

BARROWFORD

**PLANNING POLICY
ASSESSMENT
AND
EVIDENCE BASE REVIEW**

February 2016

Kirkwells

The Planning People

Barrowford Summary and Document Overview

- The Parish of Barrowford is situated close to the M65 corridor within the Borough of Pendle.
- Barrowford has a population of 5,043 and contains 2,289 households
- The village of Barrowford is a large linear settlement located on the busy A682, which was the original turnpike road into Yorkshire
- The key policy documents which are relevant to the area: National Planning Policy (NPPF) and the adopted Pendle Core Strategy
- The Parish contains three conservation areas and a total of 35 Listed Buildings
- Within the adopted Core Strategy Barrowford is identified as a 'local service centre', defined as being 'play a supporting role to the Key Service Centres and accommodate levels of new development to serve a localised catchment.

Contents

Section	Page
1.0 Introduction	5
2.0 National Planning Policy Framework	6-11
3.0 Local Plan for Pendle Core Strategy 2011 - 2030	12-25
4.0 Local Plan Evidence Base and Other Evidence	26-50
5.0 Conclusions	51

Bibliography

List of Figures

Figure 1 – Designated NP boundary

Figure 2 - Inset from proposals map

Figure 3 – Insert for Trough Laithe housing allocation site

Figure 4 - Flood Map for Planning (Rivers and Sea)

Figure 5 - Risk of Flooding from Surface Water

Figure 6 – Key open space within the NP

Figure 7 – Conservation Areas and Listed Buildings within the NP area

Figure 8 – extract from Barrowford Conservation Area Character Appraisal Character Analysis

Figure 9 – extract from Higherford Conservation Area Character Appraisal Character Analysis

Figure 10 – extract from Carr Road Conservation Area Character Appraisal Character Analysis

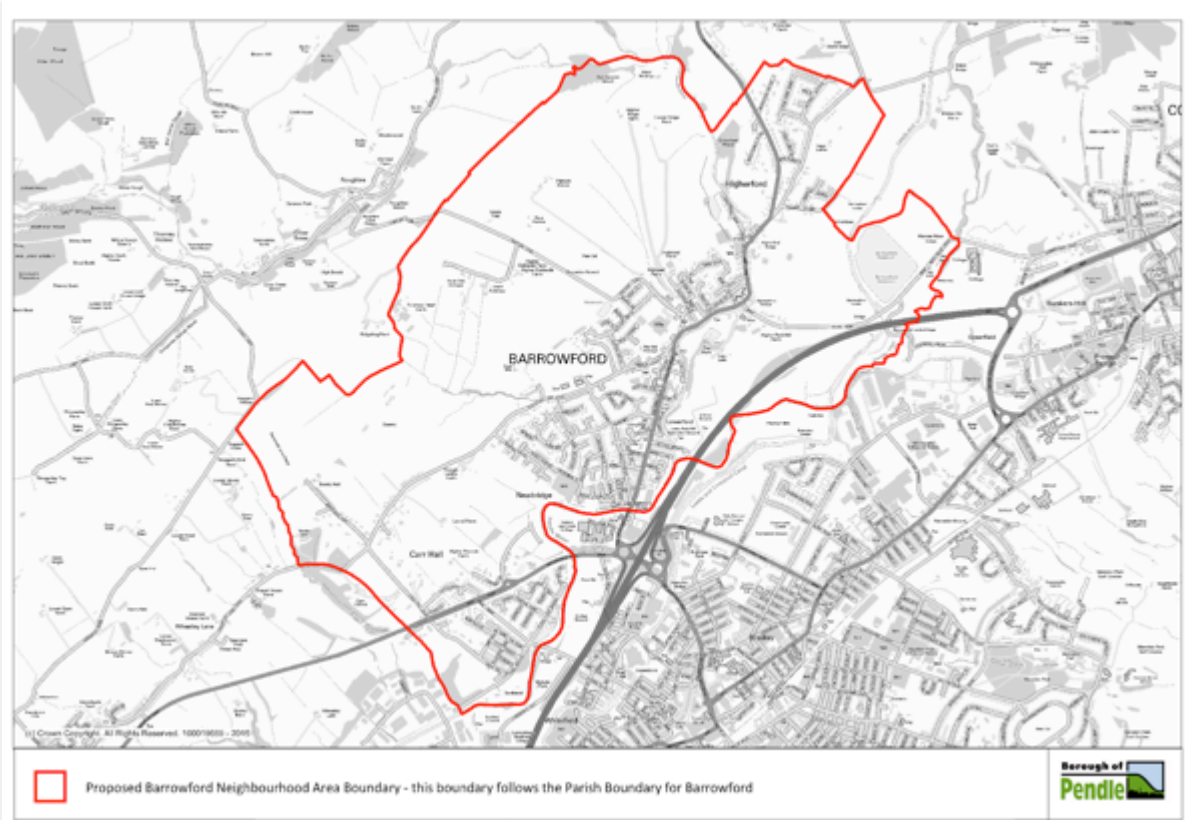
Figure 11 – Barrowford Local Shopping Boundary

Figure 12 – Barrowford Local Shopping Boundary and frontages

Barrowford Designated Neighbourhood Area¹

The area was formally designated by Pendle Council on the 22nd October 2015.

Figure 1 – Designated Neighbourhood Plan Area



¹ http://www.pendle.gov.uk/downloads/file/8553/barrowford_neighbourhood_area_proposal

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the Barrowford Neighbourhood Development Plan.

It thus provides a broad planning policy framework on which to build the Neighbourhood Plan. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plan. In the meantime it is recommended that the document be used as a key guide and reference point for preparing planning policies for the Plan.

National planning policy is largely set out in a single document, the NPPF. This provides a broad strategic policy framework and should be a key reference point for the Barrowford Neighbourhood Plan. The key themes are summarised below.

The purpose of the planning system is to contribute to the achievement of sustainable development.

