Bowland AONB will be translated into a joint Supplementary Planning Document (SPD), which will provide specific guidance on how new developments should respond to the landscape.
- 8.47** Developments within the Forest of Bowland AONB will also be guided by the principles and objectives within the Management Plan for the area.<sup>(83)</sup>
- 8.48** The allocation of a Strategic Employment site in the Core Strategy has required an alteration to be made to the Green Belt boundary (Policy WRK3). A further review of Green Belt boundaries will take place as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies. Alterations will only be made where exceptional circumstances can be shown to exist or cartographic corrections are required that do not adversely impact on the purposes of including land in the Green Belt.

### Open space and green infrastructure

- 8.49** The protection and enhancement of existing open spaces will be a priority and consideration should be given to the potential opportunities to connect spaces together to form a green infrastructure network. Examples of Green Infrastructure can include; parks, open spaces, woodlands, rivers, ponds, swales and wetlands.
- 8.50** Green infrastructure can provide many social, economic and environmental benefits including:
- places for outdoor recreation and play;
  - space and habitat for wildlife with access to nature for people;
  - climate change adaption;
  - environmental education;
  - local food production;
  - improved health and wellbeing.<sup>(84)</sup>
- 8.51** The provision of new open space is also important. Policies LIV5 and WRK6 require open space to be provided as part of new housing and commercial developments, where practicable. Where this is not possible alternative provision, or the enhancement of existing spaces, may be required. Remodelling of high density residential areas in future housing regeneration initiatives may also present an opportunity to incorporate new open space, or provide green links between existing open spaces.
- 8.52** The identification and designation of Local Green Spaces will be used to protect those green areas which are of particular importance to the local community.

### Historic environment and built heritage

- 8.53** Policy ENV1 sets out the approach to conserving and enhancing the borough's historic environment and includes a series of actions that the Council will take to achieve this. The policy highlights the key elements that make a significant contribution to the local character and distinctiveness of Pendle. It also sets out the principal requirements for new development proposals and how these should be managed in relation to the historic environment.

83 Forest of Bowland AONB Joint Advisory Committee (2009) Forest of Bowland AONB Management Plan 2009-2014. Preston, Lancashire County Council.

84 <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/greeninfrastructure/default.aspx>

# Our Foundations for a Sustainable Future: Improving the Environment We Live In 8

## Policy ENV 1

### Protecting and Enhancing Our Natural and Historic Environments

Development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.

#### Biodiversity and geodiversity

The biodiversity and geological assets of the borough will be protected and enhanced. Those sites which have been designated for nature conservation purposes, including areas of ancient semi-natural woodland, aged and veteran trees, should be protected in a manner appropriate to the status of their designation. Where appropriate the Council and its partners will designate new sites to protect natural and geological features. The Council will protect trees through the making of Tree Preservation Orders (TPOs).

The impact of new developments on the natural environment (biodiversity and geodiversity) should be kept to a minimum. Proposals which seek to conserve or enhance biodiversity will be supported in principle.

Proposals for development (including the extraction of minerals) affecting a protected wildlife or geodiversity site will be considered against the following criteria:

- A. International Sites (SPA, SAC, Ramsar and candidate SPAs and SACs)
  - Development will not be permitted which would be likely to have a significant effect on an International site except where it is directly connected with or necessary to the management of the site, or there is no alternative solution and there are imperative reasons of over-riding public interest.
- B. National Sites (SSSI)
  - Development will not be permitted which would be likely to have an adverse effect on a National site either directly or indirectly unless the benefits of the proposal clearly outweigh the impacts. Consideration will be given to the extent and significance of the potential damage to the special interest of the designated site and the broader impact of the national network of SSSIs.
- C. Local Nature Reserves and other Local Sites (BHS, LGS, LNI)
  - Development which would be likely to adversely affect the established interest of a Local Nature Reserve (LNR) or other Local Site (BHS, LGS, LNI) either directly or indirectly will only be permitted where the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site.
- D. Habitats and Species of Principal Importance
  - The potential effects of a proposed development on species and habitats of principal importance<sup>(85)</sup> will be a material consideration in the determination of planning applications. Consideration will be given to the extent and significance of any adverse effects on the habitats or species concerned.
  - Where there is reason to believe that Species of Principal Importance, or their habitat, are present on a proposed development site, planning applications should be accompanied by a survey assessing their presence and, where appropriate, make provision for their needs.

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In all cases, where development is considered necessary (having regard to the above), adequate mitigation measures and compensatory habitat creation will be required through planning conditions and/or obligations in order to ensure that there is no net loss of biodiversity and where possible such measures should provide a net gain.

The Council will support development proposals that design and incorporate beneficial biodiversity features into their developments. These may include: ponds, wild gardens, native species planting and habitat creation. Support will also be given to the creation and/or restoration of habitats as part of a development proposal. In particular, encouragement will be given to the planting of new, native woodland and the restoration of ancient semi-natural woodland where damage has occurred.

The Council will work with its partners, where appropriate, to help establish coherent ecological networks across the borough, by identifying gaps between habitats and promoting opportunities to provide links for species migration, including across administrative boundaries. This may also require the identification of buffer zones to protect the integrity of the borough's ecological network.

Where they meet a proven need, and the proposal is practicable, viable and environmentally feasible the sustainable extraction of mineral resources prior to any non-mineral related development, in accordance with the Joint Lancashire Minerals and Waste Local Plan, will be supported

All new development will be encouraged to maximise the use of recycled and secondary materials where practicable before considering the use of primary materials in accordance with Policy ENV6.

### Landscapes

In those areas not subject to national landscape designations development proposals should, wherever possible, aim to safeguard or enhance the landscape character of the area and have regard to the Lancashire Landscape Assessment and specifically the different landscape character types that are present in the borough. Proposals should show how they respond to the particular landscape character type they are located within.

Proposals in the designated open countryside should have regard to the Development in the Open Countryside SPG, or its replacement.

In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) great weight will be given to conserving its landscape and scenic beauty. In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their surroundings, and be in line with the AONB Management Plan objectives. Proposals in the AONB should have regard to the Forest of Bowland AONB SPG, or its replacement.

The general extent of the Lancashire Green Belt in Pendle will be maintained. A review of the Green Belt boundaries in Pendle will be carried out as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies. Any alterations to the boundaries will only be made where exceptional circumstances exist.

### Open space and green infrastructure

Existing open spaces will be protected from development.<sup>(86)</sup> The Council will encourage and support improvements to these spaces and the route ways between them along with the creation of new sites as part of a wider programme of green infrastructure provision.

<sup>86</sup> As identified on the policies map or in the Council's Open Space Audit/Green Infrastructure Strategy. The audit will be reviewed periodically to reflect changes in amounts, levels and types of provision.



# Our Foundations for a Sustainable Future: Improving the Environment We Live In 8

In circumstances where a development proposal would result in the loss of open space or sports and recreational buildings and land, the applicant must comply with the criteria and requirements of paragraph 74 of the Framework. A financial contribution may be acceptable where a specific replacement site has been identified and the contribution provides the full cost of implementing the works required.

The Council will work with local communities to identify and designate Local Green Spaces, where appropriate, in the Pendle Local Plan Part 2: Site Allocations and Development Policies.

## Historic environment and built heritage

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

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

The Council will seek to do this through:

- The declaration of Conservation Areas or other heritage designations;
- The preparation and review of Conservation Area Character Appraisals and Management Plans;
- The use of Article 4 Directions;
- The preparation of a Local List;
- Maintaining a record of heritage assets at risk and formulating strategies to protect them;
- Identifying grants and funding opportunities for heritage at risk and conservation-led regeneration projects.

Development proposals should:

- Ensure that the significance of any heritage asset (including its setting) is not harmed or lost without clear and convincing justification.
- Demonstrate an understanding of the significance of the historic environment including the landscape and townscape character. Applicants should refer to the Historic Environment Record (HER) and relevant local evidence sources such as Conservation Area Character Appraisals, the Lancashire Extensive Urban Survey and the Lancashire Landscape Character Assessment.
- Where appropriate, prepare a heritage statement (including an archaeological assessment) to assess the significance of assets, the impact of the proposals and any necessary mitigation measures.
- Follow the design principles set out in Policy ENV2 which provides guidance on the connection between design and conservation.
- Follow the 'optimum viable use'<sup>(87)</sup> approach when re-using historic buildings, with a presumption against demolition.

Where harm to, or loss of significance of, a heritage asset is permitted (in line with the criteria in the Framework - paragraphs 132-135), the developer will be required to undertake appropriate investigation and recording, and make the results of that work publicly available through the Historic Environment Record.

87 Optimum viable use is a shorthand term for the best use we can put a usable heritage asset to. It will be a viable use that economically supports the asset's conservation, whilst presenting the least threat to what matters about it: its heritage significance.

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Website: [www.pendle.gov.uk/planning](http://www.pendle.gov.uk/planning)



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اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ  
آپ کے لئے زیادہ مفید ہو تو برائے مہربانی ہمیں سلیفون کریں۔



**Liberata**



# Colne

## Neighbourhood Development Plan 2022-2030

**Regulation 16 Draft**  
Version 1 | August 2022





## 6.4 Rural

### OBJECTIVE 8 – To conserve valued landscape features

#### **Policy CNDP13 - Conserving and Enhancing Valued Landscape Features**

Development proposals that conserve and enhance the local landscape will be supported. . Landscape impacts of planning proposals will be assessed against the following:

In the Lancashire Valleys National Character Area (NCA), development proposals should seek to conserve and enhance:

- (a) The area's industrial heritage and the contribution that this makes to the area's sense of place and history;
- (b) Woodlands, trees (especially veteran and ancient) and hedgerows;
- (c) The network of habitats; and
- (d) The contribution that open landscape areas make in conserving and maintaining the area's distinctive settlements.

In the Southern Pennines NCA, development proposals should:

- (e) Conserve and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.

The significant views identified in *Colne Significant Views Assessment (2021)*<sup>7</sup> from the viewpoints listed below will be conserved:

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

<sup>7</sup> <https://colnetowncouncil.org.uk/ctc/wp-content/uploads/2020/12/Item-11b-Colne-Significant-Viewpoint-Assessment.pdf>

**Where an impact on a significant view is identified, applicants may have to demonstrate, through a Landscape Visual Impact Assessment, how these impacts have been identified, the degree of impact and how negative impacts can be avoided or mitigated.**

**Relevant PLPCS policies:**

**ENV 1 Protecting and Enhancing Our Natural and Historic Environments**

**Relevant RPLP policies:**

**Policy 1 Development in the Open Countryside**

**Policy 3A Protected Areas**

**Policy 12 Maintaining Settlement Character**

**Policy 13 Quality and Design of New Development**

**Monitoring Indicator:**

**None identified.**

### **Background/Justification**

- 6.4.1 Policy ENV1 of the PLPCS states that in areas such as Colne, which are not subject to national landscape designations development proposals should, wherever possible, aim to safeguard or enhance the landscape character of the area. Proposals should also have regard to the Lancashire Landscape Character Assessment contained in *A Landscape Strategy for Lancashire* and, specifically, the different landscape character types that are present in the Borough. Proposals should show how they respond to the particular landscape character type they are located within. Proposals in the designated open countryside should have regard to Pendle Borough Council's *Development in the Open Countryside* Supplementary Planning Guidance, or its replacement.



- 6.4.2 Policy CNDP13 identifies the key landscape features in the neighbourhood area based on the work in the Lancashire Landscape Assessment and set out in Natural England's National Character Areas NCA35: Lancashire Valleys and NCA36: South Pennines.
- 6.4.3 From the work in the *Lancashire Landscape Assessment* (<https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>) Colne has three predominant character areas - The Calder Valley (Area 6a) within which the main urban area sits; and to the north the South Pendle Fringe (Area 4g); and to the south the Trawden Fringe (Area 4a).
- 6.4.4 These three character areas are broadly consistent with the two National Character Areas. The Natural England NCA work identifies Statements of Environmental Opportunity (SEOs) and these have been used to inform the criteria in Policy CNDP15.
- 6.4.5 The Statements of Environmental Opportunity (SEO) differ between the two NCAs. In the Lancashire Valleys (NCA35) they are:
- “SEO 1: Conserve and manage the Lancashire Valleys’ industrial heritage to safeguard the strong cultural identity and heritage of the textile industry with its distinctive sense of place and history.
- SEO 2: Increase the resilience and significance of woodland and trees, and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities.

SEO 3: Manage and support the agricultural landscape through conserving, enhancing, linking and expanding the habitat network, and manage and plan for the associated potential impact of urban fringe development, intensive agriculture and climate change mitigation.

SEO 4: Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.”

6.4.6 In NCA36: South Pennines, the SEOs are:

“SEO 1: Safeguard, manage and enhance the large areas of open, expansive moorland, and the internationally important habitats and species they support, as well as protecting soils and water resources.

SEO 2: Manage and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.

SEO 3: Protect the comprehensive range of historic landscape features for their cultural value and the contribution they make to local distinctiveness and sense of identity.

SEO 4: Increase the enjoyment and understanding of the landscape and to experience a sense of escapism and inspiration, while also conserving the qualities of the landscape and its valuable historic and wildlife features.”

