

**BARROWFORD
NEIGHBOURHOOD
PLAN 2016 - 30
EMERGING POLICIES
CONSULTATION**



Vision

' The objective of the Neighbourhood Development Plan (NDP) is to ensure that the objectives, aims and wishes of Barrowford residents, businesses and community organisations are given authority, weight and full consideration by Pendle Borough Council as the local planning authority in accordance with the approved Core Strategy'

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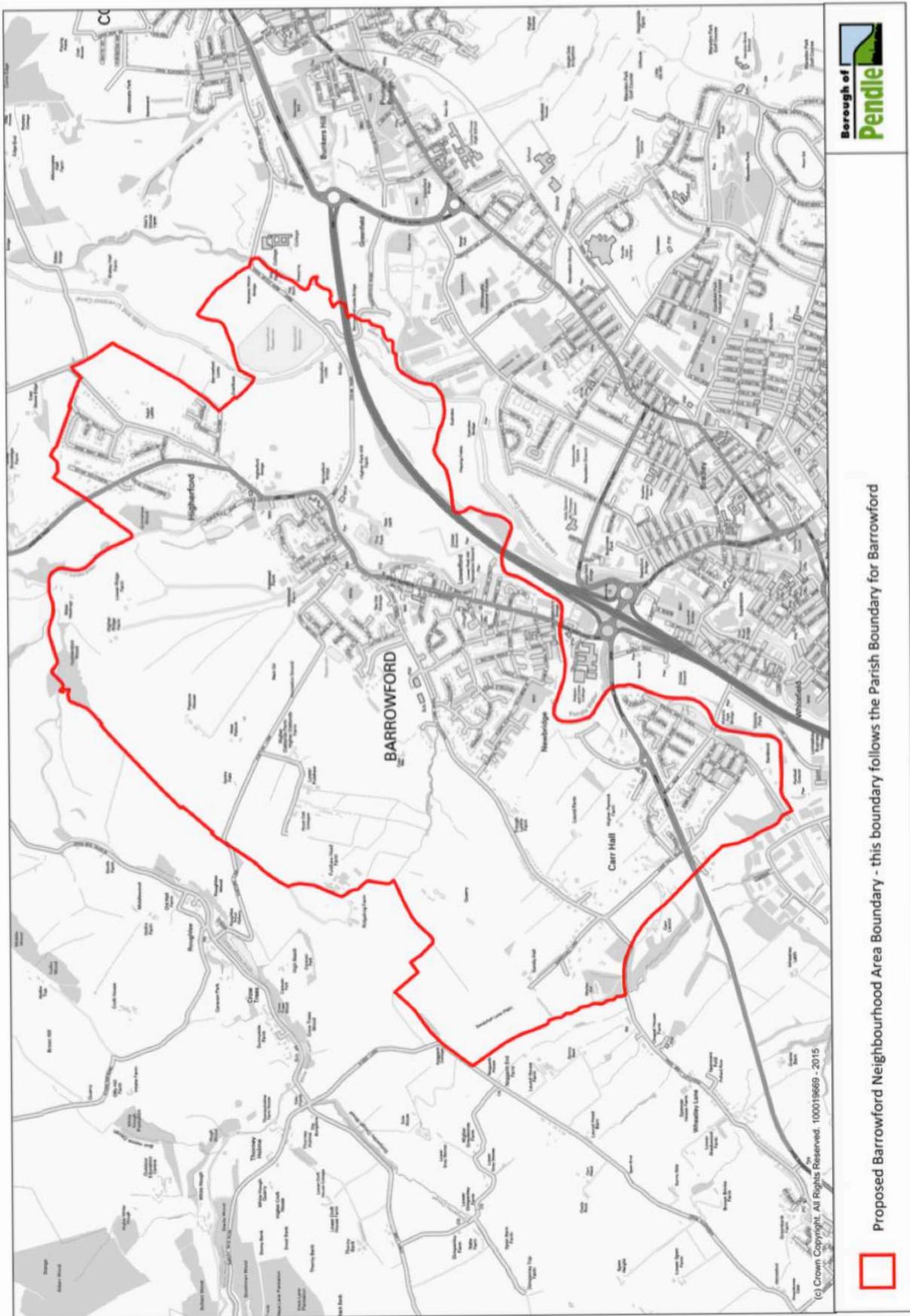
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Introduction

- 1.1 Welcome to the first draft of the Barrowford Neighbourhood Development Plan (NDP). This first draft has been prepared by a steering group of Parish councillors and local representatives and is being published to engage all those who live, work and carry out business in the area on the Parish's future development.
- 1.2 The Localism Act 2011 introduced significant reforms to the planning system in England. These reforms gave local communities more say in shaping future development in their area. The most significant reform gave local parish councils the power to prepare a neighbourhood development plan for their area.
- 1.3 The parish council, applied for the whole parish to be designated a neighbourhood planning area (Figure 1). The area was approved as a neighbourhood planning area by Pendle Borough Council on the 22nd October 2015. This designation will allow the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2030.
- 1.4 Barrowford has a population of approximately 5,043 with 2,325 households and is located off junction 13 of the M65.
- 1.5 **Nothing in this document is the agreed way forward of the Parish Council, the steering group or Kirkwells. It is for discussion purposes only.**

Figure 1 Neighbourhood Plan Area



2. Why is The Barrowford Neighbourhood Development Plan important?

- 2.1 Neighbourhood Development Plans (NDP) are a part of the statutory development planning system. Introduced in 2011, NDP's give local communities, through their Parish Councils, the right to prepare a plan for their neighbourhood.
- 2.2 The significance of this is that when the NDP is finally "made", it will become part of the development plan for the area. This means planning applications in the Parish, unless there are other material considerations, will normally be determined in accordance with the NDP.