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. *Building a strong, competitive economy.*

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

Generally, Local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

Further themes are:

2. *Ensuring the vitality of town centres*

3. *Supporting a prosperous rural economy*

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. *Promoting sustainable transport*

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 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.

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

- where the green space is in reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting green belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals.

Neighbourhood Plans in the National Planning Policy Framework

NPPF makes specific reference to neighbourhood plans as follows.

Para 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- ❑ set planning policies through neighbourhood plans to determine decisions on planning applications; and
- ❑ grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and

orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

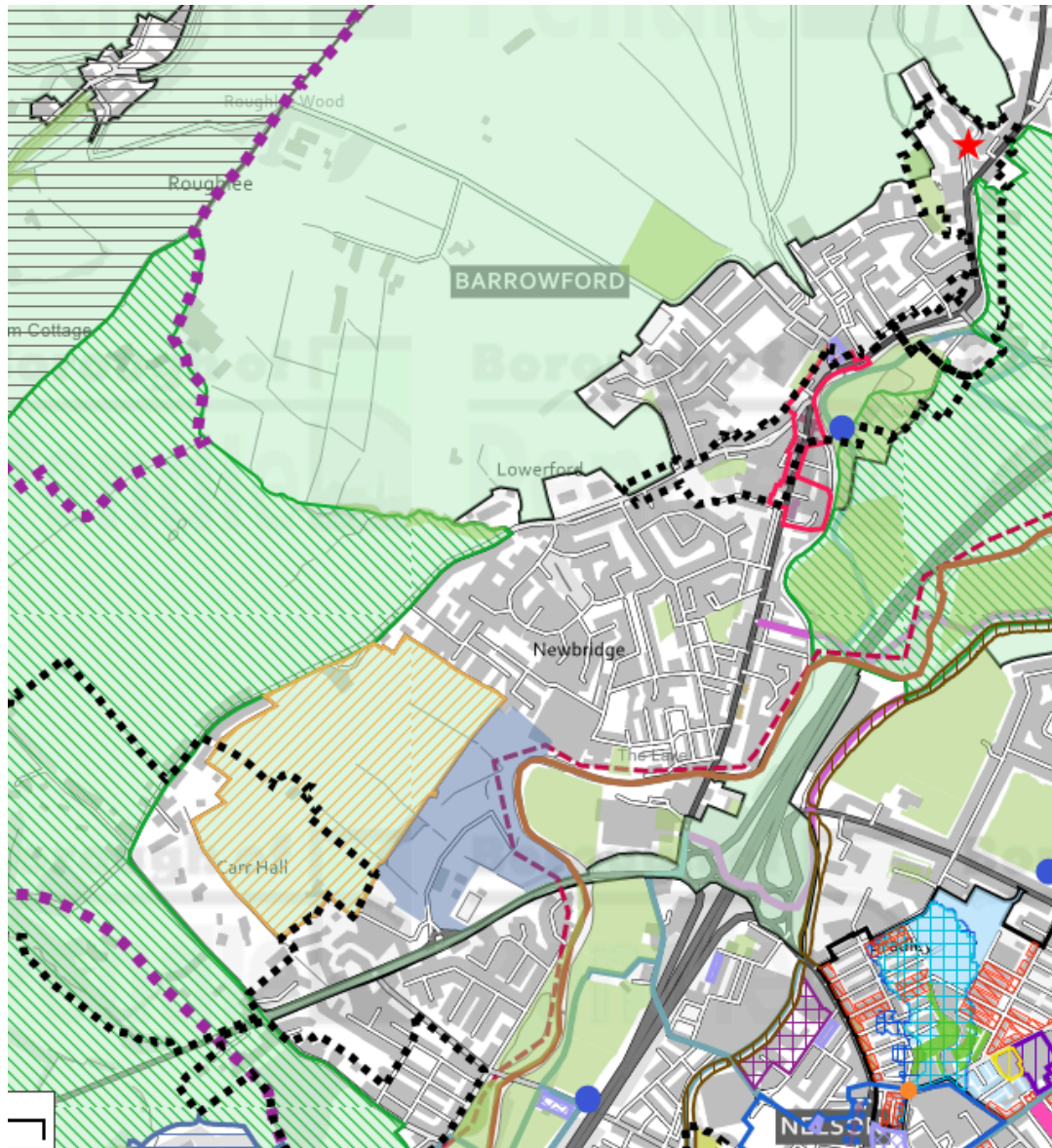
Further Government guidance on the practice of neighbourhood planning is available on line at planningguidance.planningportal.gov.uk/blog/guidance/

3.0 Local Plan for Pendle- Core Strategy 2011-2030

The Local Plan for Pendle was formally adopted by the Council on the 17th December 2015. The plan represents the Council's approach to managing development and growth in Pendle for the period 2011 – 2030. It is the first of two documents that will succeed the Replacement Pendle Local Plan 2001 – 2016 which was adopted by Pendle Council in May 2006.

The Local Plan identifies site-specific policies that will guide development towards the most sustainable locations and those which address issues of widespread concern such as climate change, protection of the environment and good design.

Figure 2 – Inset from proposals map



‘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. ‘

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.

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.
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.

1. Key Service Centres	
M65 Corridor	West Craven Towns
<ul style="list-style-type: none"> Nelson (including Brierfield) Colne 	<ul style="list-style-type: none"> Barnoldswick
2. Local Service Centres	
M65 Corridor	West Craven Towns
<ul style="list-style-type: none"> Barrowford 	<ul style="list-style-type: none"> Earby
3. Rural Service Centres	
Rural Pendle	
<ul style="list-style-type: none"> Fence Kelbrook 	<ul style="list-style-type: none"> Foulridge Trawden
4. Rural Villages	
Rural Pendle	
<ul style="list-style-type: none"> Barley Higham Newchurch-in-Pendle Salterforth Spennithorne 	<ul style="list-style-type: none"> Blacko Laneshawbridge Roughlee and Crow Trees Sough

SDP 3 – Housing Distribution

The location of new housing, including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies, should be guided by the percentages in Table SDP3a. Within each spatial area, the provision of housing should follow the settlement hierarchy set out in Policy SDP2. The housing requirement figures are set out in Policy LIV1 and should be read in conjunction with this policy.

