

Colne and District Committee Update Report 09th July 2026

26/0023/FUL Langroyd Hall Langroyd Road Colne

Conservation Consultants – Provided an additional response assessing the impact of the development on the setting of the Grade II Listed Langroyd Farmhouse and attached outbuildings.

This concludes that due to the distance and orientation of the farmhouse, the proposed cottages at the northwest end of the site will not have any impact on the significance of the farmhouse. The larger apartment block to the north of the site, is unlikely to have any meaningful impact on significance given its location in relation to the listed building, but the two storey block that would bound the eastern edge of the site, closest to the farmhouse, will be partially visible in views facing west, incorporating the principal eastern elevation. The use of natural stone will help the new development assimilate with the listed building, but will result in a low level of less than substantial harm as currently there is no development visible in this location and so it reads as part of its wider undeveloped setting in views facing west. However, it will not be unduly prominent or visually jarring due to its sympathetic materials and its scale, especially when viewed in the context of existing residential development of a comparable scale to the immediate south. The proposal represents a low level of less than substantial harm to the Grade II Listed Langroyd Farmhouse and Attached Outbuildings, which should be weighed against the public benefits of the scheme.

Officer Comments

The policy section of the report is updated to as follows to include some omitted policies which have been considered in the report:

Pendle Local Plan Fourth Edition

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP02 (Spatial Strategy) sets out the spatial development principles for developments in Pendle. Colne is defined as a Main Town in the highest hierarchy of settlements for accommodating future growth. The policy states that there is a presumption in favour of sustainable development within settlement boundaries.

Policy SP04 (Housing requirement and delivery) sets the minimum annual requirement for the number of dwellings to be delivered in Pendle.

Policy SP08 (Towards Net Zero Carbon) encourages applicants to incorporate renewable and low carbon energy generation into development.

Policy SP09 (Water Management) considers water quality, supply infrastructure, wastewater, efficiency and flood risk. It requires that proposed development does not increase the risk of flooding elsewhere.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy SP13 (Transport and Connectivity) States that new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion. Where an adverse impact is identified, applicants should prepare a Traffic Impact Assessment and ensure that adequate cost-effective mitigation measures can be put in place. Where there is an unacceptable impact on highway safety, or the residual cumulative impacts of the development are severe and cannot be adequately mitigated, planning permission is likely to be refused. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network.

Policy SP09 (Water Management) Development should be delivered in an environmentally sensitive way (Policy DM02(a)), which: (a) Limits flood risk through careful location, design and surface water management. (b) Does not increase flood risk elsewhere. (c) Seeks to locate or relocate critical infrastructure and highly vulnerable uses in areas that are not at significant risk of flooding. (d) Improves the flood resistance and resilience of premises in areas at significant risk of flooding. (e) Protects, maintains and secures flood management infrastructure.

Policy DM01 (Climate change resilience) requires developers to create accessible development which consider pedestrian, cycling and public transport movement. Proposals should minimise the use of natural resources and help mitigate the effects of climate change.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM04 (Biodiversity Net Gain) sets out that development is required to provide a measurable 10% enhancement above the baseline conditions. If this cannot be provided on site, it should be provided by way of an off-site contribution or biodiversity credits.

Policy DM07 (Trees and Hedgerows) states that developments should demonstrate opportunities for the conservation, restoration, enhancement or planting of trees, woodland and hedgerows. The policy requires that two replacement trees are planted, on or off-site for each tree lost and this will form part of the biodiversity net gain requirement.

Policy DM13 (Environmental Protection) seeks to ensure development does not result in any adverse impacts relating to air quality, lighting, noise and vibration and soil and water from the development and from the construction phase.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Policy DM21 (Design & Quality of Housing) requires residential development to make a positive contribution to the built and natural environment. It sets out that new homes should make efficient use of land.

Policy DM22 (Housing mix) sets out housing needs of the borough, in terms of tenure and size mix.

Policy DM23 (Affordable housing) sets a target of 0% affordable housing for developments within Colne.

Policy DM31 (Open space, sport and recreation) states that the additional pressures arising from new development and/or any identified deficiencies in open space provision should normally be mitigated through the on site provision of open space.

Policy DM32 (Walking and cycling) states that development proposals will be required to maintain and where possible improve the existing pedestrian and cycling environment.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new development.

Colne Neighbourhood Development Plan

Policy CNDP3 (Design in Colne and the Colne Design Code) states that, as appropriate to their scale, nature and location, development proposals should:

- a) retain, re-use and, where necessary, sympathetically re-configure existing street patterns;
- b) use and re-use traditional local materials (such as stone, stone slates, slate, and timber). Where appropriate to their setting, such materials should be traditional materials which have been recycled, or have a significant recycled content, and make a positive contribution to the overall quality of the character area;

- c) retain key features of the local vernacular, such as stone flags, stone setts, ironwork, building details and ornamentation; and
- d) ensure building form and layout responds to and is sympathetic to the form and layout within the Urban Character Area within which it is located.

Policy CNDP6 (Future Housing Growth) Supports new housing development within settlement boundaries.

Policy CNPD13 (Conserving and Enhancing Landscape Features) States that developments should conserve and where practicable enhance landscapes and identifies significant viewpoints which development should respond positively to. Due to surrounding topography and terms the proposed development would not impact upon the identified viewpoints.

Subject to the recommended conditions the proposed development accords with the above policies.

The Conservation Consultant's assessment of the impact on Langroyd farmhouse and attached outbuildings supports the assessment of heritage impacts in the Committee Report and conclusion that the low level of less than substantial harm would be outweighed by the considerable public benefits of the development.

The development must provide a net gain in biodiversity of 10%. It is accepted that this cannot be accommodated on site and will be provided off-site, this is subject to the statutory Biodiversity Net gain condition and a condition for a section 106 agreement to provide for the Council's costs in monitoring recommended in the Committee Report.

The recommendation remains to **Approve** subject to the conditions recommended in the Committee Report.