The Neighbourhood Plan Process

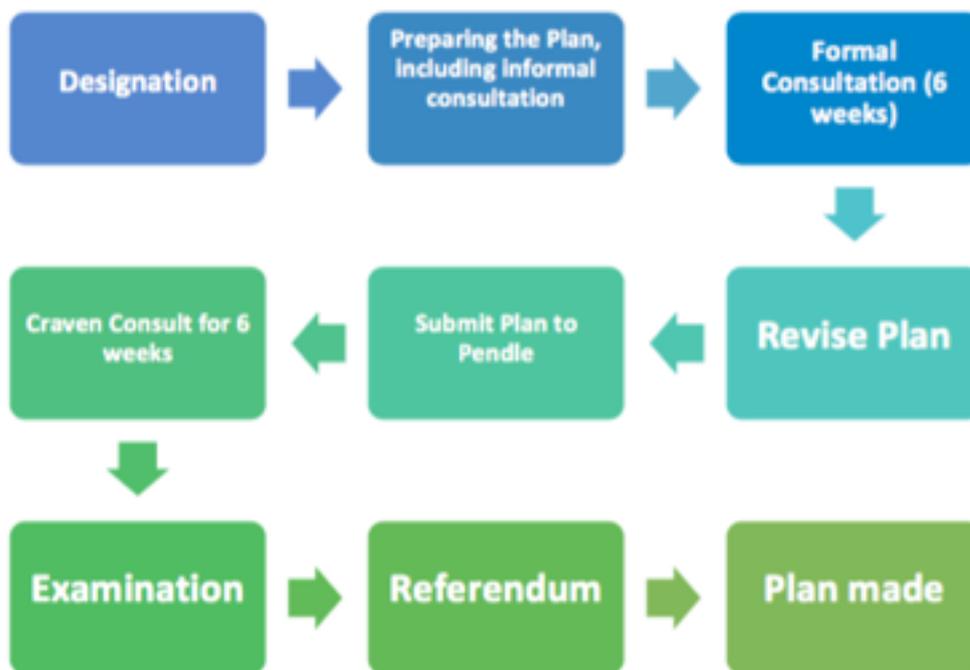


Figure 3 The Neighbourhood Plan Preparation Process

- 2.3 The Barrowford NDP must be prepared following a procedure set down by government (Figure 3).The neighbourhood plan preparation process includes a number of stages during which we must ensure we consult all those who live, work and carry out business in the area.
- 2.4 We have now published the plan for a 6 week informal consultation before we embark on the first formal consultation which will occur later in 2016 (Regulation 14). After these consultations the plan will be sent for examination by an independent expert. This examiner will be jointly appointed by the Parish Council and Pendle Borough Council.
- 2.5 At the examination the examiner will assess whether the plan meets the basic conditions of paragraph 8 (2) of Schedule 4B of Town and Country Planning Act 1990. This is something all neighbourhood plans must comply with if they are to be formally made part of the development plan. The basic conditions are:
- Is the NDP in line with national planning policy and guidance?
 - Is the NDP in general conformity with the strategic planning policies for the area?
 - Is the plan compatible with European Union obligations?
- 2.6 If the examiner decides the answer to these questions is “yes” the Barrowford NDP will be subject to a local referendum. The referendum will give all registered voters in the parish the opportunity to vote and decide if the Barrowford NDP should in future be used to help determine planning applications. The final decision, therefore, rests with the people of Barrowford and will be a straight forward majority of those voting in the referendum.

3. Community Consultation - what's happened so far?

- 3.1 Early work on the Neighbourhood Development Plan has been moved forward by a Steering Group which was established 2015. The group signed up to a term of reference and have an elected chair and vice chair.
- 3.2 This 'draft emerging policies consultation' has been prepared following consultation with local people and stakeholders within the Parish. The consultation so far is detailed below:
- 3.3 A 4 week public consultation period was held on the designation of the Neighbourhood Plan area, running from the 28th August – 25th September 2015. A total of 5 representations were made which were all broadly in support of the Neighbourhood Plan. A set of neighbourhood planning pages can be found on the Parish Council web site see link <http://barrowford.net> and also Pendle Council's website

http://www.pendle.gov.uk/info/20072/planning_policies/279/neighbourhood_planning/3



The poster features the title 'Barrowford Neighbourhood Plan Public Consultation on Neighbourhood Area' in blue and green text. Below the title is a photograph of a stone bridge over a stream in a wooded area. An orange starburst graphic contains the text 'Closing date for comments 25th September 2015'. At the bottom, there is contact information for the Borough of Pendle, including the address of Holmefield House, Barrowford Library, and the Planning, Building Control & Licensing department at Town Hall, Market Street, Nelson, BB9 7LG. Contact details include the phone number 01282 661330, the email ldf@pendle.gov.uk, and the website www.pendle.gov.uk/neighbourhoodplans. The Borough of Pendle logo is also present.

Barrowford Neighbourhood Plan
Public Consultation
on Neighbourhood Area

Closing date for
comments
25th September 2015

Documents are available on the Pendle Council website and at Holmefield House,
Barrowford Library and Number One Market Street, Nelson

Planning, Building Control & Licensing, Town Hall, Market Street, Nelson, BB9 7LG
01282 661330
ldf@pendle.gov.uk
www.pendle.gov.uk/neighbourhoodplans

Borough of
Pendle

3.4 Parish Newsletter Winter 2015 (Extract below)

The following extract was taken from a Parish newsletter which was the start of the process in terms of informing local people about the possibility of preparing a Neighbourhood plan.