Table SDP3a: Housing Distribution

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

SDP 4 – Employment Distribution

The location of new employment land, including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies, should be guided by the percentages in Table SDP4a. Within each spatial area, the provision of employment land should follow the settlement hierarchy set out in Policy SDP2. The employment land requirement is set out in Policy WRK2 and should be read in conjunction with this policy.

Table SPD4a: Employment Distribution

Spatial Area	Percentage totals by Spatial Area
M65 Corridor	78.5
West Craven Towns	18.5
Rural Pendle	3.0

SDP 5 – Retail Distribution

New retail development should be in scale with the position a settlement holds in the retail hierarchy (Table SDP5a). In particular:

Major retail developments should be located in one of the three main town centres. Smaller-scale retail provision should be located within a town or local shopping centre.

Table SDP5a: Retail Hierarchy

Town Centres	
M65 Corridor	West Craven Towns
<ul style="list-style-type: none">NelsonColne	<ul style="list-style-type: none">Barnoldswick
Local Shopping Centres	
M65 Corridor	West Craven Towns
<ul style="list-style-type: none">BrierfieldBarrowford	<ul style="list-style-type: none">Earby

SDP 6 Future Infrastructure Development

The Council will work with partners to deliver the infrastructure necessary to support development in the borough (Appendix A).

Developers will need to confirm with the relevant utility and other infrastructure providers that sufficient capacity is available, or can be made available, to allow their scheme to proceed.

New development will be expected to provide the necessary on-site infrastructure to facilitate the proposed level of development and to contribute towards the mitigation of any adverse impacts in order to make the development acceptable in planning terms.

In addition, subject to individual development viability, contributions will be sought towards improving local infrastructure and services, having regard to the needs identified in the Pendle

infrastructure strategy and the legal and national policy tests.

Pendle Local Plan Part 2: Site Allocations and Development Policies will set out the Council's approach to obtaining such funding or provision from developers, including the priority of competing requirements.

To allow for future expansion, protect access for operational and maintenance requirements and to avoid potential conflict with neighbouring uses, development will not normally be permitted in the immediate vicinity of infrastructure assets, in particular those operated by a utility company.

Policy ENV1 Protecting and enhancing our natural and historic environment

A wide encompassing policy covering;

Biodiversity and geodiversity

Landscapes

Open space and green infrastructure

Historic environment and built heritage

Policy ENV2 Achieving quality in design and conservation

A wide encompassing policy covering:

Designing to enhance our heritage and natural assets, and sense of place

Designing for climate change mitigation and adoption

Designing development to move towards a low carbon future

Carbon Compliance; fabric energy efficiency, on site low carbon heat and power

General requirements:

Developers should demonstrate consideration of the above, as applicable, through their Design and Access Statement. Proposals should demonstrate an understanding of how the scheme fits within the landscape and townscape character (Policy ENV1).

Developers should comply with the requirements of the Joint Lancashire Minerals and Waste Local Plan with regards to maximising the use of recycled and secondary materials.

These are the guiding principles for the design of all new development in Pendle. They are expanded upon in further design policies (Policy LIV5, WRK6 and SUP4) which outline the specific measures that will be expected in particular types of development, and through other Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

Policy ENV 3 Renewable and low carbon energy generation

The Council will encourage new developments that are appropriate to their setting and make a positive contribution towards increasing levels of renewable and low carbon energy (RLC) generation in Pendle.

By supporting a mix of appropriate schemes the Council will aim to achieve the following generation figures by 2020:

- 15.4 MW of electricity

The Council will support proposals for all RLC technologies that are of an appropriate scale for their setting, and where the development:

- Meets the relevant national policy and guidance tests and
- Does not have an unacceptable impact on:
 - A recognised designation (Policy ENV1);
 - The landscape and visual character of an area, either on its own or cumulatively;
 - Ecological, biodiversity or geodiversity assets;
 - Heritage assets and their settings (including archaeological remains);
 - Residential amenity.

All proposals must be accompanied by appropriate supporting evidence which can include landscape, visual, noise and environmental assessments. Applicants must demonstrate that satisfactory mitigation measures can be employed to offset any potentially negative impacts that are identified, or that the positive benefits of the scheme outweigh these impacts.

ENV 4 Promoting Sustainable Travel

Strategic transport

The Council will support those strategic transport schemes as outlined in the most up-to-date versions of the Local Transport Plan and the East Lancashire Highways and Transport Masterplan. In addition, the Council will lobby for, and support the following strategic transport schemes:

Provision of a strategic road link towards Yorkshire (the A56 villages bypass) Reinstatement of the Colne to Skipton railway line.

In supporting these schemes this policy will protect the route of the former Colne-Skipton railway for future transport use.

Development accessibility and managing travel demand

Proposals should follow the settlement hierarchy approach in Policy SDP2 and minimise the need to travel by ensuring they are developed in appropriate locations close to existing or proposed services. Consideration should be given to locating new housing, employment and service developments near to each other to give people the opportunity to live and work within a sustainable distance.

ENV 6 Waste Management

The Council will support the provision of sufficient, well-located waste management facilities, as required by the Joint Lancashire Minerals and Waste Local Plan (LMWLP) by:

- Safeguarding existing waste management facilities, transfer stations and any additional sites located in Pendle that are identified in the LMWLP, unless compensatory site provision is made elsewhere.
- Supporting the more efficient use of existing waste management facilities and transfer stations.
- Exploring local opportunities for the co-location of complementary activities so that their outputs (e.g. heat/materials) can be harnessed to generate low carbon energy (Policy ENV3).
- Considering the sustainable transport of waste where it cannot be treated at source (e.g. via rail and water).

All new developments will be encouraged to follow the waste hierarchy. In particular the Council will:

- Encourage the inclusion of re-used and recycled materials, and in particular the on-site

recycling and reuse of materials recovered through demolition and excavation.