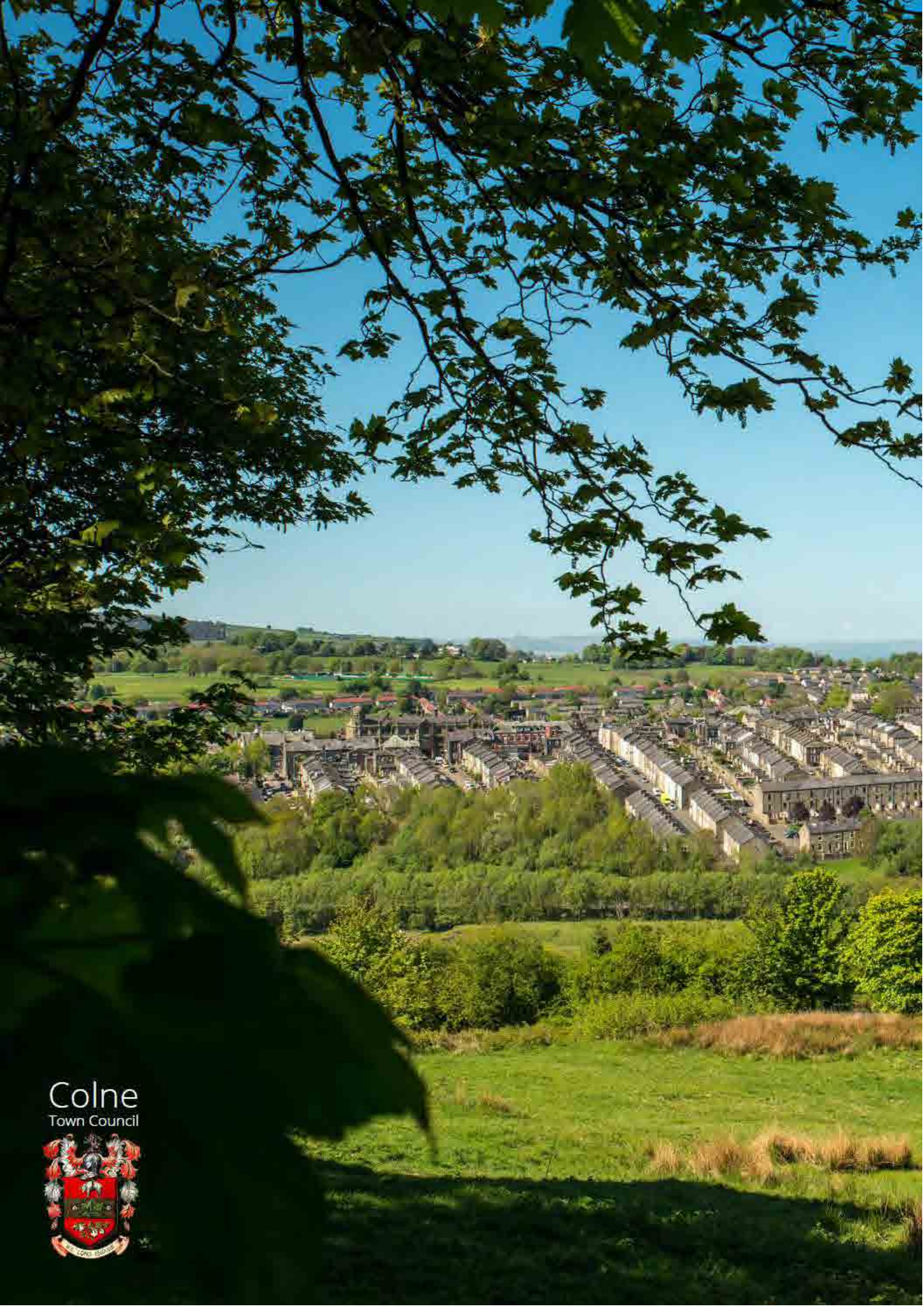
6.4.7 The *Lancashire Landscape Assessment* classifies Colne as an ‘Industrial Age’ landscape sub-type. Colne’s immediate landscape setting lies in the Industrial Foothills and Valleys and Rolling Upland Farmland landscape character types. The town’s wider landscape setting is characterised by Moorland Fringe and Moorland Hills. Brought together, this is the unique blend of an historic Lancashire town sitting atop and dominating a ridge overlooking the north and south valleys and with the land rising again to the farm and moorland uplands.

6.4.8 This unique blend of town and country has a number of significant viewpoints from which views of the surrounding countryside, the town or key landmarks can be enjoyed. Policy CNDP13 identifies these viewpoints and the views which they afford. The viewpoints and views have been identified through the various consultation stages on the CNDP and these inputs have been tested and assessed in the *Colne Significant Views Assessment* (<https://colnetowncouncil.org.uk/ctc/wp-content/uploads/2020/12/Item-11b-Colne-Significant-Viewpoint-Assessment.pdf>). This *Assessment* forms part of the evidence base for the CNDP and considers the landscape character and visual amenity of the nine landmarks in relation to 17 valued viewpoints in and around Colne. The *Assessment* describes the key landscape and visual characteristics of the prominent views and their relationship to the town’s setting, assessing their sensitivity to change, value and importance.

6.4.9 The *Assessment* identifies the distinctive combinations of landscape elements, patterns and features that are important to the landscape and significant views in and around

Colne. It has regard to conserving the distinctive setting of Colne and the distinct ridgeline characteristics of the town and its rural setting. Based on the Assessment, in identifying important landmarks and significant views, Policy CNDP13 seeks to retain the strong visual relationship between Colne and its surrounding pastoral setting, local field patterns and the pattern of street and buildings, woodlands and topography. To do this, Policy CNDP13 identifies the viewpoints and views that should be prominent considerations in the design and assessment of planning proposals. The aim of those putting forward planning proposals and those making decisions on these proposals should be that the significant views identified in Policy CNDP13 and shown in the *Colne Significant Views Assessment* should be protected and, where possible, enhanced. Where an impact on a significant view is identified, that impact may need to be assessed and, where possible suitably mitigated, following the carrying out of a *Landscape Visual Impact Assessment*.





Colne  
Town Council





# **Colne Significant Views Assessment**

## **May 2021**





Map 2 Landmark views ● and viewpoints ●



## **Map 1 and 2**

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

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

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

- The Rough
- Noyna Rocks
- Lenches

### **Prominent views and key viewpoints to be included in the assessment, identified in discussion with Councillors**

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

## Assessment

The nine prominent viewpoints/landmarks assessed from 21 viewpoints are:

1. St Bartholomew's Church
2. Town Hall
3. Upper Rough
4. Lenches
5. Tum Hill
6. Boulsworth Hill
7. Noyna Rocks
8. Blacko Hill
9. Pendle Hill

This section describes the key characteristics of the landscape associated with the prominent views from several viewpoints both within the town, from different prominent view locations and from public viewpoints, footpaths and amenity areas around the town. It identifies the significant viewpoints and sets out the sensitivity of the prominent views to change. Larger versions of the images used in the assessment are reproduced in Annex 1. The most significant viewpoints are contained in the annex.



## Colne landscape setting – immediate

### Landscape character

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



### Landmarks

3. Upper Rough



4. Lenches



5. Tum Hill



## Upper Rough

### Key characteristics

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

### Significant viewpoints

Upper Rough provides open and panoramic views across the historic roofscape of Colne to Tum Hill and to the moorlands of Boulsworth Hill, Blacko Hill and Pendle Hill. It is a key place to experience the town and its relationship with farmed ridges and wider dramatic hills. The ridge to the south of the town reinforces the strong rural setting, where development nestles along the valley bottom south of the

Viewpoint 16 Lenches to Upper Rough



Viewpoint 17 Tum Hill to Upper Rough



Viewpoint 14 to Upper Rough and Noyna Rocks from footpath



Viewpoint 11 Tum Hill and Lenches from Upper Rough



river, with isolated farmsteads dotted across the ridge. The strong pattern of the fields and wooded areas aligning with the grain of the ridge and the ridge are significant features.

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

### **Sensitivity and Value**

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

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

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

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

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

### **Recommendation**

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



# **Supplementary Planning Guidance: Development in the Open Countryside**

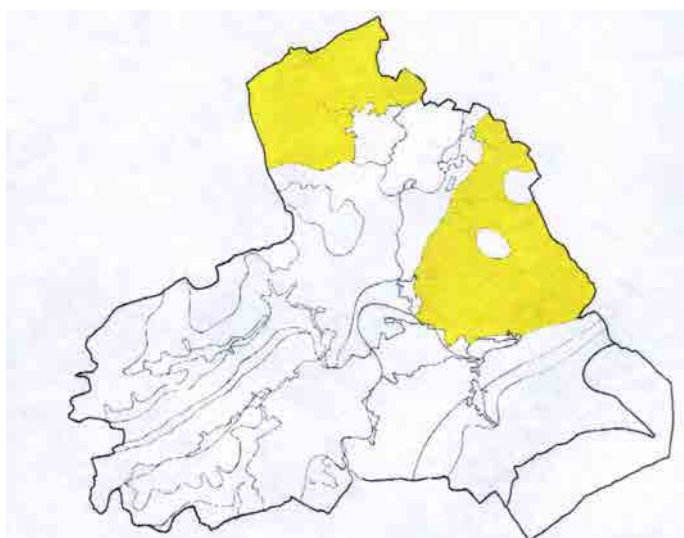


**Pendle Borough Council**  
**Planning & Building Control**  
**Town Hall**  
**Market Street**  
**Nelson**  
**BB9 7LG**

## SPG – Development in the Countryside

- development should be contained within valleys, avoiding prominent locations visible from the surrounding countryside;
- buildings at the edge of settlements or groups should be massed to form clusters of inter-connected small scale elements;
- additional screening should be provided through new tree planting, especially at the edges of existing settlements;
- walling of any units visible from the surrounding countryside should be in natural colours, tones and textures such as neutral matt grey finishes;
- roofs should be in dark grey/blue or stone coloured materials;
- simple details to openings and roof edges;
- boundaries at the edge of developments should comprise substantial hedges in locally native species, or, dry stone walls; and
- garden areas should be sited to avoid screen fencing, decorative planting, sheds, conservatories and other ancillary domestic uses that are prominent in views from the surrounding countryside.

### 5.6 *Drumlin Field and Rolling Upland Farmland*



The rolling farmland areas of Pendle comprise traditional farm buildings and stone walls. There are few clusters of buildings and no significant settlements. In the drumlins the landscape is completely dominated by pasture and trees and the lack of field walls contrasts with most other areas in the Borough of Pendle. This zone includes the Barnoldswick drumlins, a low-lying area in the broad valley at the northern end of the Borough.

Control will be exercised over any outward expansion of Barnoldswick, which is located among the drumlins in the lee of Weets Hill. Elsewhere, no

## **SPG – Development in the Countryside**

development other than extensions to existing buildings, or new buildings associated with an established group of farm buildings as part of a diversification scheme.

Conversion of buildings to new uses must maintain the rural character and appearance of the building. Schemes for the replacement of traditional buildings must demonstrate a positive gain to landscape character through excellence of design.

Within the drumlins and rolling farmland the following criteria will apply:

- development should consist of “rounding off” of an existing settlement and should be defined by settlement form, natural landform and established planting;
- walling materials should be in natural colours, tones and textures such as neutral grey;
- roofs in dark grey/blue or stone coloured materials;
- where development is closely related to an existing building group, massing and details of new buildings should be based on existing form, avoiding free-standing detached buildings;
- screening should be through careful siting, relationship with existing buildings and tree groups and new tree planting;
- avoid visibility against the skyline;
- minimise building across contours;
- minimal ancillary built elements, tanks or storage;
- boundary treatment restricted to stone walls (in rolling farmland) or substantial hedges in locally native species (in drumlins), supplemented, if necessary, by stockproof fencing;
- no prominent equipment, aerials or signs that could be visible from the surrounding countryside;
- minimal surface area of site to be used for hardstanding and surfacing restricted to permeable crushed stone or similar; and
- garden areas of decorative planting and other domestic uses sited to minimise visibility from surrounding routes and the countryside.

## **6 Design and Materials for Agricultural Buildings**

- 6.1 The detailed design and external appearance of buildings in the countryside should be sensitive to the landscape setting. As many new agricultural





## Introduction

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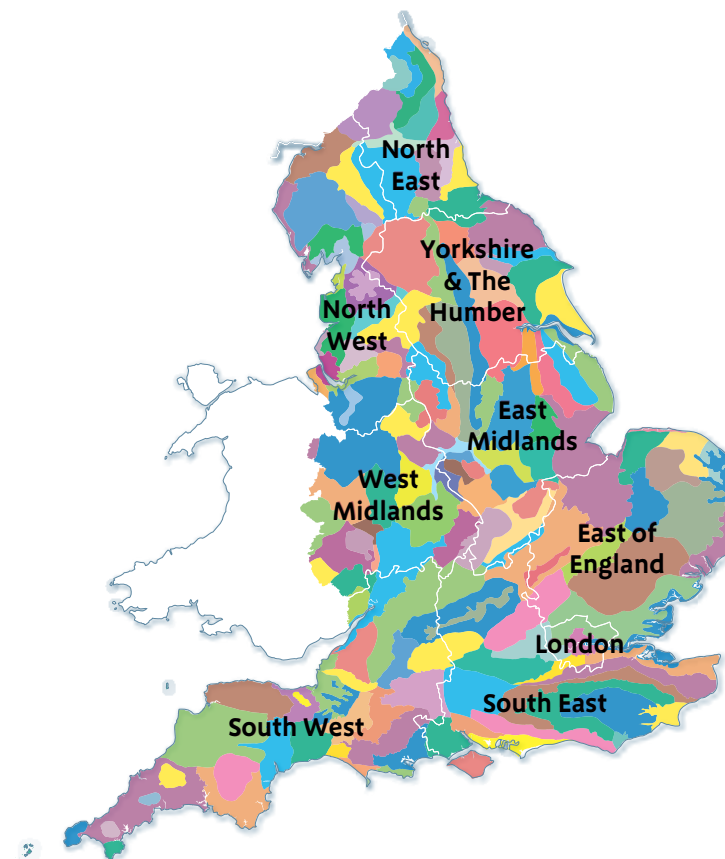
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Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

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## National Character Areas map



<sup>1</sup> The Natural Choice: Securing the Value of Nature, Defra (2011; URL: [www.official-documents.gov.uk/document/cm80/8082/8082.pdf](http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf))

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<sup>3</sup> European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

### Summary

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. A small proportion of the area (5 per cent) lies in the Forest of Bowland Area of Outstanding Natural Beauty.

The Lancashire Valleys broadly consist of the wide vale of the rivers Ribble and Calder and their tributaries, running north-east to south-west between the natural backdrops of Pendle Hill and the Southern Pennines. This visually contained landscape has a strong urban character.

The Lancashire Valleys are underlain by Carboniferous rocks including limestone, Millstone Grit, shales and Coal Measures. The bedrock is largely covered by glacial and post-glacial deposits of sands, gravels, clays and alluvium. Localised surface exposures of bedrock have given rise to extractive industries, including stone quarrying and coal mining.

The Industrial Revolution saw the development and expansion of the major settlements, which include Blackburn, Accrington, Burnley, Nelson and Colne. A small 'cottage' cotton and textile industry developed, first drawn to the area for its available water power. It developed rapidly but has been in steady decline since the 1920s. 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.

Agriculture, once the major source of income before industrialisation, is now fragmented by the built environment, industry and housing. The remaining pockets of farmed land, used for extensive livestock rearing, are concentrated along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.

Opportunities for recreation activities are provided by a network of public rights of way, including key routes along the Pennine Bridleway and Pennine Way National Trails, while a series of country parks and local nature reserves also provide quality green space to encourage visitors to engage with and enjoy the local environment.