Barrowford Parish Council News

Winter 2015

Parish Council Prepares For Neighbourhood Plan

Neighbourhood Plans are a recently introduced way of helping local communities to influence the planning of the area in which they live and work.

They can be used to:

- develop a shared vision for a neighbourhood
- choose where new homes, shops, offices and other development should be built
- identify and protect important local green spaces
- influence what new buildings should look like.

Barrowford Parish Council has taken the first steps in preparing for a Neighbourhood Plan (the first community in Pendle to do so) starting by identifying the Neighbourhood as the Parish of Barrowford. A steering group of six councillors has been set up, chaired by Councillor Ken Turner. A grant is being applied for which will enable the council to take on a local firm of planning consultants, Kirkwells, who are one of the country's leading specialists in this area.

The Parish Council will be engaging with Pendle Council's Planning Department which is now going on to prepare its land availability proposals next year.

3.5 In May 2016 two focused stakeholder events were held at Holmefield House. These informal events were an opportunity for stakeholders to ask questions and make views on the key issues which have been highlighted. Stakeholders who attended the event were encouraged to fill out a questionnaire. The events were as follows:

- 9th May - Business breakfast (attending by 8 businesses)
- 31st May - Event focused on; schools, churches, GP surgeries and environmental groups

(Full details of the responses from these events will be feed into a consultation statement)

- 3.6 The next stage in the draft plan is a 6 week informal consultation which has been advertised in the Parish Newsletter, extract below:



Copies of the draft plan will be left at the following locations: (Please check the Parish Council website for further locations within the Parish)

- Barrowford Library
- Public Houses within Barrowford
- Holmefield House
- Booths Supermarket
- Nelson Town Hall

4. Key Issues for Barrowford

4.1 A number of key issues were identified during initial steering group meetings:

- Housing
- Health & Education
- Travel & Transport
- Business and Retail
- Sport & Leisure
- Green Spaces
- Landscape and Natural Environment
- Heritage & Conservation

4.2 Housing

As stated in the adopted Core Strategy, Barrowford is located within the M65 Corridor. Barrowford will play its role in providing appropriate housing and employment opportunities as well as continuing its role with the offer of niche retail.

A strategic housing site has been identified and an outline application¹ has been approved for up to 500 houses on a site which measures approximately 16.93 hectares and is known locally as Trough Laithe. (see Figure 2 on page 6).

Any further allocations for housing will be dealt with the Pendle Local Plan part 2: Site Allocations and Development Management Policies which Pendle Council are currently working on. The Council are currently working on the breakdown of housing requirements figure within the M65 Corridor, into the individual towns of Nelson, Colne and Brierfield and the parish of Barrowford. Until this work is completed thoughts on further housing requirements and potential locations are only guesswork.

Policy SDP 3 - Housing Distribution of the adopted Pendle Local Plan states the following:

Figure 4: Housing Distribution

Spatial Area	Percentage totals by Spatial Area
M65 Corridor	70
West Craven Towns	18
Rural Pendle	12

¹ 13/15/0327P approved on 25th January 2016

The Neighbourhood Plan Steering Group consider an appropriate level of new housing to be important to the future growth of Barrowford although the size and type of housing is of particular concern as are issues around the pressure on existing infrastructure and public services.

4.3 Health and Education

Health

The Parish contains two doctors surgeries; Reedyford Health Care and Barrowford Surgery. The surgeries fall under the East Lancashire Clinical Commissioning Group.

Education

The Parish has two primary schools; Barrowford School and St Thomas Church of England. St Thomas is a relatively small voluntary funded school with 121 pupils. Barrowford School is a larger school with 380 pupils on the roll in 2015.

Secondary education is met outside the Parish in the towns of Nelson and Colne.

Linked with the increased numbers, the Neighbourhood Plan Steering Group are concerned with the increase pressure put on local health services and school.

4.4 Travel and Transport

The A682 is the main road which runs through Barrowford, and was originally the turnpike to Yorkshire. There are regular bus services through the village which use the A682; the No. 2 service to Burnley, and the 7 and 900 to Clitheroe, as well as the 65 to Burnley via the Pendleside villages and the 8 from Carr Hall to Nelson.

The village is within close proximity to junction 13 of the M65 which is currently undergoing improvements as part of the Hyndburn, Burnley, Pendle Growth Corridor². The schemes are creating the infrastructure to unlock potential future growth along the corridor, ensuring businesses and housing developers can invest without congestion becoming a barrier to growth.

The works to the junction are worth around £1.5 million and will create better access to sites such as Barrowford Business Park, Nelson and Colne College, Nelson Town Centre and the A682 corridor. As well as improving better capacity for traffic, safer pedestrian and cycle access will also be made. However, traffic congestion through the village remains a pressing concern.

²http://www3.lancashire.gov.uk/corporate/news/press_releases/y/m/release.asp?id=201602&r=PR16/0063

The last Retail Occupancy Survey was carried out in 2015 by Pendle Borough Council. The Neighbourhood Plan Steering group have also carried out an update in April 2016, and seek views on the possible extension of the Local Shopping Frontage at the northern end of the village as part of this document.

4.6 Sport and Recreation and Green Spaces

There are two key parks and equipped play areas within the NDP area:

1. Barrowford Park
2. Victoria Park³

Barrowford Memorial Park was largely created from public subscriptions after the First World War and is located within the centre of the village. The park is widely used and links with the Pendle Heritage centre towards the northern edge.