- Require the use of sustainable waste management processes that seek to reduce the generation of waste and prepare waste for reuse, recycling or other forms of recovery, only requiring disposal as a last resort.

ENV 7 Water Management

This policy covers details on: Development and flood risk, Surface water run off and water quality and resources

Housing Policies

Policy LIV 1 Housing Provision and Delivery (Please note this is an extract and not the full policy wording)

Over the 19 year period from 2011 to 2030 provision will be made to deliver a minimum of 5,662 (net) dwellings, equating to an average of 298 dwellings per annum. Where evidence of further need or demand is identified additional dwellings will be provided.

The housing requirement should be delivered in accordance with the distribution set out in Policy SDP3.

To ensure significant and early delivery of the housing requirement a Strategic Site has been allocated in the Core Strategy (Policy LIV2). The Pendle Local Plan Part 2: Site Allocations and Development Policies will be used to allocate:

- specific sites to meet the remainder of the housing requirement (Table LIV1a) and;
- potential reserve sites to provide increased flexibility.

To further encourage significant and early delivery of the housing requirement, proposals for new housing development will also be supported where they accord with other policies of the Core Strategy and are on:

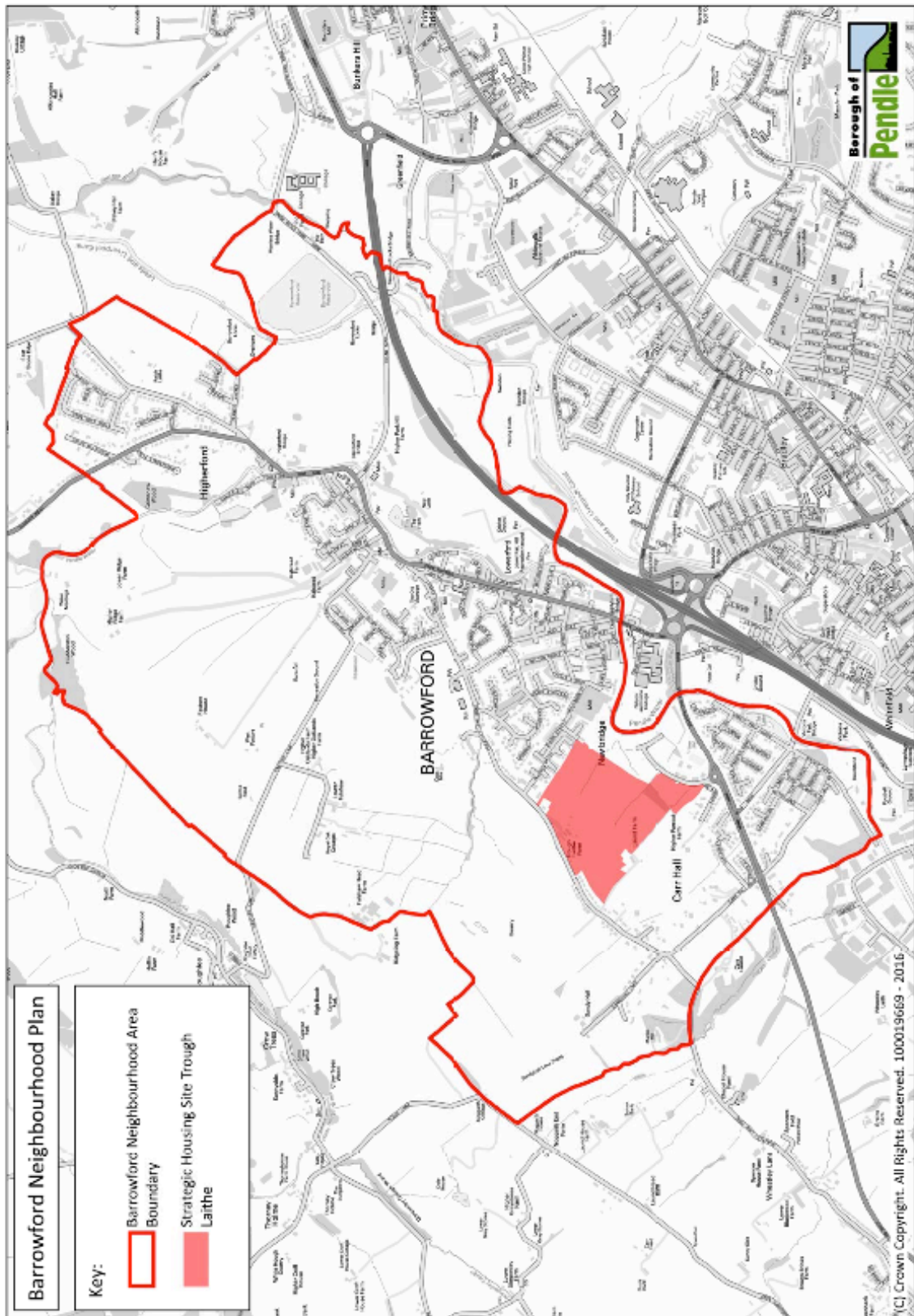
- Non-allocated sites within a Settlement Boundary where they are sustainable and make a positive contribution to the five year supply of housing land;

Policy LIV 2 Trough Laithe

The development of the strategic housing site at Barrowford will be supported subject to the following criteria being met:

- the site is adequately connected to the road and motorway network and is accessible by public transport, walking and cycling;
- early engagement between the applicant and infrastructure providers is carried out to address any capacity issues and ensure the relevant physical and social infrastructure (e.g. utilities, open space, education etc) is provided (Policy SDP6);
- a high quality landscaping scheme is developed, incorporating and enhancing natural and environmental features, as appropriate, but particularly where they relate to wider landscape character or ecological considerations;
- the development addresses any potential environmental impacts (Policy ENV1);
- the development will provide up to 20% affordable housing on-site unless an up-to-date viability assessment indicates that this cannot be delivered;
- the development delivers high quality housing of the types, sizes and densities needed (Policies ENV2 and LIV5).

