

Colne Neighbourhood Plan Review

Draft Policy Structure

Overall approach

Disciplined structure - each issue dealt with in one subject-based policy, for example having detailed design policy, rather than setting different design requirements in different policies.

Greater emphasis on development management (the purpose of the NP). Remove actions and projects and aspirations to a separate document or draft a concise earlier part of the Plan – aspirations. For some policies the focus is predominantly on actions and projects, which are outside of the control of most developers. Rather, set clear requirements for development to meet in the policies.

Remove unnecessary material to background documents, such as process, history, photographic surveys, etc. Content of the plan should be concise and focused on justifying the development management policies. Concise and focused plans tend to be more effective.

Emphasis on regeneration and economic development.

Key design and other requirements written into policies, rather than relying on external documents.

Generally, policy wording would be tightened to make clear what is permitted and not, to make them more effective. Each policy would have numbered clauses and sub-clauses, to provide a clear check list for decisions.

Policies (headings and notes on content)

Policy CNP1: Colne Market Town Centre

Support development that complements the town centre and maintains or enhances vitality

Including retail, food and drink, entertainment, arts, and uses to enhance cultural offer

Town Centre Redevelopment Zone

Active frontages to key streets

Residential in the TC, subject to compatibility with existing commercial uses (including upper floors and apartment development?).

Hot food takeaways (impacts)

Interpretation

Urban forms of housing in the centre, rather than suburban housing/gardens.

Cross reference to design, environment and other policies.

Policy CNP2: Shopfronts

Shopfront design

Interpretation

Could include simple shopfront design code (with diagram).

Policy CNP3: Regeneration Zone

New policy - zone to be defined on map. Background document to be used as part of justification.
Support mixed use, including residential, employment and community facilities for: brownfield sites, change of use of use, redevelopment (not demolition of heritage), sensitive refurb of heritage, garage sites and car parking areas (where no longer needed), problem sites?
Retail supported in TC and other neighbourhood centres or retail estates (shown on a map)

Interpretation:

Opportunity sites
To include overgrown former cleared sites.

CNP4: Tourism and Economic Development

New policy
Support tourism and visitor facilities, including accommodation (e.g. hotel), in appropriate locations, subject to impacts.
Development and improvement of employment sites, subject to impacts.
Location and screening of service areas.
Support rural economy and agriculture and rural diversification, subject to impacts.

CNP5: Residential Development

In addition to allocated sites, support housing for brownfield sites and infill in existing built frontages, in existing built areas.
Subject to impacts on amenities of existing and compatibility with existing commercial uses
Housing mix (balanced mix, different size of properties, diversification of types (e.g bungalows, terraces, semis and flats/apartments).
More urban types around town centre.
Amenities – screened storage for bins/cycles

CNP6: Housing Site Allocations

Housing site allocations (update if necessary)

CNP7: Design

Key principles from the design code to be drafted into the policy, rather than relying on the external document (most decision makers and developers will not read this, or will miss principles important to you).
Context (townscape - scale, height, massing, set-back, responding to topography, etc).
Public realm within development (where new layout) including pedestrian environment and connectivity, active frontages, minimise the impact of car parking and servicing, etc.
Materials (traditional and environmental credentials).
Boundary treatments.
Landscape design – integral to design and layout, native or high value species, opportunities for tree planting, etc. Incorporating SuDs, taking account of topography ...
Impacts on existing urban or green public spaces.
Support innovative, creative and green design solutions, for the specific site and context
Development on edge of rural area (soft transition)
Interpretation – reference to design code, National Design Guide, etc.

Policy CNP8: Character

Colne character areas – emphasis on straight streets, etc. – summary of key elements to be drafted into policy, rather than just referring to the external document.

Policy CNP9: Conservation Areas

New policy.

Clause for each conservation area – complement key elements of special interest and character (spatial, townscape, architecture, etc.)

Interpretation - should not be interpreted as requiring imitation or preventing creative green design

Policy CNP10: Built Heritage

Support heritage-led regeneration and sensitive refurbishment of historic buildings – to realise cultural and economic potential and improve environmental performance

Preserve or enhance the area's civic, commercial, industrial and other heritage and the contribution that this makes to locally distinctive character and the local economy.

Extensions and alterations

Retain key features of the local vernacular, including stone walls, stone flags, stone setts, railings and ironwork.

Interpretation – recognises economic value of heritage and culture and supports creative adaptation and use - heritage harm equates to economic harm.

Policy CNP11: Non-Designated heritage assets

Justification - feeds into tourism and civic pride, but also economic value.

List to be updated and included within the policy.

New ones: villa on Barrowford Road, The Park, Substantial house adjacent to Winewalls Road, plus Colin's Waterside list. Remove 18, Keighley Road and the Pump House in the former Spring Mill.

Interpretation: reference to benefits - economic value, sustainability

Policy CNP12: Rural Environment and Landscape

Impacts on designated landscapes (LWSs, etc.)

Preserve or enhance key elements of rural character ... (define key elements)

Wording for acceptable rural development outside the Settlement Boundary.

Preserve or enhance character of rural lanes, including raised verges, stone walls, hedges, trees and overhanging tree canopies.

Mention of the Local Nature Reserves: Alkincoates Woodland, Ball Grove, Gib Hill and Greenfield Road?

Retention and avoid harm to woodlands and trees (mature, veteran and ancient) and hedgerows;

Impacts on network of habitats, including priority habitats.

Reference to the Lancashire Nature Recovery Strategy.

Preserve open landscape settings and separation of distinctive settlements.

Dark sky policy that works (though much lighting is pd).

Policy CNP13: Views

Key views – this has been a successful policy.

Take account in design and layout of development

Policy CNP14: Local Green Space

Designation and protection

Add Manor Road, Colne Beach, Briercliffe Avenue and Langroyd Woods, as well as the two additional ones made in the Pendle Local Plan.

Policy CNP15: Community Facilities

Protect or enhance, including local facilities, shops and public houses.

Support for new, subject to impacts

Policy CNP16: Protection of Sports, Leisure and Recreation Facilities and Allotments

Suggest merging some policies, for clarity and to avoid repetition.

Protect or enhance facilities, unless better replacement

Key facilities.

Protection of allotments (allowing for some to become car parks, or for garage sites to become allotments if a thorough review shows this to be sensible).

Policy CNP17: Transport and Movement

Balanced provision, including sustainable modes and active travel, including links to employment, the town centre, key facilities, public transport

Road widths for new development to allow for emergency and service vehicles.

Pedestrian and cycle provision (connectivity and permeability)

Impacts of development on existing footpaths and bridleways (accessibility, amenity, safety).

Impacts of transport infrastructure, including on historic and natural environments.

Priorities for use of planning infrastructure monies

Public transport, including bus services.