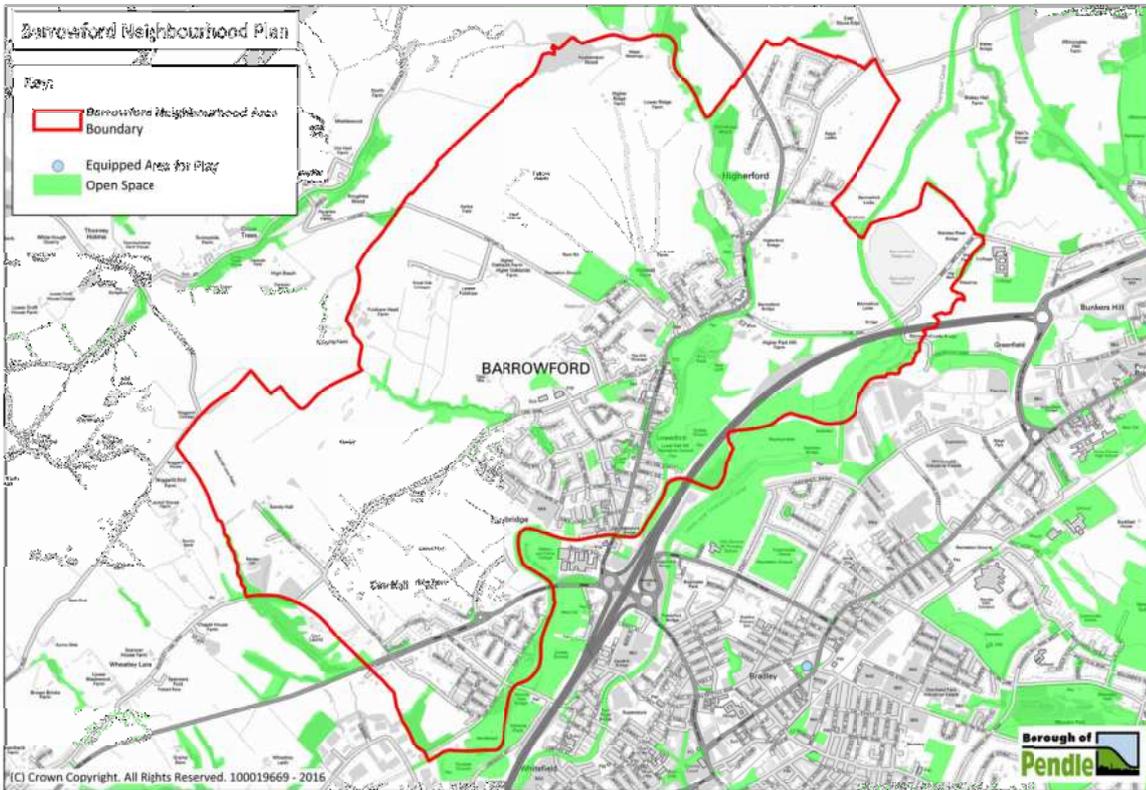
There are three key outdoor sports facilities:

1. Barrowford Cricket Club
2. Bullholme Playing Fields
3. St Thomas School Playing Fields

Other green spaces such as allotments and other public and privately accessible spaces contribute towards the character of the Parish providing resources of nature conservation, recreation and community value. The community appreciate the spaces and the Steering Group invites views on how best to develop policies to ensure they are protected and enhanced.

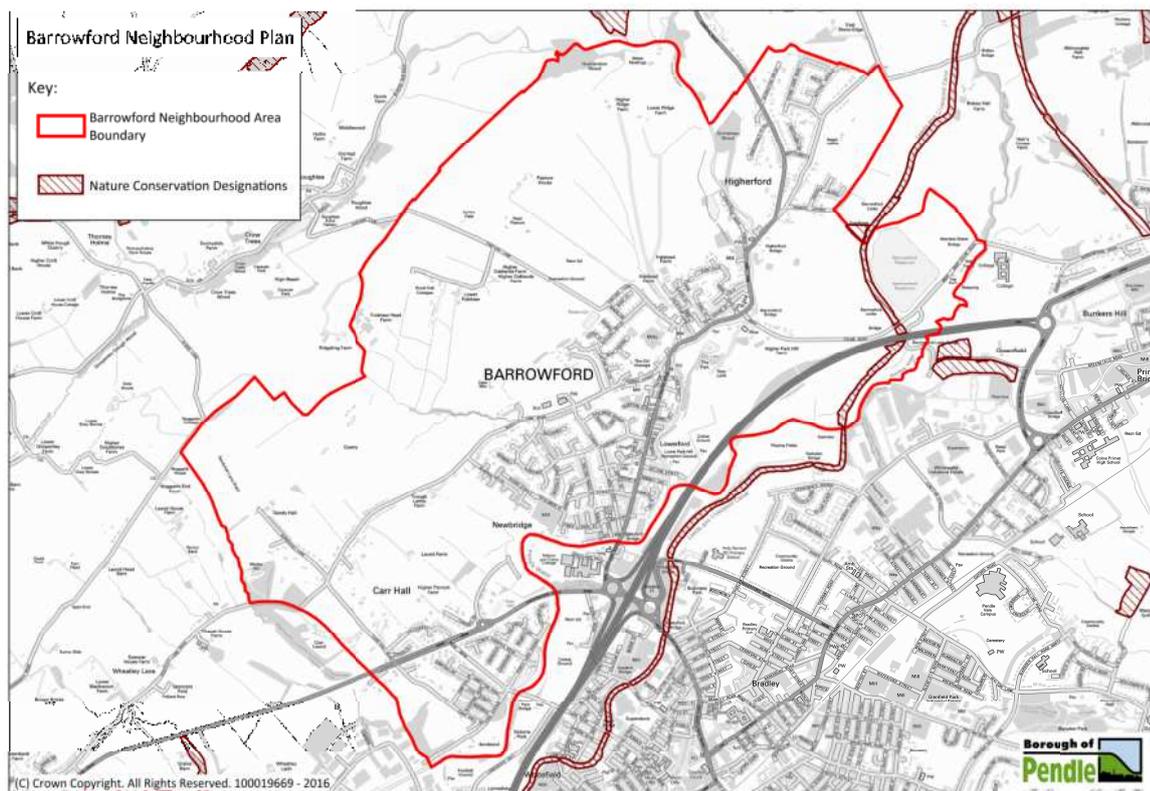
³The Barrowford NDP designation runs through part of Victoria Park but does not cover all of it as part also falls within the Whitefield ward of Nelson. As Victoria Park has historically been considered a Nelson park, decisions on it are taken by Nelson Area Committee, with Barrowford & Western Parishes Area Committee as a consultee.