Figure 3 – insert for Trough Laithe housing allocation site



³ Also refer to approved planning application 13/15/0327/P Outline major residential of up to 500 dwellings

LIV 3 Housing Needs

In order to meet the housing needs of different groups in the community, the Council will encourage and support the provision of a range of residential accommodation. Table LIV3a provides guidance on the particular housing products required by each group and the priority given to that need.

Where applicable, applicants should demonstrate how their development will help to address these identified needs. They should have particular regard to Policies LIV4 and LIV5, and pay attention to the size, type and tenure of housing to be provided, ensuring that it meets the identified need.

Group	Housing need	Priority ⁽¹¹²⁾
Families with children	Provision of larger homes.	High
Minority households		
Young people	Provision of smaller homes of suitable tenures in accessible locations.	Medium
Older people	Provision of smaller homes, bungalows, adaptable homes and supported accommodation.	Medium - likely to grow over the plan period as the population ages.

Group	Housing need	Priority ⁽¹¹²⁾
Households with specific needs (e.g. People with a limiting long-term illness, a disability)	Provision of adaptable homes, accommodation with permanent or floating support (e.g. warden based accommodation).	Medium
Rural households	Provision of homes of suitable tenures (particularly social rented or equivalent) to allow existing populations to remain in these areas.	Low
Agricultural or forestry workers	Provision of accommodation (usually in the open countryside) where it is essential for workers to live permanently at or near to their place of work.	Case-by-case basis
Gypsy and Traveller communities (including Travelling Showpeople)	Provision of sites	Low- currently no identified need for new sites or pitches in Pendle.

LIV 4 Affordable Housing

Targets and thresholds

Proposals for new (general market) housing which meet the relevant thresholds will be required to contribute towards the provision of affordable housing.

Table LIV4a sets out the area based affordable housing targets for different site thresholds which should be met. In areas where the current target is zero the Council will, where market conditions or site specific assessments indicate that it is viable, encourage applicants to provide affordable housing in order to meet the housing needs of the borough. The Council will look to review the targets within 3 years through a Partial Review of the Plan to take account of changing economic conditions.

Table LIV4a - size threshold and area based affordable housing targets

	M65 Corridor	M65 Corridor North	West Craven Towns	Rural Pendle
5-9 dwellings	N/A	N/A	N/A	20%
10-14 dwellings	0%	0%	0%	20%
15 or more dwellings	0%	0%	5%	20%

Tenures, types and sizes

Applicants should use the following percentages as a guide to determine the tenure split of the affordable housing to be provided as part of their development:

- Social rented tenure: 30%
- Affordable rented tenure: 30%
- Intermediate tenure: 40%

It is acknowledged that there will be individual site circumstances where the tenure split may need to vary. In such cases, applicants will need to demonstrate the reasons for an alternative tenure split.

Guidance on the types and sizes of new dwellings is contained in Policy LIV5.

LIV 5 Designing better places to live (please note this is an extract from the full policy)

The Council will require all new housing to be designed and built in a sustainable way in order to meet the needs of Pendle’s population, create sustainable communities, increase the energy efficiency of new dwellings, reduce CO₂ emissions and help to adapt to climate change.

To achieve this, the Council will; require proposals to follow the design approach in Policy ENV2; support proposals that are of a high quality and innovative design; and strongly encourage the use of the Building for Life standards.

The overall borough-wide requirements for the design of new housing are set out below. These are supported by more tailored guidance for each spatial area to address local circumstances.

M65 Corridor

Types and sizes – new developments should provide types and sizes of dwellings that help rebalance the housing stock in this area. In particular, the provision of new terraced housing should be limited.

Density – as a general rule the inner urban areas would benefit from lower density developments. Higher density schemes will be acceptable where they are in areas of high accessibility or where there are specific design issues that require a higher density e.g. in certain conservation areas.

Open space/green infrastructure – provision should be concentrated in areas of identified deficiency, particularly in Nelson and parts of Brierfield.

WRK 1 Strengthening the Local Economy

New opportunities for economic development should help to strengthen and diversify the local economy. Proposals will be supported where they:

- Facilitate expansion, or support investment, by businesses in the priority (growth) sectors

identified in the Jobs and Growth Strategy for Pendle (2015), the Pendle Lancashire Economic Strategy (2008) and the Lancashire Strategic Economic Plan (2014).

- Promote entrepreneurial activity and new business formation.
- Encourage economic activity in identified areas of regeneration need, where it can help to reduce levels of worklessness, offer training opportunities and help to improve skill levels, particularly in young people.
- Promote sustainable working practises:
- Help to establish mutually supportive clusters of businesses in key economic sectors, including retailing.
- Enable home-working, particularly in rural areas.
- Maximise access to work or training opportunities for those wanting to enter the labour market and upgrade their skills.
- Deliver improved transport links, electronic services and digital connectivity.

WRK 2 Employment Land Supply

The Council and its partners will ensure that 68.0 hectares (gross) of land is brought forward for employment uses – Use Classes B1, B2 and B8 – over the plan period. The Council will seek to identify and allocate at least 25 hectares of employment land over the lifetime of the plan, this figure represents the current shortfall from the projected requirement.

The need for new site provision will be informed by an up-to-date Employment Land Review and annual monitoring. The employment land portfolio will be reviewed every three years to ensure that it provides an appropriate range of sustainable sites that are attractive to the market and that at least 30% of the existing supply can be regarded as being immediately available. Any shortfall will be addressed by identifying a range of employment sites, for traditional employment uses (B1, B2, and B8) and other identified growth sectors, in the Pendle Local Plan Part 2: Site Allocations and Development Policies and/or any Area Action Plans or Neighbourhood Plans.