Click map to enlarge; click again to reduce.





A former mill lodge - Big Lodge, Yarrow Valley Country Park.

## Statements of Environmental Opportunity

- **SEO 1:** Conserve and manage the Lancashire Valleys' industrial heritage to safeguard the strong cultural identity and heritage of the textile industry with its distinctive sense of place and history.
- **SEO 2:** Increase the resilience and significance of woodland and trees, and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities.
- **SEO 3:** Manage and support the agricultural landscape through conserving, enhancing, linking and expanding the habitat network, and manage and plan for the associated potential impact of urban fringe development, intensive agriculture and climate change mitigation.
- **SEO 4:** Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.

## Description

### Physical and functional links to other National Character Areas

The Lancashire Valleys National Character Area (NCA) broadly consists of the wide vale of the rivers Calder and Ribble and their tributaries, running north-east to south-west between Pendle Hill, the Bowland Fells and the Southern Pennines. Although similar in nature conservation terms to the Lancashire and Amounderness Plain and the Morecambe Coast and Lune Estuary NCAs, the landscape here has a contrasting, intensely urban character.

The Millstone Grit outcrop of Pendle Hill, which forms part of the northern boundary to this area, and the fells of the Southern Pennines to the south create enclosure and serve as a backdrop to the settlements in the valley bottom. Similarly, there are views out from the higher land to the north and south over the NCA.

The north-west of the NCA contains part of the middle section of the River Ribble, which has its source in the adjacent Yorkshire Dales NCA, as well as the Ribble's confluence with the River Hodder, which drains the southern slopes of the Bowland Fells NCA. In the south, the River Yarrow rises on Rivington Moor in the Southern Pennines NCA before joining the River Douglas in the Lancashire and Amounderness Plain NCA to the west. A number of reservoirs lie on or close to the boundary with adjacent NCAs.

Many important communication routes pass through the NCA, including the Leeds and Liverpool Canal, the Preston–Colne rail link and the M6, M61 and M65 motorways.



**River Ribble at Salmsbury Bottoms.**

## Key characteristics

- Broad valleys of the rivers Calder and Ribble and their tributaries run north-east to south-west between the uplands of Pendle Hill and the Southern Pennines.
- A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).
- A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.
- Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post-and-wire fences at higher elevations.
- Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.
- Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south.
- Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.

- There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.
- There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages.

Continued on next page...



Traditional stone-built weavers' cottages.

## Key characteristics continued

### ... continued from previous page

- 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.
- The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.
- Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.
- Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.

## Photo credits

Front cover: The predominant farm type is livestock grazing. © Natural England/Jon Hickling

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**Natural England is here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

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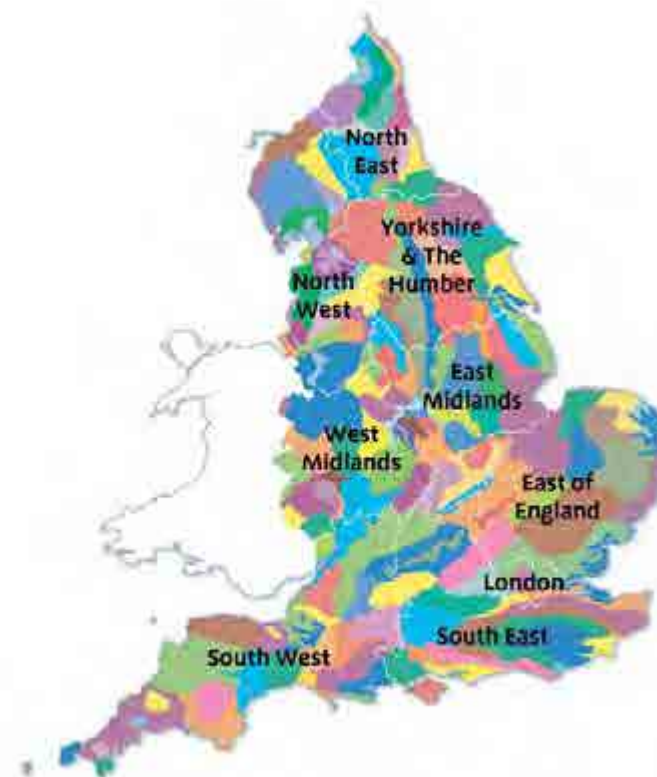
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### Summary

The Southern Pennines are part of the Pennine ridge of hills, lying between the Peak District National Park and the Yorkshire Dales National Park. This is a landscape of large-scale sweeping moorlands, pastures enclosed by drystone walls, and gritstone settlements contained within narrow valleys. The area contains internationally important mosaics of moorland habitats that support rare birds such as merlin, short-eared owl and twite. The peat soils, including blanket bog, store significant volumes of carbon. With its high rainfall and impervious rocks it is an important area for water supply, with many reservoirs supplying water to nearby conurbations. The Southern Pennines are also important for recreation due to the extensive open access areas and footpaths, and the sense of escapism they offer, along with the ease of access from large towns. This dramatic landscape has inspired many, such as the Brontës and Ted Hughes. Future challenges for the area include managing the land to reduce downstream flooding, restore blanket bog and improve water quality, and managing increased recreational demand.

### Statements of Environmental Opportunity

- **SEO 1:** Safeguard, manage and enhance the large areas of open, expansive moorland, and the internationally important habitats and species they support, as well as protecting soils and water resources
- **SEO 2:** Manage and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.

- **SEO 3:** Protect the comprehensive range of historic landscape features for their cultural value and the contribution they make to local distinctiveness and sense of identity.
- **SEO 4:** Increase the enjoyment and understanding of the landscape and to experience a sense of escapism and inspiration, while also conserving the qualities of the landscape and its valuable historic and wildlife features.

Click map to enlarge; click again to reduce.

## Description

### Physical and functional links to other National Character Areas

As much of the National Character Area (NCA) is at high elevation there are long, extensive views in all directions, which create visual links with the conurbations around Manchester and the plains of Lancashire to the west with the extensive conurbations of Yorkshire to the east.

There are also strong physical links with urban areas to the east and west in particular the rivers draining down from higher land, which may result in flooding within the neighbouring NCAs. These rivers also provide strong ecological links from the uplands to the adjacent lowlands.

As a central part of the Pennines and with a high coverage of semi-natural vegetation, the area forms part of important ecological networks with the Peak District to the south and the Yorkshire Dales to the north, as well as having obvious geological connections.

The Southern Pennines provide many services and benefits to the adjacent large populations, not only through the supply of drinking water, flood mitigation and carbon storage, but also through the extensive opportunities for open-air recreation in a dramatic landscape. Its historic development is closely linked to the physical resources available, and the development of the conurbations to the east and west.

### Distinct areas

- Central spine of moorland fringed by upland pastures and deeply dissected by narrow valleys.
- Lower, more undulating hills of the West Pennine Moors and Rossendale Hills.
- Wide shallow valleys of the rivers Aire and Wharfe.



**The sweeping moorlands and upland pastures contrast with the enclosed valleys with their wooded sides and settlements.**

## Key characteristics

- 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 plateaux, 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.
- Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences.
- Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths.
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads.
- Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.
- Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys.
- Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar.

**The moorlands drop down to pastures on terraces and side slopes, with narrow wooded valleys.**



**Looking towards Rombalds Moor, drystone walls enclosing pastures form strong patterns on the moorland fringes.**



**The open uplands, seen here with the striking Stoodley Pike monument, contrast with the lower meadows and pastures.**



## Photo credits

Front cover: The open upland landscape of the Southern Pennines, as seen from Penistone Hill © Robert Goodison/Natural England

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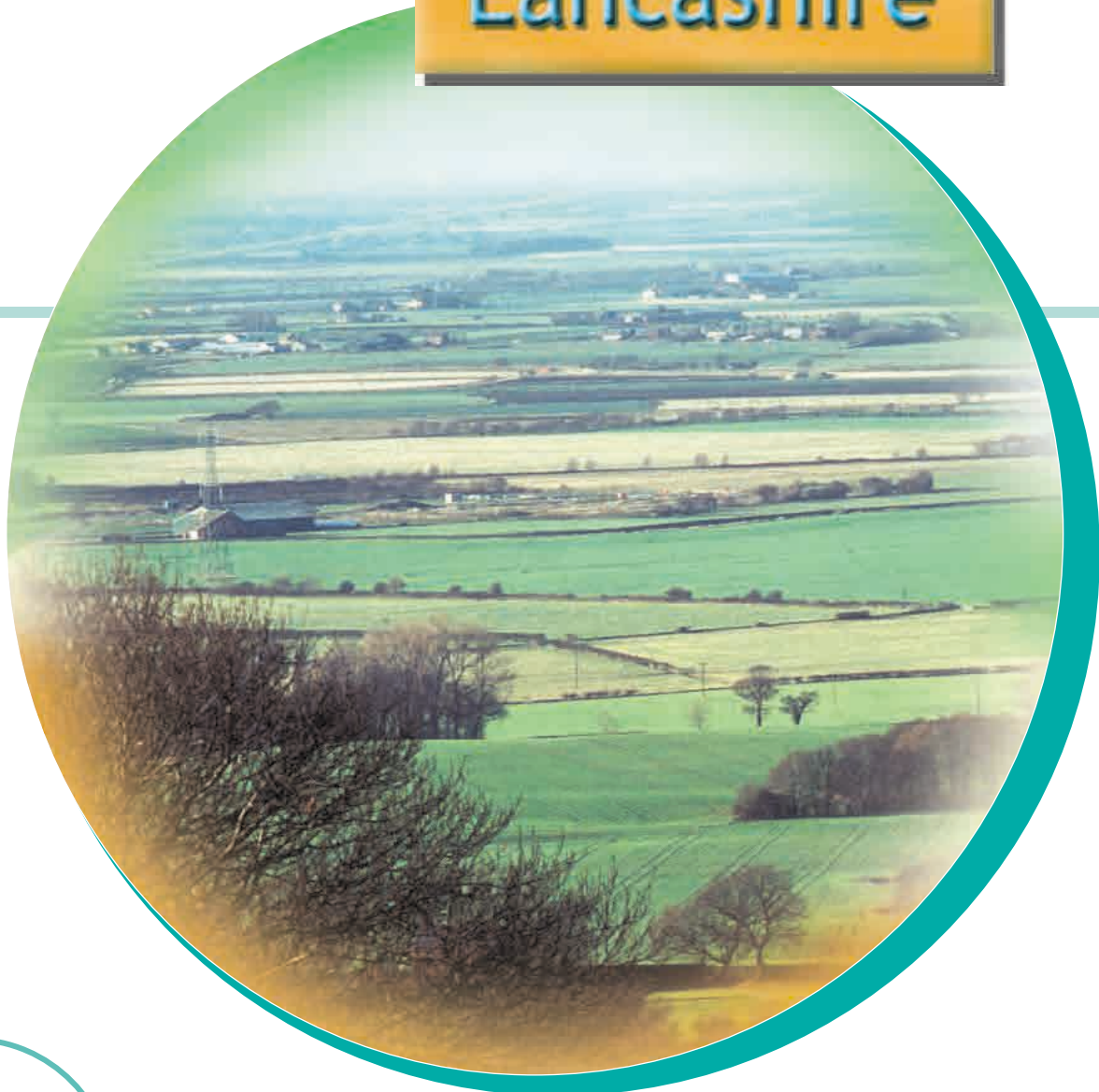
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# A Landscape Strategy for Lancashire