Figure 6 : Open Spaces within the NDP



4.7 Landscape and Natural Environment

Figure 7: Nature Conservation

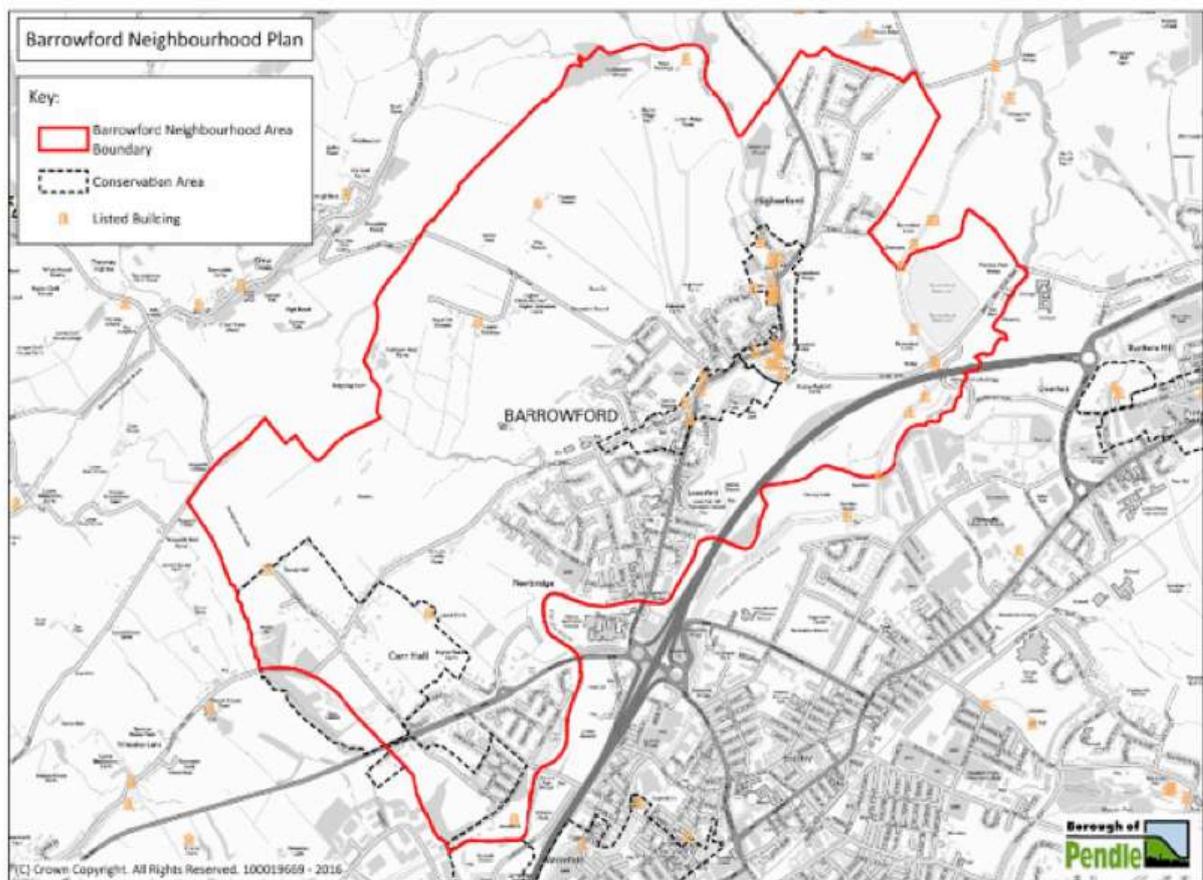


4.8 Heritage and Conservation

There are three key Conservation Areas (CA) within the NDP area:

- Barrowford
- Higherford
- Carr Hall

Figure 8: Conservation Areas and Listed Buildings



All the Conservation Areas have Appraisals and Management Plans which were completed in 2010 by Pendle Borough Council, full details can be found at <http://www.pendle.gov.uk>

The cultural heritage is a strong factor in the local character, the resilience of the residents of Barrowford and the desire to retain a village identity. The Parish boasts one of the oldest Public Houses in the country, the White Bear Inn, trading since 1667. There are 35 statutory listed buildings within the Parish.

Preserving and enhancing the heritage within the NP area is a key issue for the future. Of particular importance to the NDP, is the recognition of Newbridge as an important historical area. The Barrowford Conservation Area Appraisal states on page 45:

'it is recognised that there are other historic parts of Newbridge and Lowerford, further to the south, which may merit designation as a separate conservation area.'

The NDP would like to seek views on the creation of a defined character area for Newbridge.