M65 Corridor

The Key Service Centres in the M65 Corridor will be the main focus for new employment initiatives in Pendle. Within this area access to employment, both in terms of labour market connectivity to sites and the possession of appropriate skills to enter the job market are key issues. New employment development should seek to:

1. Develop the role of Nelson as the core location for employment and establish the town centre as the focus for new office development.
2. Encourage new employment development in Nelson and Colne town centres, which contributes to the improved efficiency of existing land and premises, minimising the need for additional land take-up.
3. Facilitate mixed-use development in Nelson and Colne town centres and where appropriate on Brownfield sites adjacent to transport hubs and the main accessibility corridors.
4. Promote mixed-use development that supports neighbourhood renewal initiatives and/or delivers schemes that improve the range of local employment opportunities.
5. Enhance the role of the Protected Employment Areas, which will be the focus for employment in Use Classes B1, B2 and B8.
6. Improve labour market connectivity by taking advantage of sustainable transport links between existing employment locations both within, and outside, the M65 Corridor.

WRK 4 Retailing and Town Centres

The Town and Local Shopping Centres, identified in Policy SDP5, will be the primary focus for retail development in Pendle.

To support the spatial development strategy (Policies SDP2 and SDP5), all retail applications that are intended to serve a borough-wide catchment should be located in Nelson or Colne.

The Town Centres in the M65 Corridor will be the main focus for new retail development.

In the Local Shopping Centres of Brierfield and Barrowford comparison retail development should be consistent with the scale and nature of the centre and not serve a borough-wide catchment.

In Nelson and Colne town centres, we will encourage socially inclusive uses that help to improve their vitality and viability in the early evening and into the night.

This will be achieved by:

1. Promoting uses that complement and/or enhance the provision of arts, culture and entertainment facilities (including the existing ACE Centre) in Nelson town centre.
2. Enhancing the range of leisure and cultural facilities in Colne town centre, including restaurants and cafes (A3 uses).

Proposals should not:

1. Compromise the safety and enjoyment of local residents, in terms of noise, disturbance and increased traffic.
2. Exacerbate problems in areas where there is already a concentration of restaurants and cafes (A3 uses), drinking establishments (A4 uses), or nightclubs.

WRK 5 Tourism, Leisure and Culture

M65 Corridor and West Craven Towns

New development aimed at attracting people into our towns will be expected to comply with a sequential approach, which prioritises sites and premises that are located alongside an existing, or complementary, use:

1. Within a designated town centre.
2. Adjacent to a transport hub.
3. In a high accessibility corridor
4. Alongside the Leeds and Liverpool Canal.

To encourage socially inclusive tourism, leisure and cultural uses that help to improve the vitality and viability of Nelson and Colne Town Centres in the early evening and into the night proposals should also have regard to Policies WRK4, SUP1 and SUP4, as appropriate.

SUP 1 Community Facilities

This policy covers policy for loss of provision of community facilities and also new provision. It also states the following which covers Barrowford:

M65 Corridor and West Craven Towns

New arts, culture and leisure facilities, particularly those which enhance the existing offers in Nelson and Colne will be supported, in line with Policies WRK4 and WRK5.

SUP 2 Health and well being

The Council will work with partners to deliver key developments which will improve the health and well-being of people in Pendle, and will:

- Support the provision of new or improved facilities for health, leisure and social care.
- Give priority to directing such developments to areas with high levels of deprivation or an identified need or deficiency in provision as identified in the Pendle Infrastructure Delivery Schedule or partners' plans, whilst having regard to the principles set out in Policies SDP2, SDP6 and SUP1. S
- Support regeneration schemes which, by improving the quality of the existing sub-standard housing stock and local environments, help to create healthier neighbourhoods.
- Support the provision and enhancement of open space to improve the long-term health prospects and future well-being of local residents.
- Support and develop healthy ways to travel (Policy ENV4).
- Support the provision of better access and links to the natural environment. In designing new facilities, partners and developers should have regard to the requirements set out in policies SUP4 and ENV2.

SUP 3 Education and Training

The Council will work with partners to deliver key developments that will improve the educational and training opportunities in Pendle.

- Priority should be given to directing education and training developments to areas with an identified need or deficiency in provision, as identified in the Pendle Infrastructure Delivery Schedule or partners' plans, or to areas with high levels of deprivation, whilst having regard to the principles set out in SDP2, SDP6 and SUP1.
- Facilities and services for the education and training of all age groups should be in locations that are conveniently accessible to users, including by walking and cycling. Where possible, consideration of the provision of primary and secondary education facilities on a single site or in close proximity will be supported to reduce travel requirements for families with children of different ages.
- The Council will support the provision of improved primary education facilities where a need exists.
- The Council will continue to support the upgrading of secondary education facilities, especially where the proposed scheme will bring benefits to the wider community.
- The Council will work with partners to ensure the provision of, or access to, post-16 education and training to help reduce inequalities and support the local economy.
- In designing new facilities, partners and developers should have regard to the requirements set out in policies SUP4 and ENV2.

SUP 4 Designing Better Public Places (please note this is only an extract of the complete policy)

The Council will work with partners and developers to achieve well designed, high quality public buildings and spaces.

Applicants should have regard to the general design requirements set out in Policy ENV2 and in addition:

Public Buildings

Public Realm

4.0 Pendle Local Plan Part 2: Site Allocations and Development Policies

Consultations on this document ran in parallel with the Core Strategy up to the Issues and Options stage, and two 'Call for Sites' public consultations were held in 2008 and 2010.

The final document will:

- Identify those sites that are considered to be best placed to help deliver the strategic objectives set out in the Core Strategy, and their proposed use.
- Establish the boundaries for areas where development will be resisted, or required to meet higher standards of design.
- Set out detailed development management policies, which will be used to inform day-to-day decisions on planning applications.