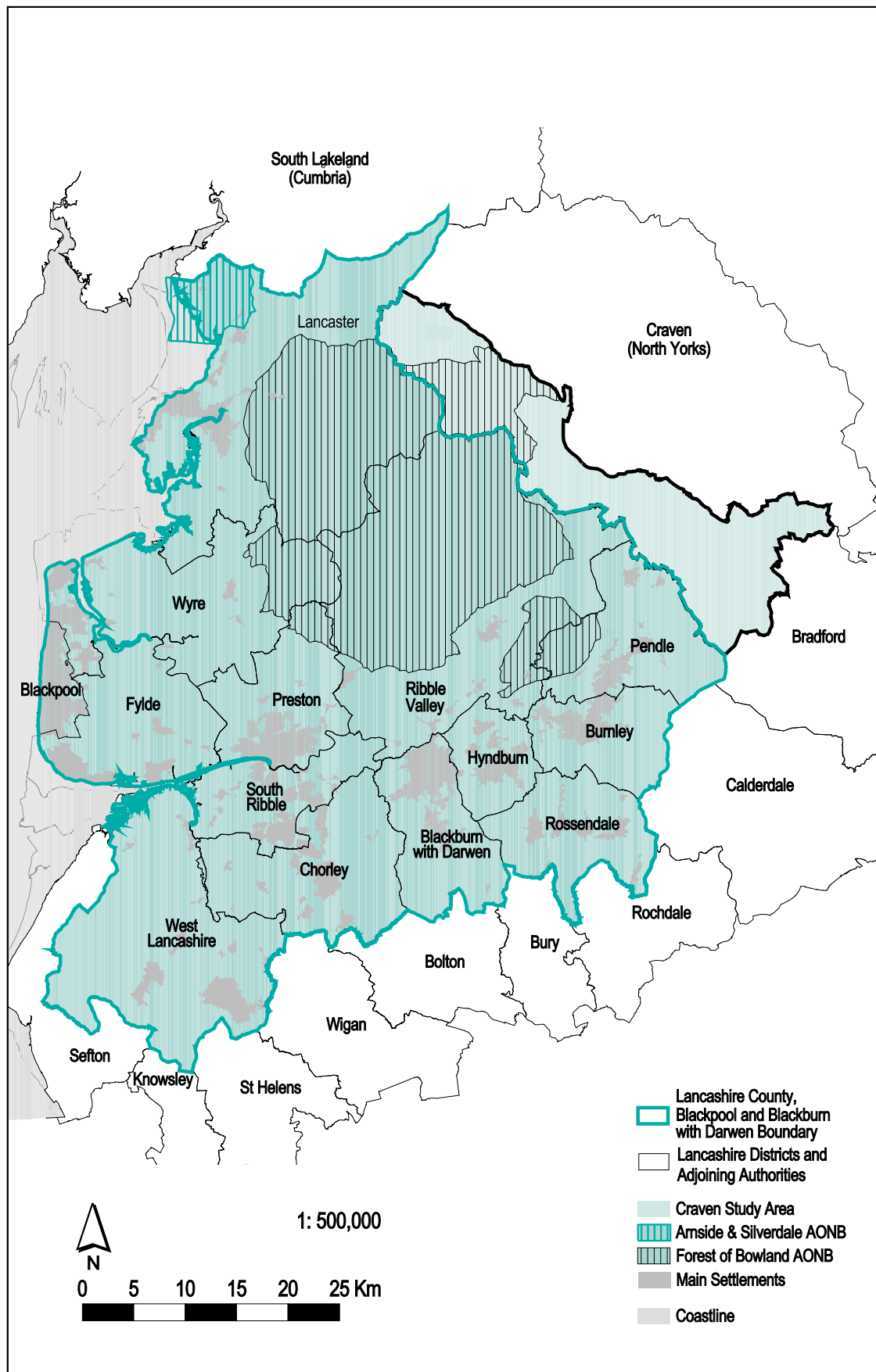
*Landscape  
Character Assessment*

**Lancashire  
County  
Council**  
Environment Directorate





Figure 1: Study Area







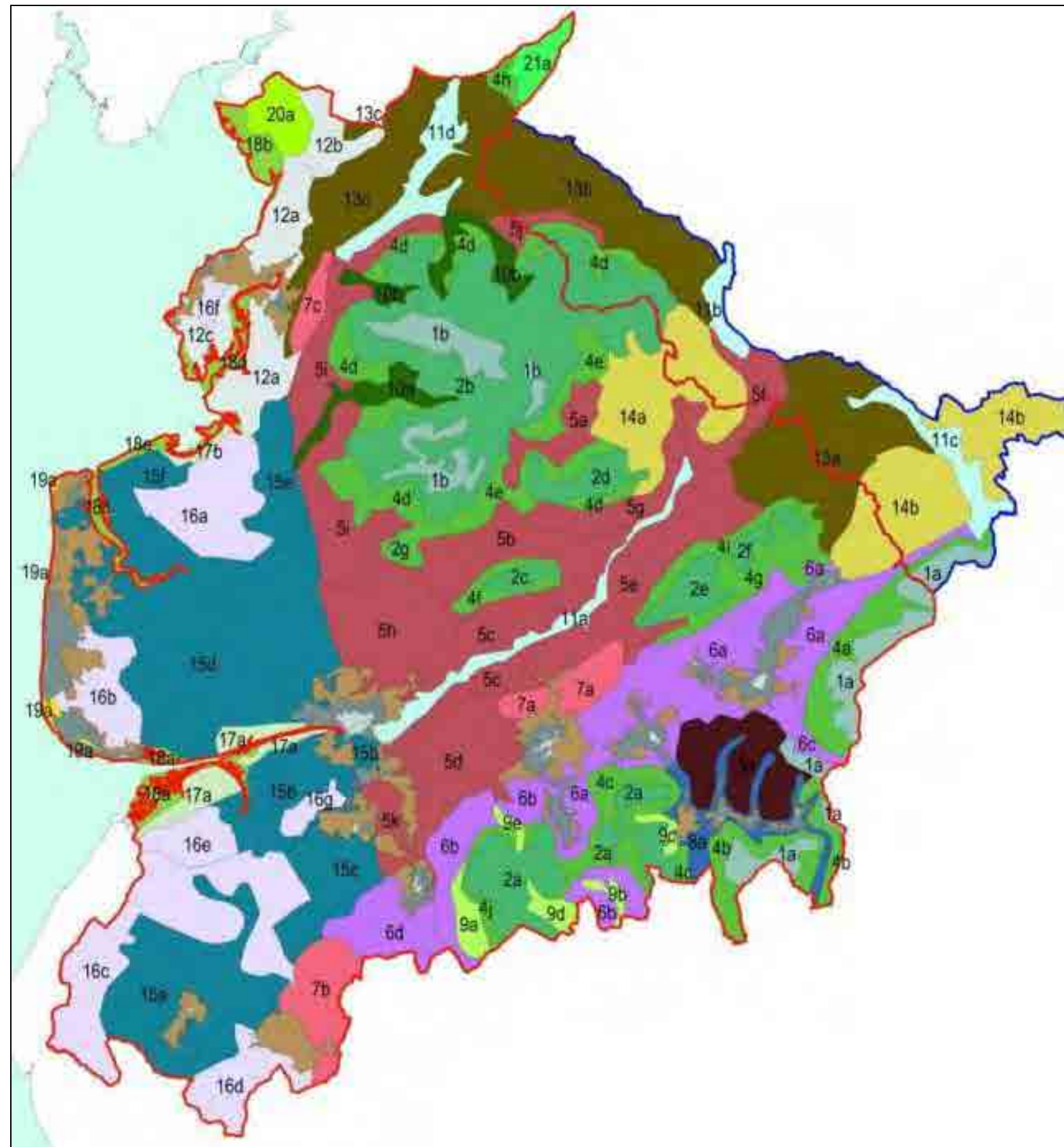
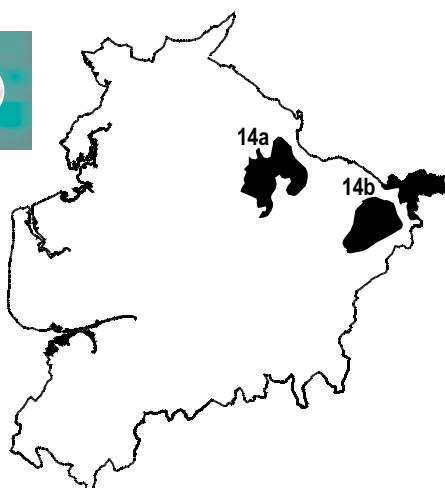


Figure 8: Landscape Character Types & Landscape Character Areas

- |  |  |
|--|--|
| <span style="border: 1px solid red; padding: 2px;"> </span> Lancashire County, Blackpool and Blackburn with Darwen Boundary  | <span style="background-color: #006400; border: 1px solid black; padding: 2px;"> </span> 10 Wooded Rural Valleys<br>10a. Wyre Valley<br>10b. North Bowland Valleys   |
| <span style="border: 1px solid blue; padding: 2px;"> </span> Craven Study Area   | <span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"> </span> 11 Valley Floodplains<br>11a. Lower Ribble Valley<br>11b. Long Preston Reaches<br>11c. Aire Valley<br>11d. Lune Valley  |
| <b>Landscape Character Types &amp; Areas</b>   |  |
| <span style="background-color: #A9A9A9; border: 1px solid black; padding: 2px;"> </span> 1 Moorland Plateaux<br>1a. South Pennine Moors<br>1b. High Bowland Plateaux   | <span style="background-color: #D3D3D3; border: 1px solid black; padding: 2px;"> </span> 12 Low Coastal Drumlins<br>12a. Camforth-Galgate-Cockerham<br>12b. Warton-Borwick<br>12c. Heysham-Overton   |
| <span style="background-color: #2F4F4F; border: 1px solid black; padding: 2px;"> </span> 2 Moorland Hills<br>2a. West Pennine Moors<br>2b. Central Bowland Fells<br>2c. Longridge Fell<br>2d. Waddington Fell<br>2e. Pendle Hill<br>2f. White Moor/Burn Moor<br>2g. Beacon Fell  | <span style="background-color: #8B4513; border: 1px solid black; padding: 2px;"> </span> 13 Drumlin Field<br>13a. Gargrave Drumlin Field<br>13b. Bentham-Clapham<br>13c. Docker-Kellet-Lancaster   |
| <span style="background-color: #8B0000; border: 1px solid black; padding: 2px;"> </span> 3 Enclosed Uplands<br>3a. Rossendale Hills  | <span style="background-color: #FFD700; border: 1px solid black; padding: 2px;"> </span> 14 Rolling Upland Farmland<br>14a. Slaidburn-Giggleswick<br>14b. Lathersdale and Cringles   |
| <span style="background-color: #3CB371; border: 1px solid black; padding: 2px;"> </span> 4 Moorland Fringe<br>4a. Trawden Fringe<br>4b. Rossendale Moorland Fringe<br>4c. Blackburn Moorland Fringe<br>4d. Bowland Gristone Fringes<br>4e. Bowland Limestone Fringes<br>4f. Longridge Fell Fringes<br>4g. South Pendle Fringe<br>4h. Leck Fell Fringe<br>4i. North Pendle Fringe<br>4j. West Pennine Fringes   | <span style="background-color: #008080; border: 1px solid black; padding: 2px;"> </span> 15 Coastal Plain<br>15a. Omskirck-Lathom-Rufford<br>15b. Longton-Bretherton<br>15c. Croston-Mawdesley<br>15d. The Fylde<br>15e. Forton-Garstang-Catterall<br>15f. Knott End-Pilling   |
| <span style="background-color: #CD5C5C; border: 1px solid black; padding: 2px;"> </span> 5 Undulating Lowland Farmland<br>5a. Upper Hodder Valley<br>5b. Lower Hodder and Loud Valley<br>5c. Lower Ribble<br>5d. Samlesbury-Withnell Fold<br>5e. Lower Ribblesdale (Clitheroe to Gisburn)<br>5f. Lower Ribblesdale (Gisburn to Hellfield)<br>5g. South Bowland Fringes<br>5h. Goosnargh-Whittingham<br>5i. West Bowland Fringes<br>5j. North Bowland Fringes<br>5k. Querden-Euxton | <span style="background-color: #E6E6FA; border: 1px solid black; padding: 2px;"> </span> 16 Mosslands<br>16a. North Fylde Mosses<br>16b. South Fylde Mosses<br>16c. Martin Mere and South West Mosses<br>16d. Skelmersdale Mosses<br>16e. Tarleton Mosses<br>16f. Heysham Moss<br>16g. Hooole and Farington Mosses   |
| <span style="background-color: #C0C0C0; border: 1px solid black; padding: 2px;"> </span> 6 Industrial Foothills and Valleys<br>6a. Calder Valley<br>6b. West Pennine Foothills<br>6c. Cliviger Gorge<br>6d. Adlington-Coppull  | <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> 17 Enclosed Coastal Marsh<br>17a. Clifton and Hutton Marsh<br>17b. Cockerham Coast  |
| <span style="background-color: #FF6347; border: 1px solid black; padding: 2px;"> </span> 7 Farmed Ridges<br>7a. Mellor Ridge<br>7b. Upholland Ridge<br>7c. Langthwaite Ridge   | <span style="background-color: #9ACD32; border: 1px solid black; padding: 2px;"> </span> 18 Open Coastal Marsh<br>18a. Ribble Marshes<br>18b. Hest Bank-Silverdale Marshes<br>18c. Wyre Marshes<br>18d. Lune Marshes<br>18e. Pilling and Cockerham Marshes   |
| <span style="background-color: #4682B4; border: 1px solid black; padding: 2px;"> </span> 8 Settled Valleys<br>8a. Irwell   | <span style="background-color: #FFD700; border: 1px solid black; padding: 2px;"> </span> 19 Coastal Dunes<br>19a. Fylde Coast Dunes  |
| <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> 9 Reservoir Valleys<br>9a. Rivington<br>9b. Turton-Jumbles<br>9c. Haslingden Grane<br>9d. Belmont<br>9e. Roddlesworth   | <span style="background-color: #3CB371; border: 1px solid black; padding: 2px;"> </span> 20 Wooded Limestone Hills and Pavements<br>20a. Arnsdale and Silverdale   |
|  | <span style="background-color: #008000; border: 1px solid black; padding: 2px;"> </span> 21 Limestone Fells<br>21a. Leck Fell  |
|  | <b>Urban Landscape Types</b><br><span style="background-color: #A9A9A9; border: 1px solid black; padding: 2px;"> </span> Historic Core<br><span style="background-color: #808080; border: 1px solid black; padding: 2px;"> </span> Industrial Age<br><span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;"> </span> Suburban<br><span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"> </span> Coastline |

Scale approx 1:325,000 at A3 page size



## ROLLING UPLAND FARMLAND

### Character Areas

14a Slaidburn-Giggleswick

14b Lothersdale and Cringles

### Landscape Character

The combination of carboniferous mountain limestone and Millstone Grit has created a soft, rolling pastoral landscape which appears verdant in views to the muted hues of the Moorland Hills. Prominent knolls and limestone outcrops on the exposed hill slopes provide a sharp contrast to the gentler rolling form of the grazed hills. Moorland grasses cover the higher summits and there are stunted hawthorns and gorse on roadsides and the steeper hillsides. The winding, narrow roads are often bounded by stone walls, giving a sense of enclosure and obscuring views. Beech stands are features of the steeper rocky slopes and outcrops and are often enclosed by a rounded boundary wall. Scattered isolated stone farmsteads with stone barns are the dominant building type, although small clustered stone villages occur on south facing slopes and there are some small linear settlements. Development is always confined by the steep topography. The Rolling Upland Farmlands are favoured sites for reservoirs, wind turbines, forestry plantations and quarries. Typical view - photo 29 below.



### Physical Influences

The combined presence of Millstone Grit and limestone has created a gentle landscape of rolling hills. This is further softened by the effects of glacial gravel and clay deposits, which in places have been eroded to expose rocky outcrops. The underlying geology is also exposed by the materials used in boundary walls and in farm buildings.

The Rolling Upland Farmland is undulating in character; the majority of streams being confined to areas where Millstone Grit is dominant. The most important habitats are the freshwater streams and unenclosed moorlands, such as Glusburn and Elslack. Trees are common as individual and linear features throughout the landscape and provide local habitats and wildlife corridors. Occasional ancient woodlands survive and constitute an important ecological resource.

Despite modern agricultural practices some isolated hay meadows and herb-rich pastures of national importance have survived, particularly at Lothersdale and east of Slaidburn. Plantations, notably Gisburn Forest, which are fenced to exclude grazing, attract small mammals to the dense understorey and birds of prey such as kestrel, and the short eared owl. Due to a dense canopy, the more mature woods support fewer mammals, although species such as gold crest, coal tit, siskin, and rarely black grouse are all found in the plantations. Forest rides provide habitat for a number of uncommon plant species.

### Human Influences

Small groups of round cairns are found in Lothersdale and Cringles in elevated positions and are evidence of early occupation.

The modern landscape is shaped by years of sheep grazing. Stone farmsteads, many of which are located next to streams, and boundary walls, illustrate the proximity of the underlying rocks. The boundaries represent what appears to be Parliamentary enclosure of once marginal land.

Roads are narrow and winding, traversing the areas to link dispersed settlements.

Reservoirs at Stocks, Elslack and Chelker reflect the demands of the rapidly expanding

urban populations in industrial centres during the Victorian period.