5. Key Issues arising from National and Strategic Planning Policy

- 5.3 As well as the community consultations the NDP must be prepared with appropriate regard to national planning policy and to be in general conformity with strategic planning policy for the area.
- 5.4 National planning policy is contained in one document the National Planning Policy Framework (NPPF). The government have also published web based guidance alongside this in the National Planning Practice Guide (NPPG). The NDP has been prepared to take full account of both of these documents.
- 5.5 Taking account of the NPPF means the neighbourhood plan must "plan positively to promote local development" and must "support the strategic development needs" set out in strategic planning policy which is the adopted Pendle Core Strategy 2015. The Core Strategy sets out the strategic planning policies the Council will use to help guide development to the most sustainable places over the 15 year period between 2015 and 2030.
- 5.6 A full assessment of the planning policies that have been taken in to account and have informed the preparation of the neighbourhood plan are to be found in the *Neighbourhood Planning Policy Background and Evidence Base Review* that accompanies this draft neighbourhood plan. A copy of the document can be found on Barrowford Parish Council website <http://barrowford.net>

6. Vision and Objectives

6.1 Our Vision Statement is that:

'The objective of the NP is to ensure that the objectives, aims and wishes of Barrowford residents, businesses and community organisations are given authority, weight and full consideration by Pendle Borough Council as the local planning authority in accordance with the approved Core Strategy'

6.2 In order for us to achieve this Vision and to address the key issues identified in chapter 4 of this plan we have set the following key objectives for the Barrowford NDP:

Objective 1 - Housing

Objective 2 - Health & Education

Objective 3 -Infrastructure

Objective 4 - Travel & Transport

Objective 5 - Business and Retail

Objective 6 - Sport, Leisure and Green Spaces

Objective 7- Landscape & Natural Environment

Objective 8- Heritage & Conservation

7. Barrowford Policies

- 7.1 This section of the Barrowford NDP contains the draft planning policies that we think should be used to manage, guide and promote future development in the Parish up to 2030.
- 7.2 Each set of policies has been set out under the key objective that it will be used to help attain. Each policy is followed by a series of questions aimed at prompting your answers and other ideas, issues which we may not have picked up. The detail and scope of the draft policies will change as comments from this stage of consultation will help form the next stage of the NDP preparation.

New Housing in Barrowford Public Services

Travel and Transport

Supporting Existing Businesses Newbridge Local Shopping Frontage Design of Shop fronts

Protecting and Enhancing Open Spaces Local Green Spaces Landscape Design Biodiversity

Newbridge Character Area Non-Designated Heritage Assets

BNDP 01 - New Housing in Barrowford

1. Within Barrowford new housing development will be supported when it is within the defined development boundary (see Appendix 1). All new housing development proposals will be assessed against the following they:

- a) are of good quality design;
- b) do not have an adverse impact on the parish's rural landscape;
- c) do not have an adverse impact on designated and non-designated heritage assets;
- d) do not have an adverse impact on existing and future residential amenity;
- e) do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;
- f) are appropriately located for the users and residents of the proposed use to access local facilities and services; and
- g) all development must be appropriate in terms of size, scale, design and character to the surrounding area.

2. Infill Housing Opportunities
identify possible infill sites which could be included as part of the NDP

3. Outside of the development boundary new housing development will only be permitted for small scale affordable rural exception housing (housing outside the settlement boundary which may be considered for those who are either current residents or have an existing family or employment connection)

BNDP 01: Questions

Would you agree with the policy approach?

Are there any particular issues around housing which you would like to see as part of the NDP?

Are there are particular sites you would like to see come forward for housing?

BNDP 02 - Public Services

1. Development will be supported provided that infrastructure, facilities and services exist, or can be provided via the development, which will allow the development to proceed without an unacceptable adverse impact on existing provision

BNDP 02: Questions

Would you agree with the policy approach?

Are there any particular issues around public services which you would like to see as part of the NDP?

BNDP 03 - Travel and Transport

1. New development proposals should include measures that minimise the traffic impact on existing and future residents and other land uses. Proposals will be assessed in terms of the following:

- a) Measures that seek to reduce the need to travel;
- b) Measures that maximise and enhance the use of non-car and public transport use;
- c) Suitable inclusion of off-street car and other vehicle parking;
- d) Access and street design that prioritises safety for all, but, in particular pedestrians and seeks to provide shared surfaces for vehicles and pedestrians that will help to reduce speeds.

2. Existing cycle and footpaths should be considered as part of any new development which maximises connectivity through developments

BNDP 03: Questions

Would you agree with the policy approach?

Are there any particular issues around Travel and Transport which you would like to see as part of the NDP?

BNDP 04 - Supporting Existing Businesses

1. The expansion of existing small/medium businesses within the NDP area will be supported where:

- a) there is satisfactory means of access and adequate parking provided on site
- b) there will be no unacceptable harm to the amenity of neighbouring uses
- c) all new development must demonstrate good quality design through a good response to the local surroundings, landscape and built environment
- d) contribute to the character and vitality of the local area

2. Proposals for the provision of short term parking spaces to meet the needs of local businesses will be supported

BNDP 04: Questions

Would you agree with the policy approach?

Are there any particular issues around business expansion which you would like to see as part of the NDP?

Are there any particular areas to improve/protect?

BNDP 05 - Newbridge Local Shopping Frontage

An extension of the existing Newbridge 'local shopping frontage' is extended as defined on Figure 9.