A review of the continued validity of the following planning designations, established in the Replacement Pendle Local Plan (2001-2016), will be an integral element of future public consultations on this document:

- Settlement Boundaries (Policy 1)
- Protected Areas (Policy 3A)
- Sites of Settlement Character (Policy 12)
- Housing Land Allocations (Policies 17 and 18)
- Protected Employment Areas (Policy 22)
- Employment Land Allocations (Policy 23)
- Town Centre Boundaries (Policy 25)
- Primary, Secondary and Local Shopping Frontages (Policy 26)
- Retail Land Allocations (Policy 27)
- Protected Car Parks (Policy 31)

Although the Core Strategy has identified exceptional circumstances for the release of Green Belt land to provide a Strategic Employment Site (Policy WRK3) the general extent of the Lancashire Green Belt is to be maintained. A detailed review of Green Belt boundaries around settlements in Pendle will be carried out as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies.

The objectives of many other designations are supported by planning policies (e.g. Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and Biological Heritage Sites, conservation areas etc.), but their boundaries are not established through planning policy.

Strategic Housing market assessment

The Burnley and Pendle Strategic Housing Market Assessment (SHMA) forms a key part of the evidence base for the Local Plan. The SHMA was prepared by Nathaniel Lichfield and Partners (NLP) in 2013. The purpose of the study is to set out the potential scale of future housing requirements in the borough based upon a range of housing, economic and demographic factors, trends and forecasts.

The study provides recommendations on the amount of new housing that should be provided up to 2030 as well as the types and sizes of housing that are needed. It also looks at the amount of affordable housing that is required and which affordable tenures should be provided.

Strategic housing land availability assessment

The Pendle Strategic Housing Land Availability Assessment (SHLAA) forms a key part of the evidence base for the Local Plan. The SHLAA provides an assessment of sites to see whether they are:

- available for housing development - in terms of access and ownership issues;
- suitable for housing development - in terms of physical constraints, sustainability issues; and
- achievable - in terms of an assessment of financial viability.
-

The SHLAA does not allocate sites for new housing development, it simply provides an indication as to the number of sites which have the potential to be developed for housing in the future.

The Pendle Strategic Housing Land Availability Assessment (SHLAA) was approved at the meeting of the Full Council on Thursday 25th September 2014.

This document has been used to help inform the preparation of the policies in the Local Plan Part 1: Core Strategy.

Development viability study

The Pendle Development Viability Study (DVS) forms a key part of the evidence base for the Local Plan. The DVS was prepared by Colliers International in 2013. The purpose of the study is to assess the development market conditions in the borough and specifically look at the potential impact of the policies in the Local Plan on the viability of development in the borough.

The study provides a range of economic viability appraisals for different sizes and types of development across the borough. These have been used to help inform the achievability test in the Strategic Housing Land Availability Assessment (SHLAA).

The Pendle Development Viability Study (DVS) was approved at the meeting of the Full Council on Thursday 25th September 2014.

This document has been used to help inform the preparation of the policies in the Local Plan Part 1: Core Strategy.

Retail capacity study

The RCS was prepared by Nathaniel Lichfield and Partners (NLP) in 2007. The objectives of the study were to provide:

- a qualitative assessment of existing retail, leisure and entertainment facilities in the Borough;
- an assessment of the future needs for additional retail and commercial leisure facilities;
- an assessment of the capacity of Pendle's town and local centres to meet demand through identification of sites; and

- a policy review and proposed issues and options for the Local Plan.

The Retail Capacity Study was updated by NLP in July 2012. Further updates to the study will be made as and when circumstances change in the market or when it is considered necessary to renew the information in the study as a whole - usually around five years from the adoption or update of the previous study.

Strategic Flood Risk Assessment (SFRA)

The Strategic Flood Risk Assessment (SFRA) is a study into the extent and severity of flood risk in the area. The Pendle Strategic Flood Risk Assessment was adopted in November 2006, the Council intend to carry out a desk based update of the study in 2014.

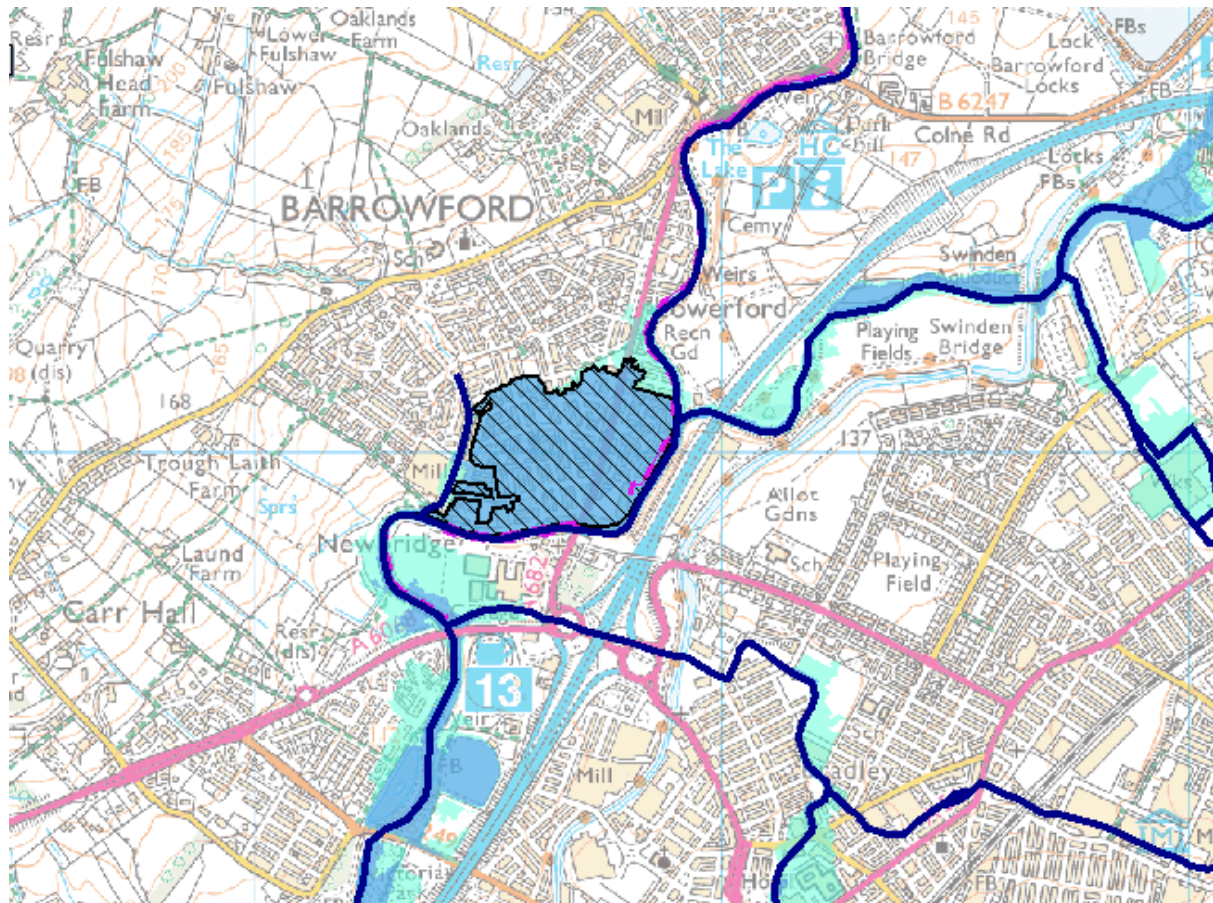
The SFRA provides information on the different levels of flood risk in different parts of the borough . It also provides guidance on how to protect new development from flooding and how to assess the effect of new development on flooding nearby.