## CHARACTER AREAS –ROLLING UPLAND FARMLAND

Rolling Upland Farmland occurs throughout the study area where limestone is found in combination with millstone grit, producing a large scale rolling farmed landscape.

Local	Character Areas	Description
I4a	Slaidburn - Giggleswick	<i>A large area of upland hills underlain by limestone, between the Bowland Fells to the west and the Ribble Valley to the east. The hills are drained by a series of narrow wooded becks which flow into the Hodder and the Ribble. This is a particularly rural area of intensively farmed land; regular large scale pastures are divided by a continuous network of dry stone walls. The landform becomes more convoluted towards the east, where the topography is influenced by glacial till. Pasture is marginal in the highest areas and there are a number of farms sharing their name with the moors they graze. Rocky limestone knolls, which often support stands of beech, are an important feature of the landscape as they provide texture and reference points in an otherwise open rolling landscape. Roads are winding and closely bordered on each side by dry stone walls, which themselves shelter stunted hawthorns and oaks. A large number of scattered stone farmsteads are located at the end of farm tracks where farm buildings are generally tightly grouped around the house. There are few pressures for built development in this rural area, although the landscape around the Stocks Reservoir has been dramatically influenced by the large area of open water and the plantation which surrounds it, known as Gisburn Forest.</i>
I4b	Lothersdale and Cringles	<i>The combination of limestone with Millstone Grit has created a soft 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. Moorland is confined to the higher rounded summits where it is more extensive than in the other character areas, for example Elslack Moor and Skipton Moor. 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. Round cairns are found on Elslack Moor and Low Bradley Moor. Settlements are infrequent and the majority of the population is concentrated in the scattered farmsteads. This character area includes a quarry, reservoir, conifer plantations, communication masts and a wind farm, which are conspicuous in an otherwise rural and pastoral landscape.</i>

## Plans

<b>Plan EDP 1</b>	Site Character and Local Context (edp7440_d003c 13 September 2022 MMm/DRo)
<b>Plan EDP 2</b>	Landscape Designations and Considerations (edp7440_d004a 12 September 2022 GYo/DRo)
<b>Plan EDP 3</b>	Topography (edp7440_d005a 12 September 2022 GYo/DRo)
<b>Plan EDP 4</b>	Zone of Theoretical Visibility and Photoviewpoints (edp7440_d001b 12 September 2022 DJo/DRo)
<b>Plan EDP 5</b>	Findings of EDP's Visual Appraisal (edp7440_d007 12 September 2022 VMS/DRo)
<b>Plan EDP 6</b>	Landscape Strategy (edp7440_d008d 21 September 2022 GYo/DRo)

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- Application Site Boundary
- Public Right of Way
- Fragmented Internal Field Boundaries
- Stone Wall
- National Character Area Boundary
- Former Pumping Station
- Existing Vegetation
- Recent Development

client

**Accrue Capital**

project title

**Colne, Pindle**

drawing title

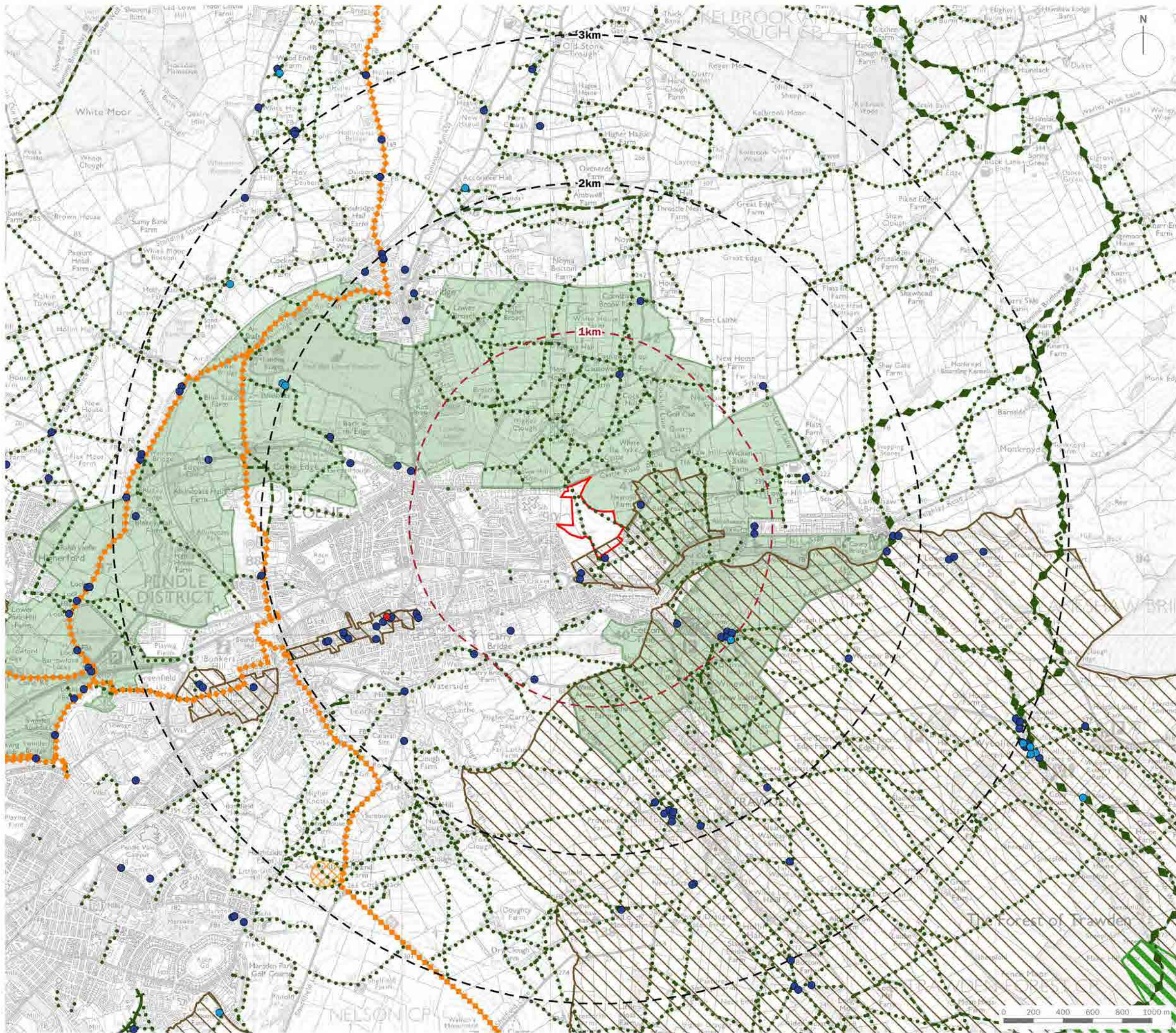
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drawing number	<b>edp7440_d003c</b>	checked	<b>DRo</b>
scale	<b>1:2500 @ A3</b>	QA	<b>JFr</b>

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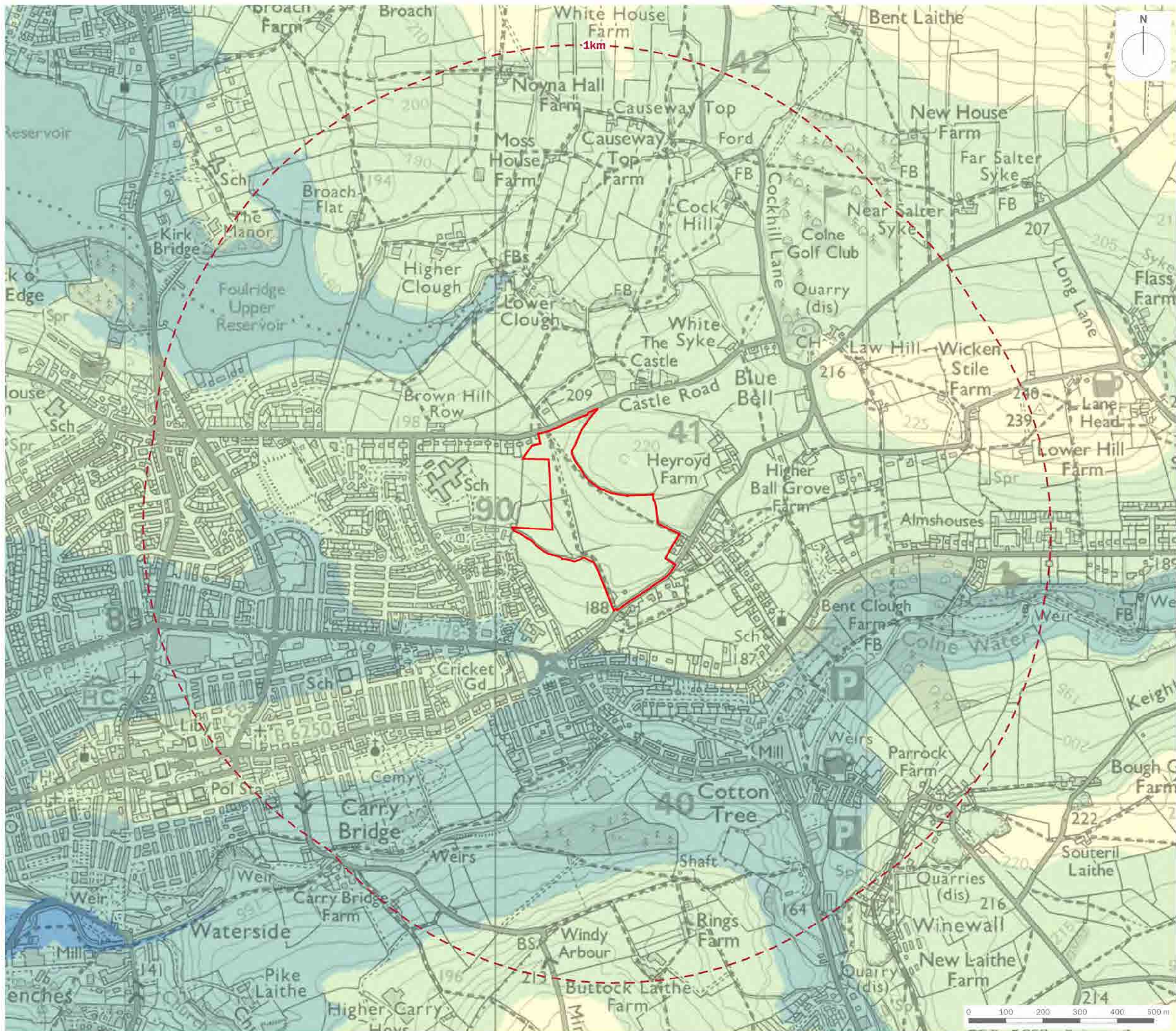




- Application Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Scheduled Monument
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Green Belt
- Site of Special Scientific Interest
- Conservation Area
- Public Rights of Way (PRoW)
  - Footpath
  - Bridleway
  - Byway Open to all Traffic
  - Restricted Byway
  - Promoted Route
  - National Cycle Route

client	Accrue Capital		
project title	Coine, Pendle		
drawing title	Landscape Designations and Considerations		
date	12 SEPTEMBER 2022	drawn by	GYo
drawing number	edp7440_d004a	checked	DRo
scale	1:25,000 @ A3	QA	JFr





- Application Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area

#### Elevation (aOD)

- <= 140m
- 140 - 180m
- 180 - 220m
- 220 - 260m

client

**Accrue Capital**

project title

**Colne, Pindle**

drawing title

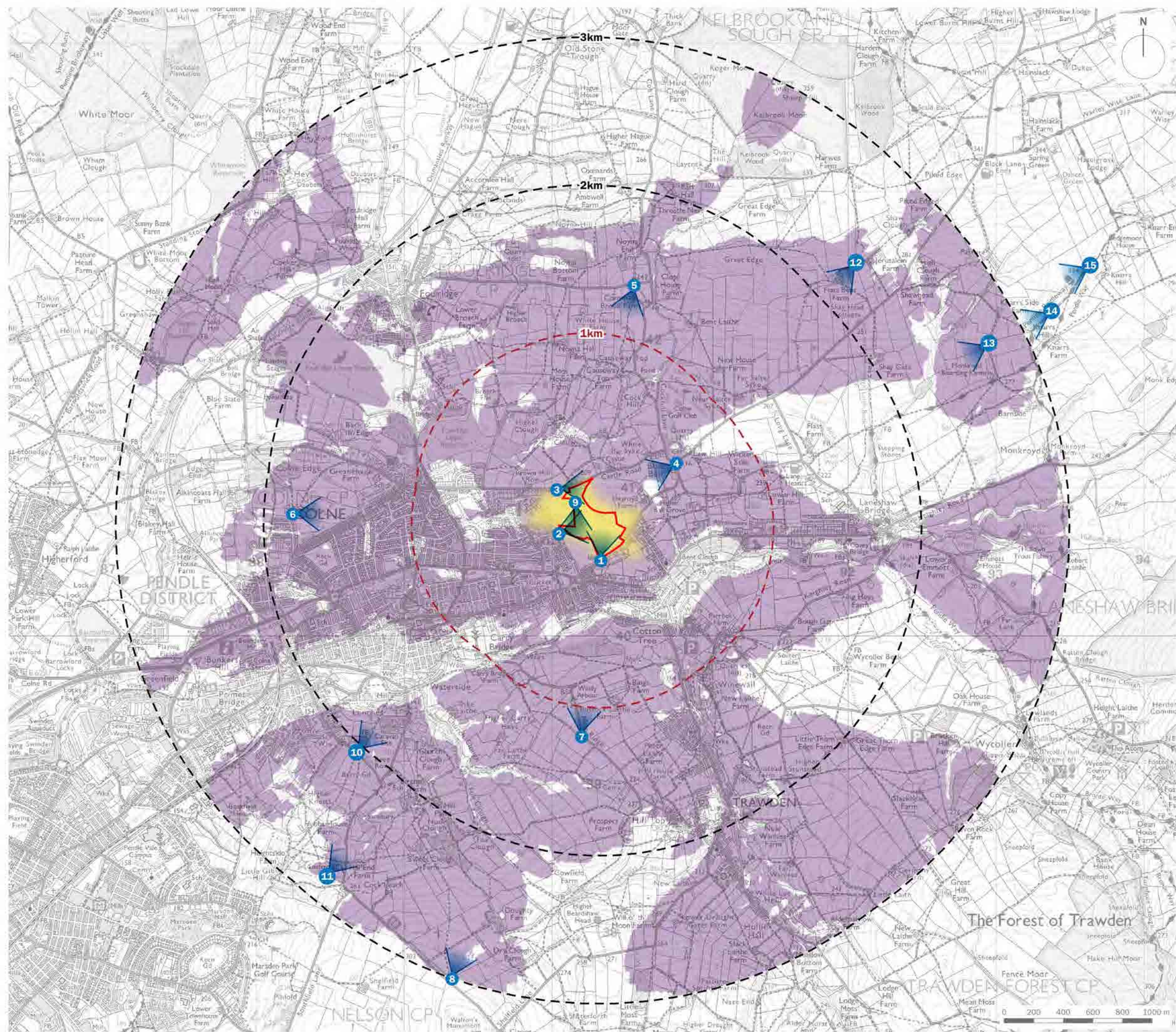
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drawing number	<b>edp7440_d005a</b>	checked	<b>DRo</b>
scale	<b>1:10,000 @ A3</b>	QA	<b>JFr</b>