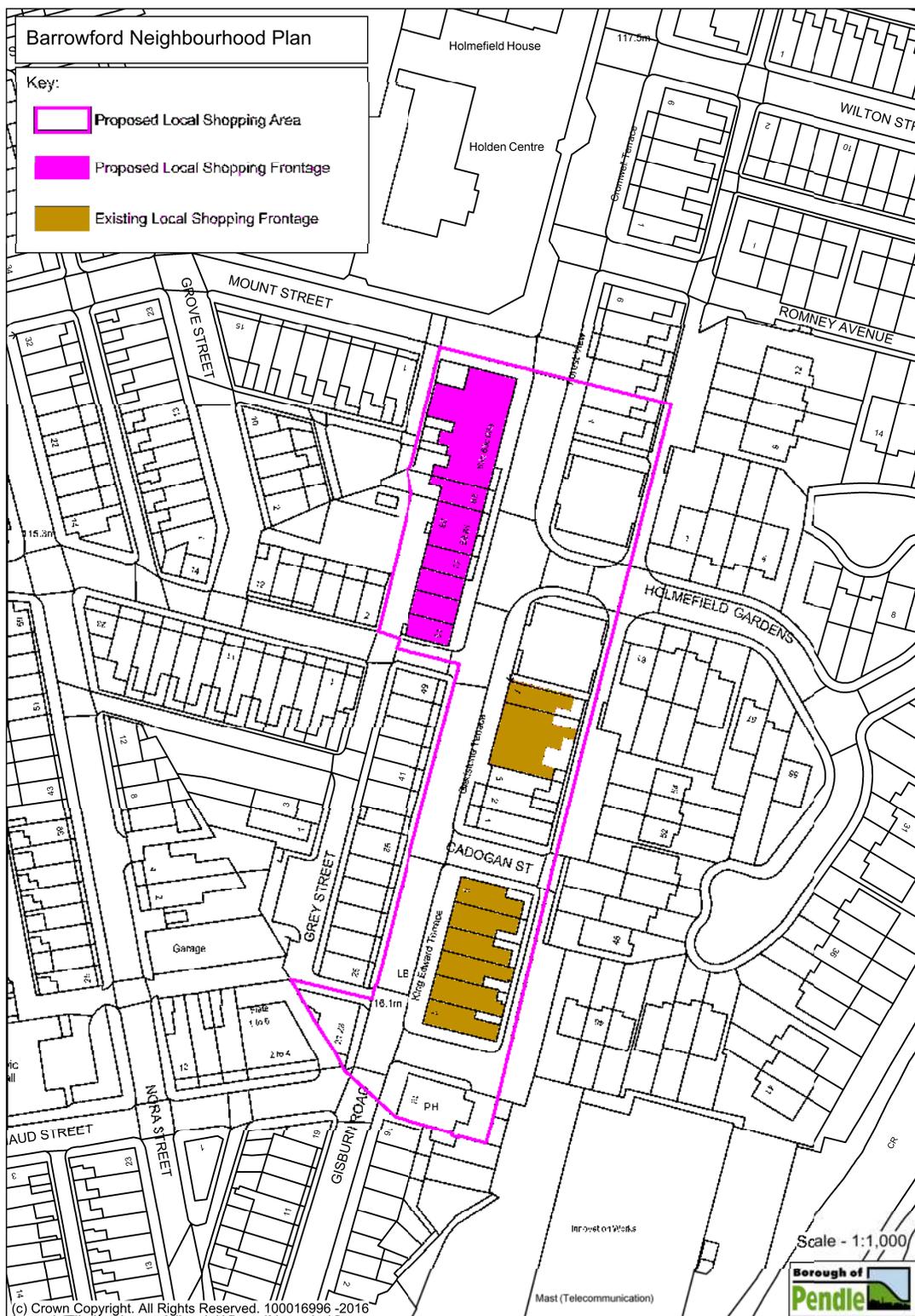


Figure 9

BNDP 05: Questions

Would you agree with the policy approach?

Are there any particular issues around Newbridge retail which you would like to see as part of the NDP?

BNDP 06 - Design of shop fronts

New or renovated shop frontages should be of a high quality design and where possible improve the character of the immediate setting

Design should complement the architectural design of the rest of the building where that building has a historic or architectural merit.

Advertisements for shops should be de designed, positioned and be of a suitable scale.

BNDP 06: Questions

Would you agree with the policy approach?

Are there any particular issues around shop fronts which you would like to see as part of the NDP?

BNDP 07 Protecting and Enhancing Open Spaces

The following local recreational facilities are protected:

Playing Fields
Cricket Pitches
Football Pitches
Playgrounds
Allotments

Development that would result in the loss of other open spaces, such as play areas, verges and other incidental open spaces will only be permitted when:

- a) Equivalent or better provision is provided elsewhere within a sustainable location in the village; or
- b) It can be clearly demonstrated that the open space performs no useful function

BNDP 07: Questions

Would you agree with the policy approach?

Are there any particular issues around open space which you would like to see as part of the NDP?

BNDP 08 Local Green Spaces

The following open spaces will be protected as local green spaces. Development for non-open land uses will only be permitted in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

The NPPF allows communities to protect significant local green space:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- a. where the green space is in reasonably close proximity to the community it serves;*
- b. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. where the green area concerned is local in character and is not an extensive tract of land.*

The Steering group has carried out an assessment of the proposed spaces set against the NPPF criteria:

Figure 10: Local Green Space Justification

Name of Site	Distance from local community	Demonstrably special?	Local Character and not extensive tract of land?

BNDP 08 Questions:

Would you agree with the policy approach?

Are there any particular issues around local green spaces which you would like to see as part of the NDP?

Please use the above table to put forward your suggested local green space designation.

BNDP 09 Landscape Design

Development proposals will be required to incorporate the following landscape design principles:

- a) Height, scale, and form of buildings should not disrupt the visual amenities of the immediate surroundings or impact adversely on any significant wider landscape views.
- b) Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by other residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.
- c) Development proposals should conserve, restore and enhance important local historic landscape features such as parkland planting and structures, hedges, ancient woodland and traditional orchards. Small groups of, or individual mature and established trees, should be protected and incorporated into landscaping schemes wherever possible.
- d) Locally prominent views are considered special and development will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Locally important views are shown on Map X [to be inserted once views defined] and are:

[insert list]

[Note: This policy will work best with local input – help in identifying what is important in the landscape and if you want to identify locally important views actually deciding what those views are].