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- Application Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Photoviewpoint Location
- Zone Theoretical Visibility (ZTV)
- Zone of Primary Visibility (ZPV)

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 9m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- OS Terrain 5m Digital Terrain Model (DTM) (vertical accuracy of +/- 2.5m)

client

Accrue Capital

project title

Coine, Pindle

drawing title

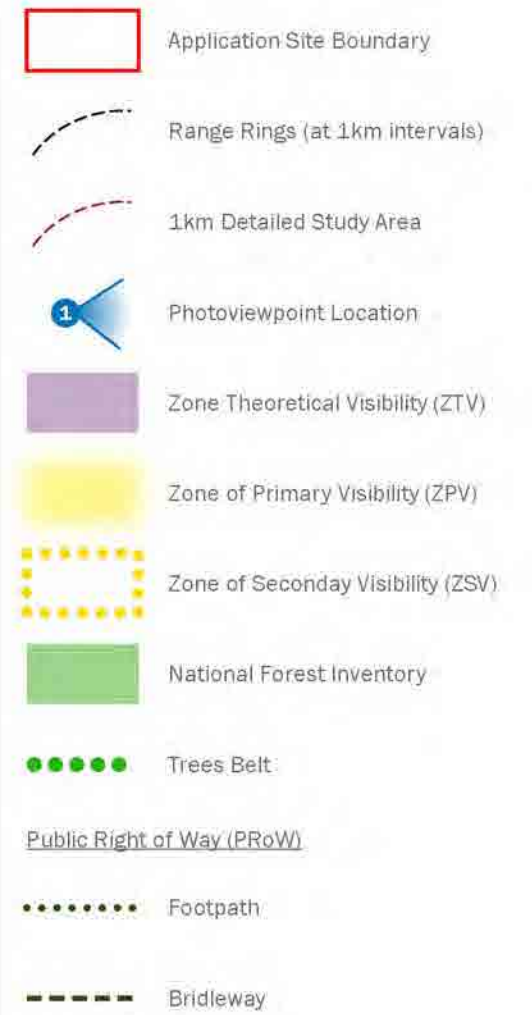
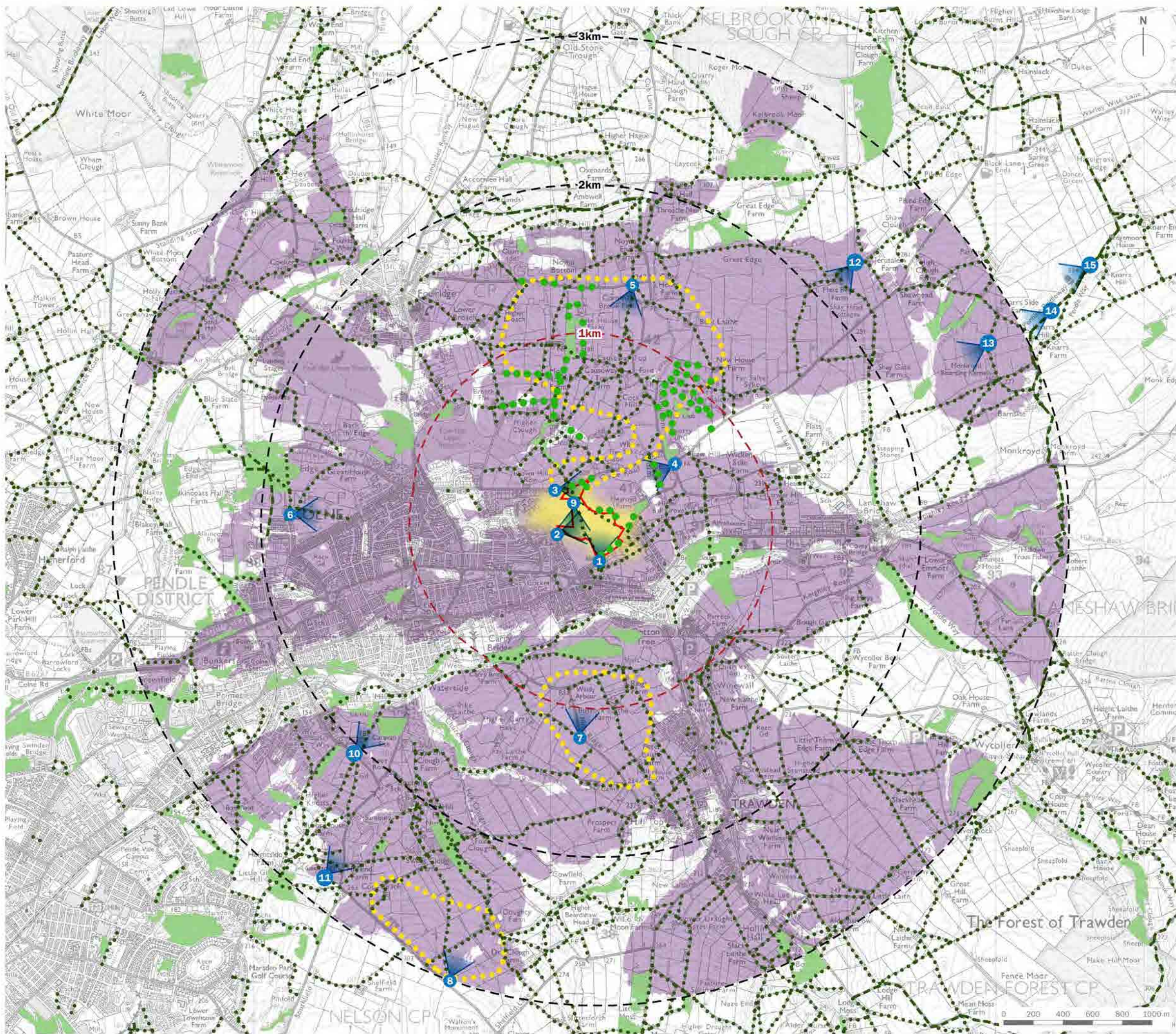
Zone of Theoretical Visibility and Photoviewpoints

date	12 SEPTEMBER 2022	drawn by	DJo
drawing number	edp7440_d001b	checked	DRo
scale	1:25,000 @ A3	QA	JFr

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Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 9m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- OS Terrain 5m Digital Terrain Model (DTM) (vertical accuracy of +/- 2.5m)

client

Accrue Capital

project title

Coine, Pendle

drawing title

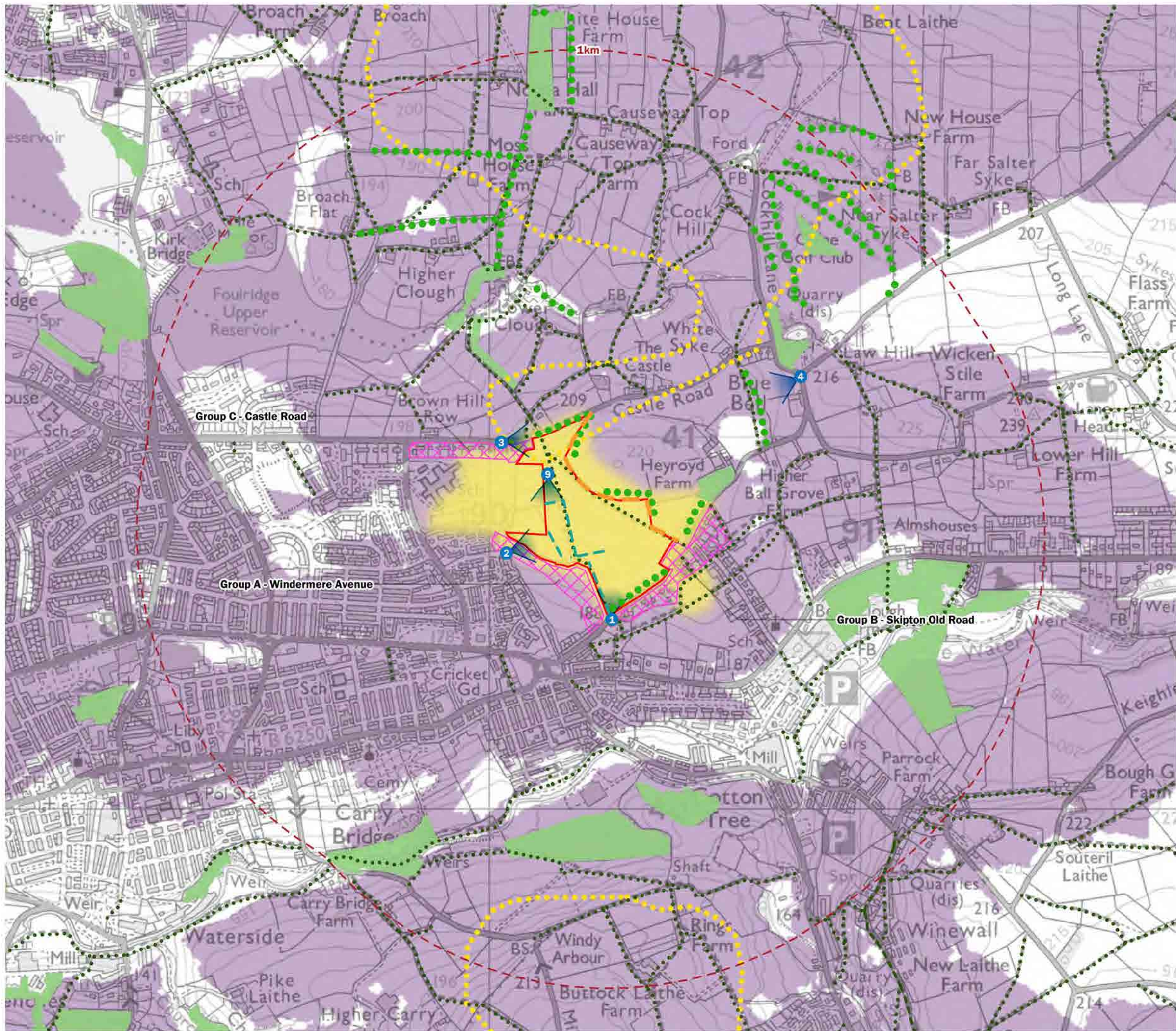
Findings of EDP's Visual Appraisal  
(Sheet 1 of 2)

date	12 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7440_d007	checked	DRo
scale	1:25,000 @ A3	QA	JFr

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- Application Site Boundary
- 1km Detailed Study Area
- Photoviewpoint Location
- Zone Theoretical Visibility (ZTV)
- Zone of Primary Visibility (ZPV)
- Zone of Secondary Visibility (ZSV)
- National Forest Inventory
- Residential Receptor
- Stone Wall
- Trees Belt
- Internal Field Boundary
- Public Right of Way (PRoW)
- Footpath
- Bridleway

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 9m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- OS Terrain 5m Digital Terrain Model (DTM) (vertical accuracy of +/- 2.5m)

client	Accrue Capital		
project title	Colne, Pendle		
drawing title	Findings of EDP's Visual Appraisal (Sheet 2 of 2)		
date	12 SEPTEMBER 2022	drawn by	VMS
drawing number	edp7440_d007	checked	DRO
scale	1:25,000 @ A3	QA	JFr



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- Site Boundary
- Existing Vegetation to be Retained
- Existing Seasonally Wet Ditch
- Existing Semi-improved Neutral Grassland to be enhanced with an appropriate Wildflower Mix
- Existing Marshy Grassland to be enhanced with appropriate Tussock and Wildflower Mix
- Existing Gaps within Hedgerows to be filled with native species of localprovidence to increase species diversity and provide ecological benefits
- Proposed Trees
- Proposed Native Structural Planting
- Proposed Swale/Detention Areas
- Proposed Pond
- Proposed Wetland and Marginal Planting
- Proposed Mown Path
- Proposed Footpath
- Pedestrian Access
- Vehicular Access
- Proposed Local Equipped Area for Play (LEAP)
- Proposed Dwellings
- Proposed Amenity Grass to Residential Areas, Shrub and Front Garden hedges where appropriate
- Former Pumping Station to be converted into a Community Cafe
- Proposed Road Layout  
For surfacing refer to Architectural and Drainage Information
- Recent Development
- Conservation Area Boundary

client

**Accrue Capital**

project title

**Colne, Pendle**

drawing title

**Landscape Strategy**

date	<b>21 SEPTEMBER 2022</b>	drawn by	<b>GYo</b>
drawing number	<b>edp7440_d008d</b>	checked	<b>DRo</b>
scale	<b>1:1,500 @ A2</b>	QA	<b>JFr</b>



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## **Photoviewpoints**

(edp7440\_d006b 31 January 2022 GY/DR)