BNDP 09 Questions:

Would you agree with the policy approach?

Are there any particular issues around landscape design which you would like to see as part of the NDP?

What do you consider to be important local views?

BNDP 10 Biodiversity

Proposals which result in a loss of biodiversity will not normally be permitted. Development that is likely to have either a direct or indirect adverse impact upon areas of local biodiversity importance should demonstrate that appropriate mitigation and/or compensation could be provided and where possible achieve a net enhancement to the biodiversity within the Parish.

BNDP 10: Questions

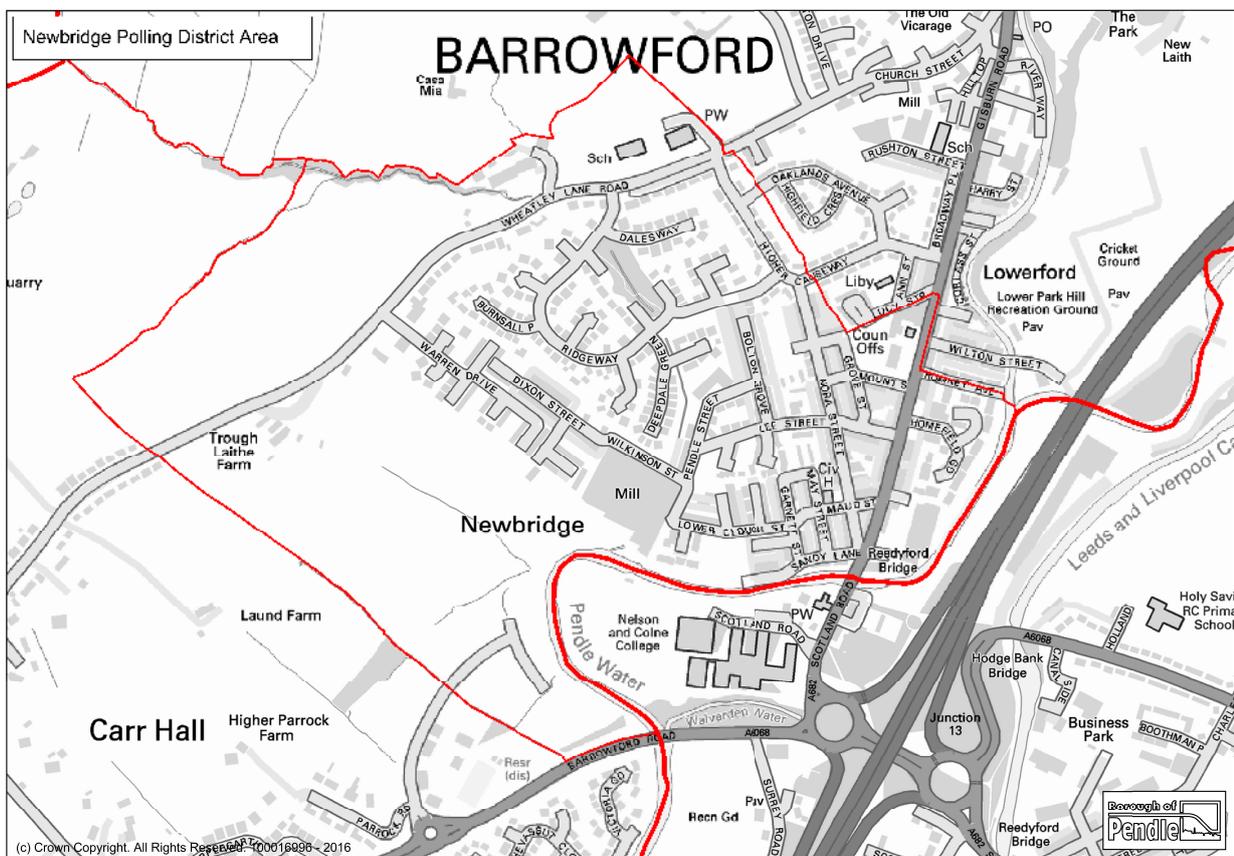
Would you agree with the policy approach?

Are there any particular issues around biodiversity which you would like to see as part of the NDP?

BNDP 11 Newbridge Character Area

A new Character Area shall be created for Newbridge. No boundary has been defined, the NDP seeks your views on what the character area boundary should look like.

Figure 11: Newbridge Character Area



BNDP 11 Questions:

Would you agree with the policy approach?

Are there any particular issues around Newbridge character area which you would like to see as part of the NDP?

BNDP 11 Non -Designated Heritage Assets

1. Development proposals affecting the non-designated heritage assets listed below will be expected to preserve and enhance these assets.

1. Sandy Lane
2. Caldervale a terrace of late Victorian/Edwardian mill houses situated next to the site of Caldervale Mill.
3. 2-16 Gisburn Road
4. 31-49 Gisburn Road
5. King Edward Terrace
6. Former police station situated at the junction off Gisburn Road and Wilton Street built in 1897.
7. Holmefield House
8. Belmont Terrace

Cottages on Gisburn Road running from Portland Street to Corlass Street these cottages are the oldest within Newbridge and predate the Marsden to Gisburn Turnpike with the original frontage facing the river.

2. Proposals that would lead to the harm, or loss, of such assets will be assessed as to the scale of any harm or loss and the significance of the heritage asset.

3. Where the loss of such an asset is proposed suitable arrangements should be made for recording of that asset and, if appropriate, preservation elsewhere in the town.

Would you agree with the policy approach?

Are there any other non-designated heritage assets which you would like to see as part of the NDP?

A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the local authority to be of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.