<b>Photoviewpoint EDP 1</b>	View from Skipton Old Road looking north towards the site
<b>Photoviewpoint EDP 2</b>	From Windermere Avenue looking east towards the site
<b>Photoviewpoint EDP 3</b>	View from Castle Road looking south-east towards the site
<b>Photoviewpoint EDP 4</b>	View from Cockhill Lane looking west towards the site
<b>Photoviewpoint EDP 5</b>	View from PRoW 13-12-FP 39 (to the south of Noya Lane) looking south towards the site
<b>Photoviewpoint EDP 6</b>	View from Colne Football Club looking east towards the site
<b>Photoviewpoint EDP 7</b>	View from PRoW 13-7-FP 32 (to the west of Mile Ridge) looking north towards the site. Viewpoint 14 identified within the Colne Significant View Assessment
<b>Photoviewpoint EDP 8</b>	View from PRoW 13-6-FP 185 (to the north of Back Lane) looking north towards the site
<b>Photoviewpoint EDP 9</b>	View from PRoW 13-4 139 within the site looking towards Tum Hill and Lenches located to the south-west. Viewpoint 11 identified within the Colne Significant View Assessment
<b>Photoviewpoint EDP 10</b>	View from PRoW 13-4 189 within the Lenches looking north towards the site. Viewpoint 16 identified within the Colne Significant View Assessment
<b>Photoviewpoint EDP 11</b>	View from PRoW 13-6 130 within Tum Hill looking north-east towards the site. Viewpoint 17 identified within the Colne Significant View Assessment
<b>Photoviewpoint EDP 12</b>	View from PRoW 13-4 20 looking south-west towards the site. Viewpoint Location 1 identified within the appeal submission
<b>Photoviewpoint EDP 13</b>	View from PRoW 13-4 75 looking south-west towards the site. Viewpoint Location 2 identified within the appeal submission
<b>Photoviewpoint EDP 14</b>	View from Pennine Bridleway looking south-west towards the site. Viewpoint Location 3 identified within the appeal submission
<b>Photoviewpoint EDP 15</b>	View from Pendle Way looking south-west towards the site. Viewpoint Location 4 identified within the appeal submission

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Grid Coordinates: 390329, 440511  
Date and Time: 17/11/2021 @ 11:37  
Projection: Cylindrical  
Visualisation Type: 1

Horizontal Field of View: 90°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 96% @ A1 width

Direction of View: 5°  
Distance: 10m  
aOD: 190m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA

31 JANUARY 2022  
edp7440\_d006b  
GY  
DR  
RB

client  
project title  
drawing title

Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 1





To be viewed at comfortable arm's length



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Grid Coordinates: 390045, 440690  
Date and Time: 17/11/2021 @ 12:29  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 75°  
Distance: 65m  
aOD: 197m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
31 JANUARY 2022  
edp7440\_d006b  
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client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 2



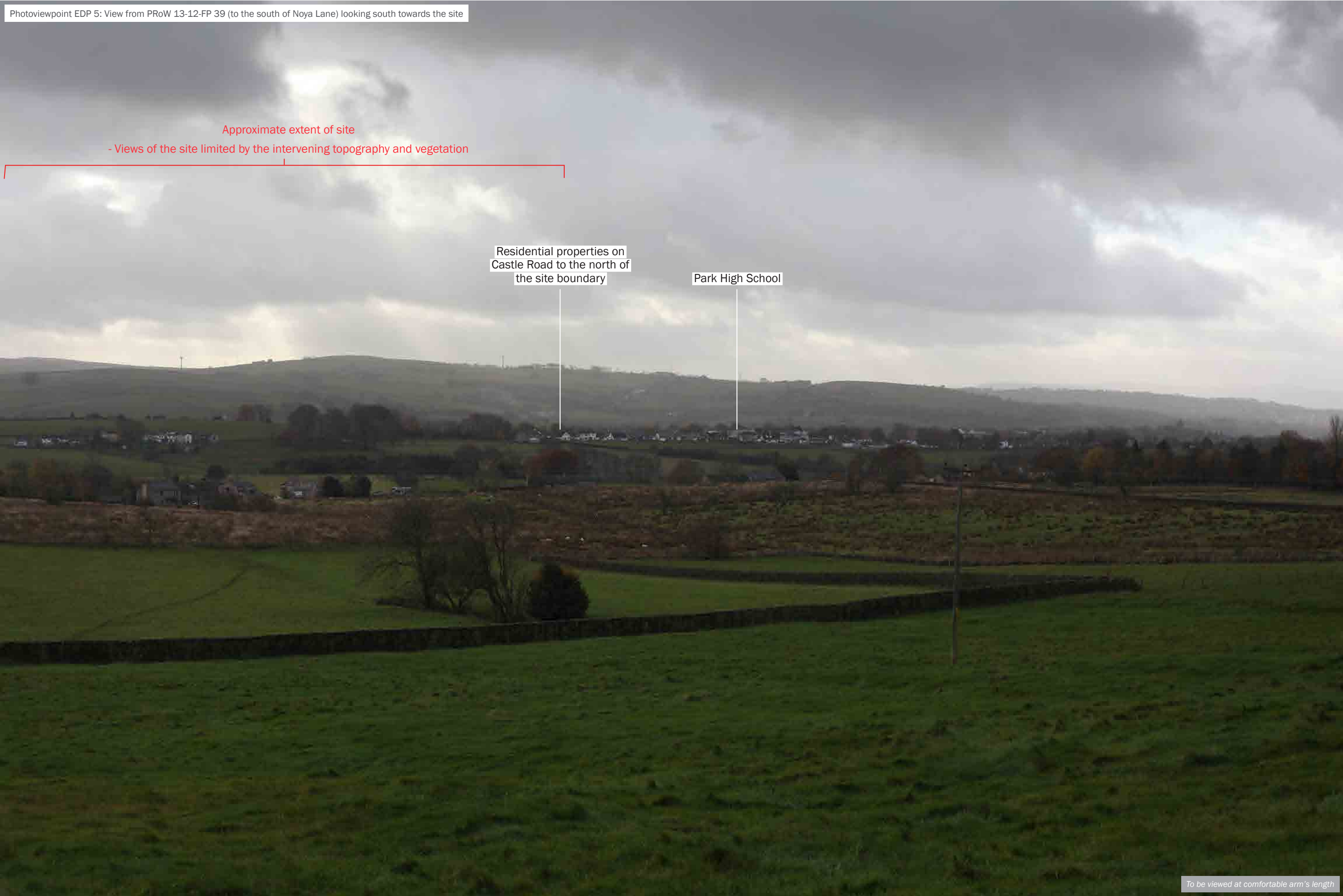








Photoviewpoint EDP 5: View from PRoW 13-12-FP 39 (to the south of Noya Lane) looking south towards the site



To be viewed at comfortable arm's length



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Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: 390553, 442369  
Date and Time: 17/11/2021 @ 13:06  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 195°  
Distance: 135m  
aOD: 240m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
31 JANUARY 2022  
edp7440\_d006b  
GY  
DR  
RB

client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 5



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Registered office: 01285 740427  
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info@edp-uk.co.uk

Grid Coordinates: 388246, 440822  
Date and Time: 17/11/2021 @ 16:45  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 90°  
Distance: 1.80km  
aOD: 198m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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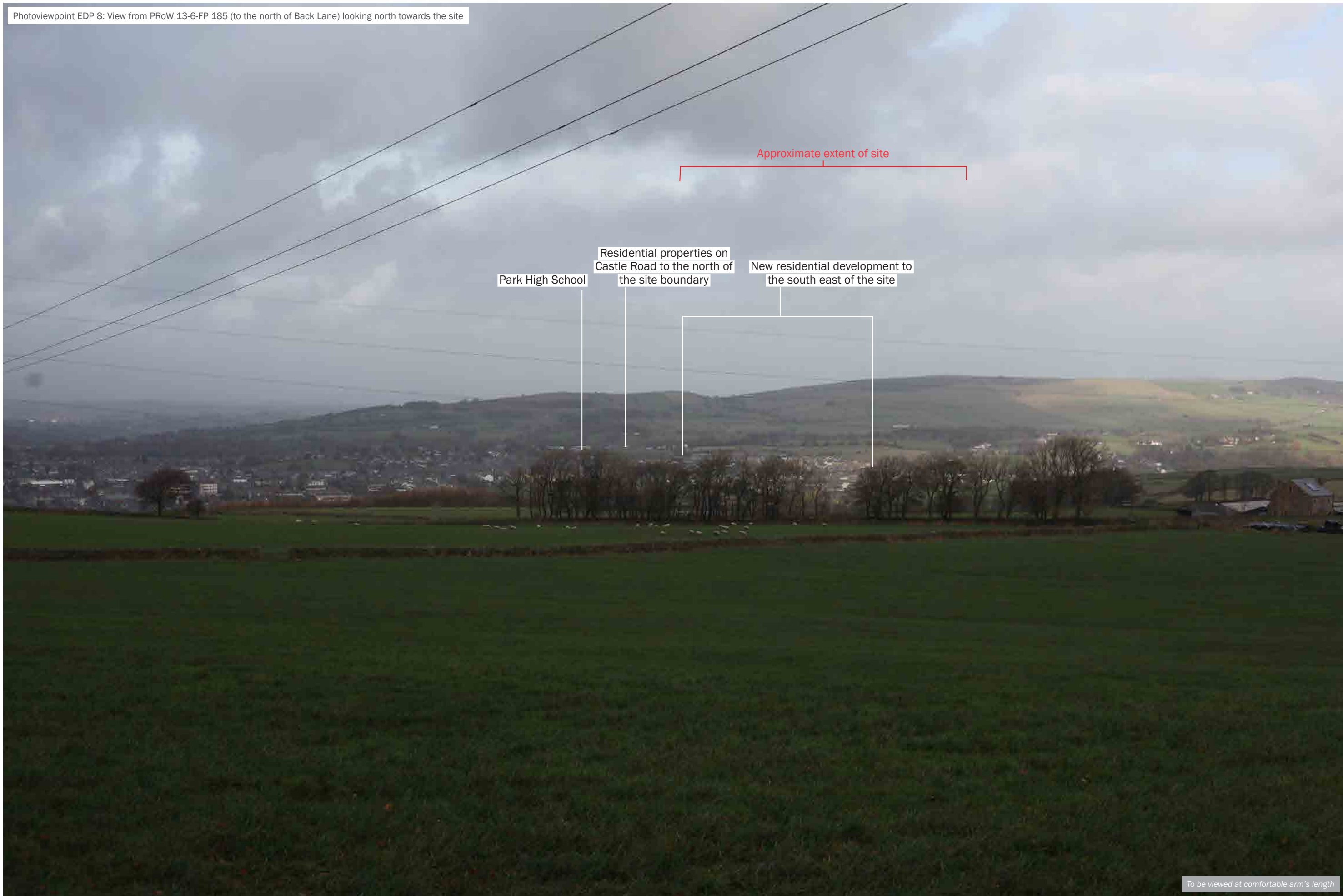
client  
project title  
drawing title  
Accrue Capital  
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Photoviewpoint EDP 6







Photoviewpoint EDP 8: View from PRoW 13-6-FP 185 (to the north of Back Lane) looking north towards the site



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Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: 389323, 437685  
Date and Time: 17/11/2021 @ 14:51  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 20°  
Distance: 2.98km  
aOD: 309m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
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DR  
RB

client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 8



Approximate extent of site

New residential development to the south east of the site

Internal fragmented field boundary

To be viewed at comfortable arm's length



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Registered office: 01285 740427  
www.edp-uk.co.uk  
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Grid Coordinates: 390183, 440885  
Date and Time: 17/01/2022 @ 16:02  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

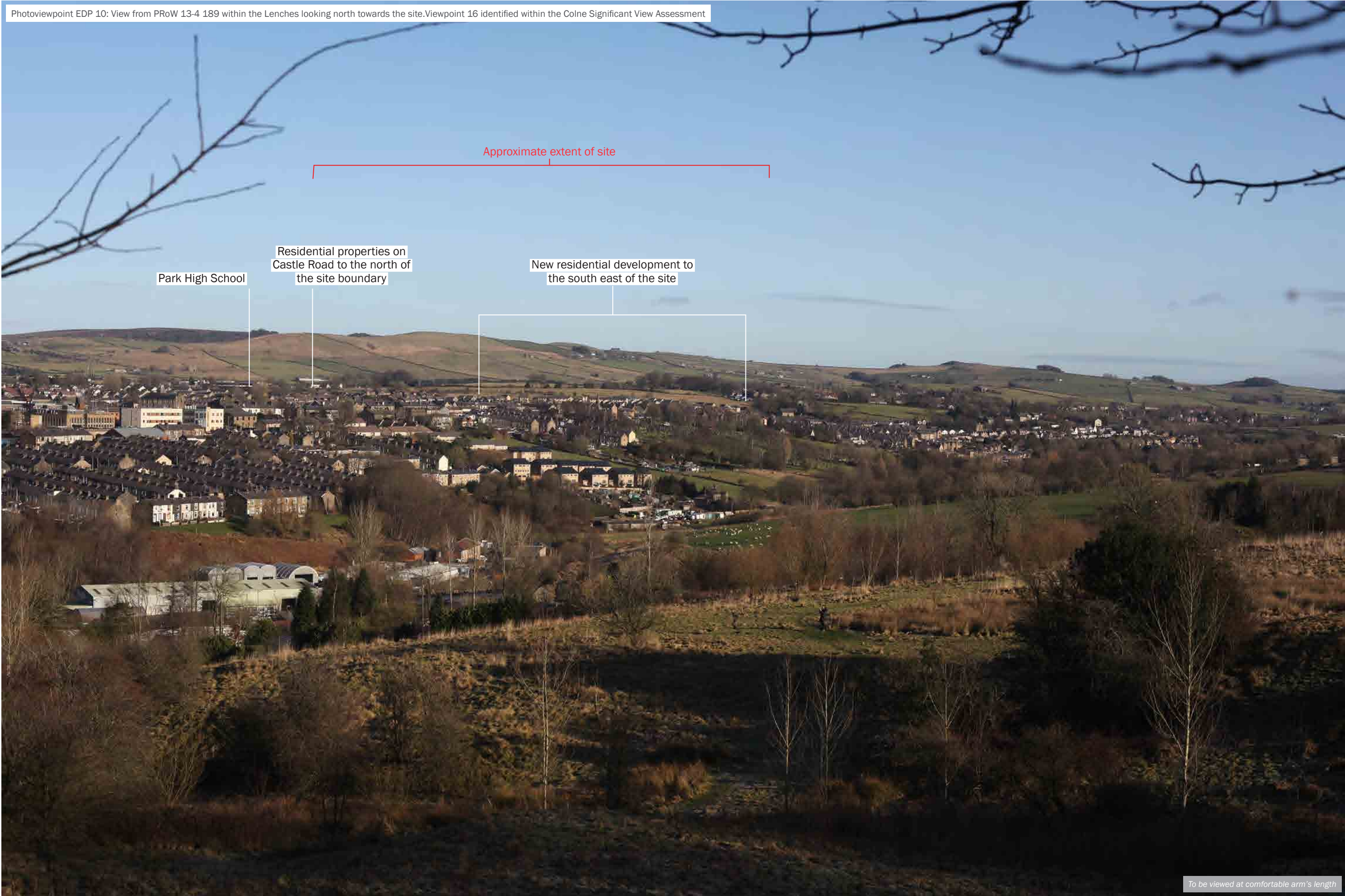
Direction of View: 20°  
Distance: 0m  
aOD: 209m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
31 JANUARY 2022  
edp7440\_d006b  
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DR  
RB

client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 9



Photoviewpoint EDP 10: View from PRow 13-4 189 within the Lenches looking north towards the site.Viewpoint 16 identified within the Colne Significant View Assessment



To be viewed at comfortable arm's length



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Registered office: 01285 740427  
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Grid Coordinates: 388710, 439207  
Date and Time: 17/01/2022 @ 12:55  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

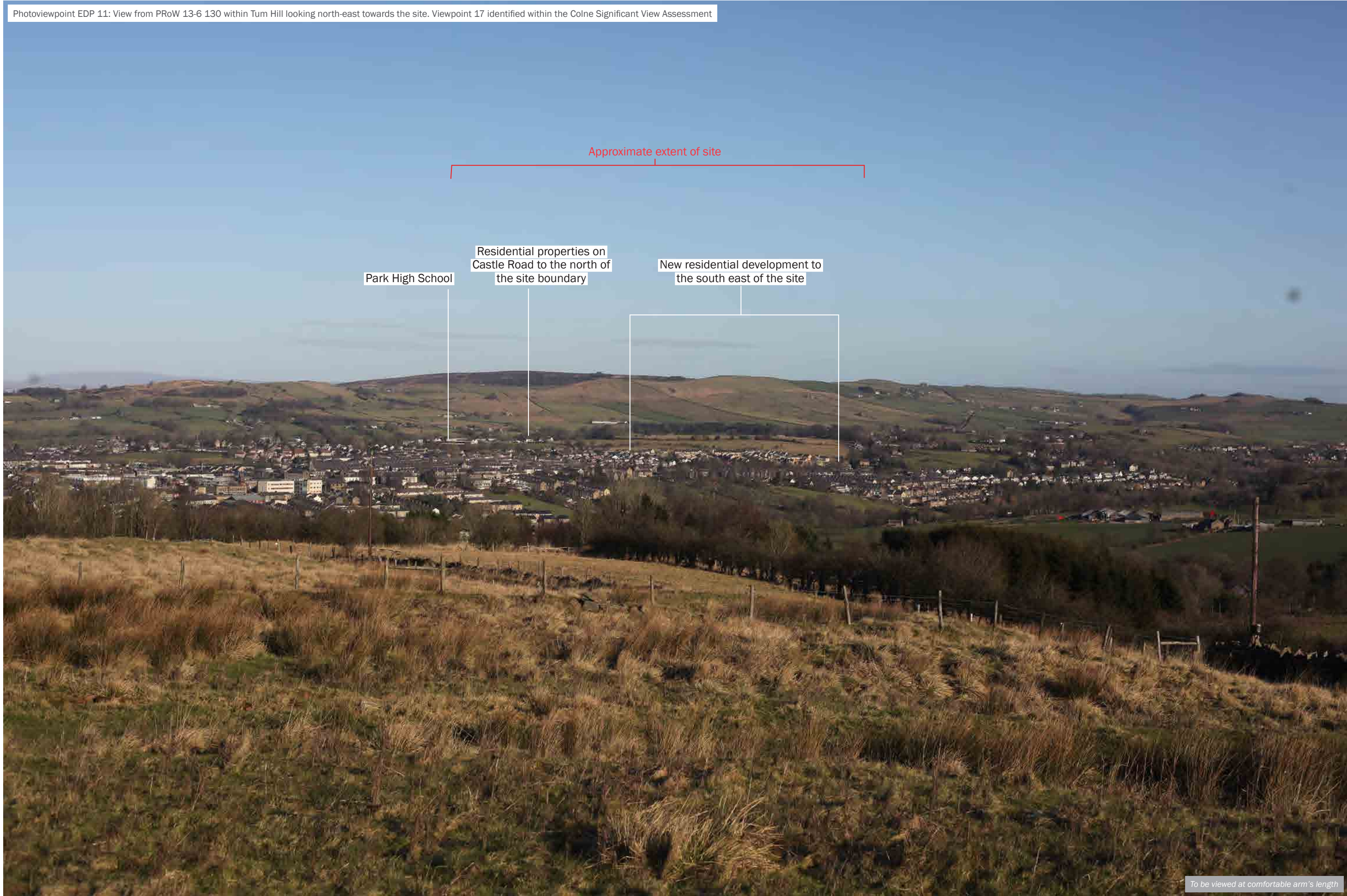
Direction of View: 52°  
Distance: 2.08km  
aOD: 213m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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31 JANUARY 2022  
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DR  
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client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 10



Photoviewpoint EDP 11: View from PRow 13-6 130 within Tum Hill looking north-east towards the site. Viewpoint 17 identified within the Colne Significant View Assessment



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Registered office: 01285 740427  
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Grid Coordinates: 388585, 438436  
Date and Time: 17/01/2022 @ 13:14  
Projection: Planar  
Visualisation Type: 1

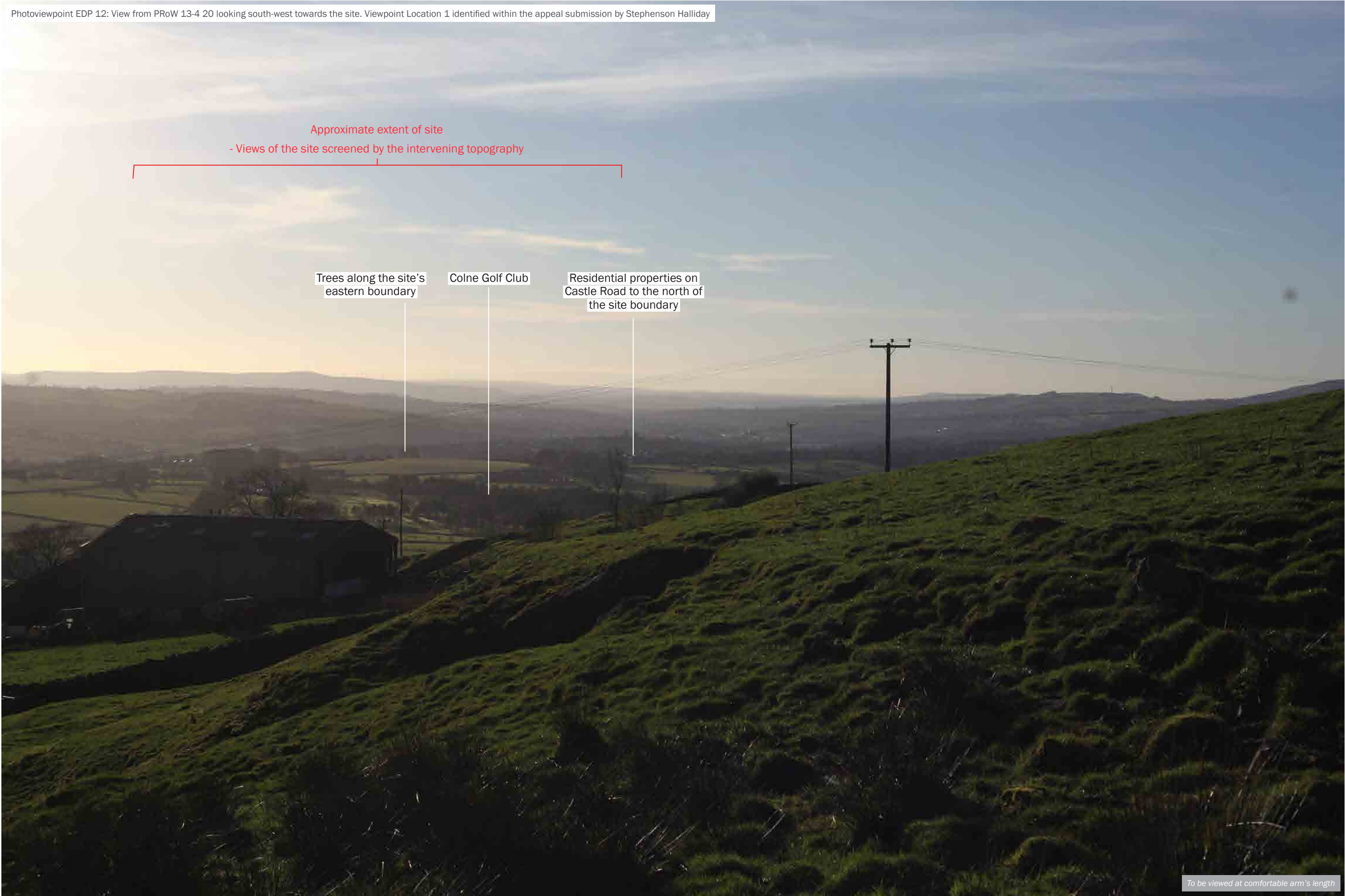
Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 40°  
Distance: 2.70km  
aOD: 270m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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client  
project title  
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Accrue Capital  
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Photoviewpoint EDP 11





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Registered office: 01285 740427  
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info@edp-uk.co.uk

Grid Coordinates: 392053, 442547  
Date and Time: 17/01/2022 @ 15:32  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 230°  
Distance: 2.40km  
aOD: 313m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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DR  
RB

client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 12



Approximate extent of site  
- Views of the site screened by the intervening topography

Colne Golf Club

To be viewed at comfortable arm's length



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Registered office: 01285 740427  
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Grid Coordinates: 392964, 442033  
Date and Time: 17/01/2022 @ 14:22  
Projection: Planar  
Visualisation Type: 1

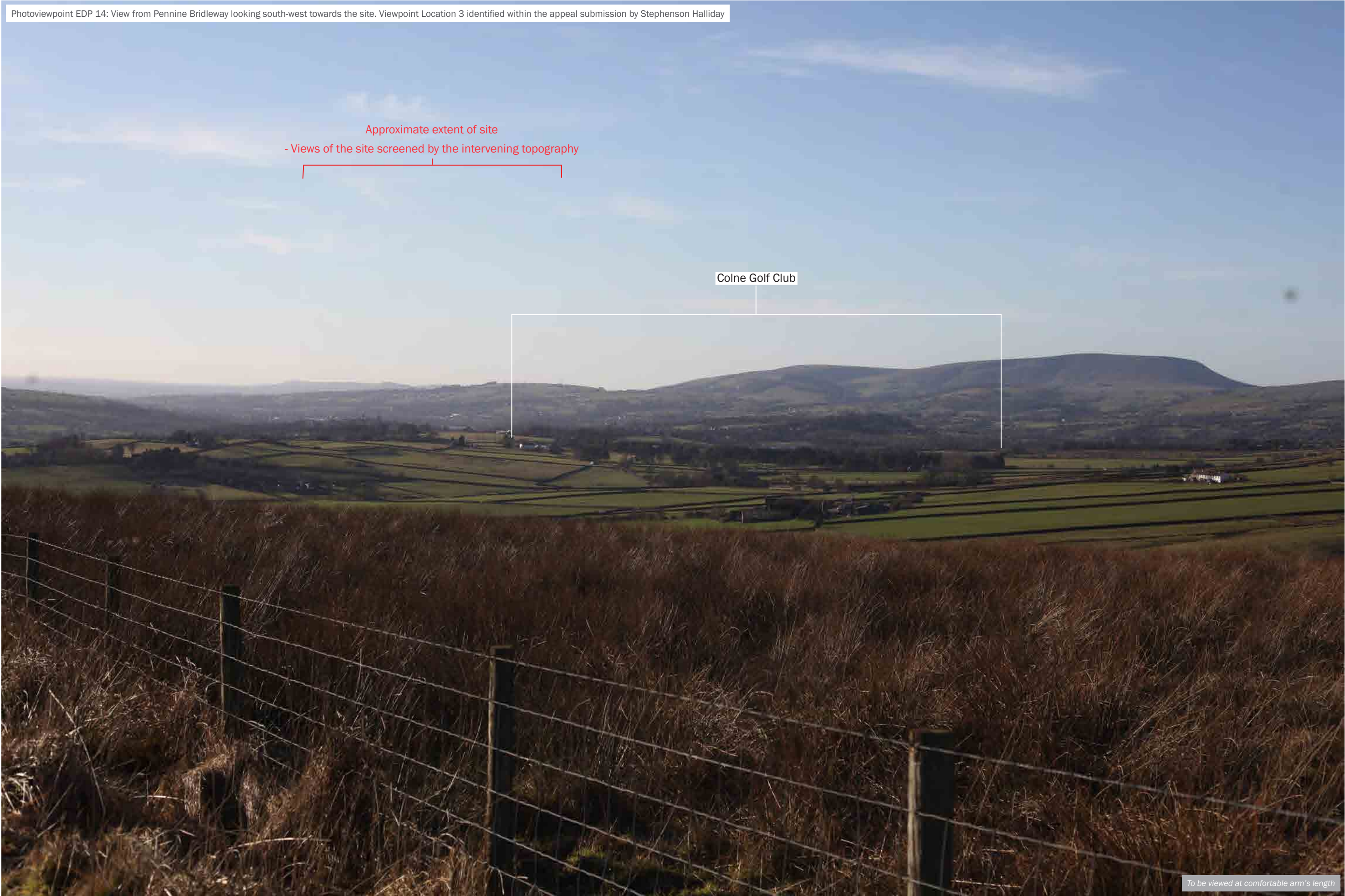
Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 240°  
Distance: 2.82km  
aOD: 270m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 13





To be viewed at comfortable arm's length



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Registered office: 01285 740427  
www.edp-uk.co.uk  
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Grid Coordinates: 393332, 442148  
Date and Time: 17/01/2022 @ 14:39  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 245°  
Distance: 3.20km  
aOD: 314m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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RB

client  
project title  
drawing title  
Accrue Capital  
Colne, Pendle  
Photoviewpoint EDP 14



Approximate extent of site  
- Views of the site screened by the intervening topography

Colne Golf Club

To be viewed at comfortable arm's length



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Registered office: 01285 740427  
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info@edp-uk.co.uk

Grid Coordinates: 393636, 442479  
Date and Time: 17/01/2022 @ 14:52  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D MK2, FFS  
Enlargement Factor: 100% @ A3

Direction of View: 240°  
Distance: 3.60km  
aOD: 322m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
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project title  
drawing title  
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Photoviewpoint EDP 15





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**02921 671900**

**CHELTENHAM**  
**01242 903110**

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**www.edp-uk.co.uk**

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