Open Space Audit






The Pendle Open Space Audit (OSA) is used to gain an understanding of existing open space provision within specified areas of the borough. It also assesses the function of each open space site and considers whether the needs of users are adequately met by identifying any surpluses or deficiencies.

The Open Space Audit was adopted in November 2008. In future the Open Space Audit will be incorporated into the Green Infrastructure Strategy which is likely to be prepared in 2014/15. This will help inform the Local Plan Part 2: Site Allocations and Development Policies.

Figure 4 - Flood Map for Planning (Rivers and Sea)

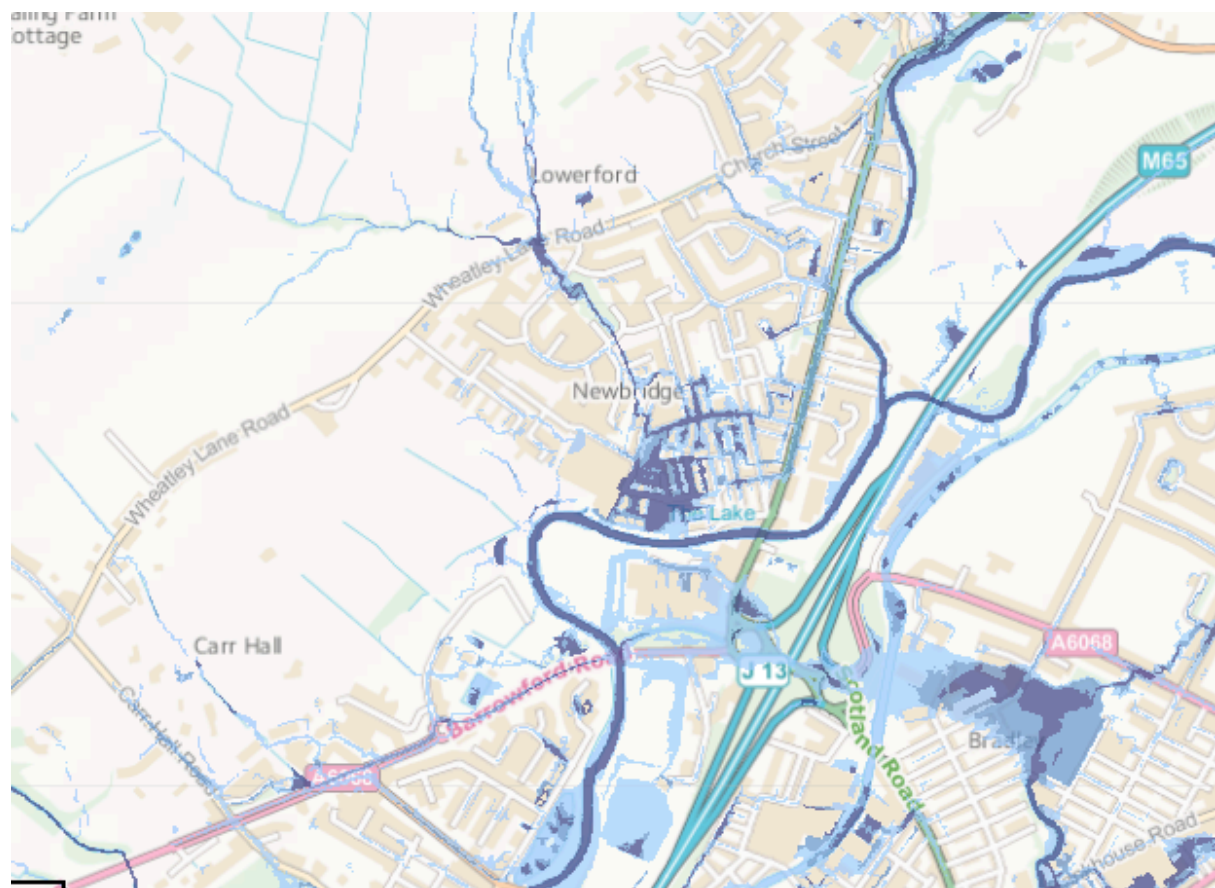


Map Legend

-  Flood Zone 3
-  Flood Zone 2
-  Flood defences
(Not all may be shown*)
-  Areas benefiting from flood defences
(Not all may be shown*)
-  Main rivers

⁴ http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=_e&topic=floodmap&layer=default&scale=11&x=385398&y=438992#x=385398&y=438992&scale=11

Figure 5 - Risk of flooding from surface water



Map legend

- High
- Medium
- Low
- Very Low

⁵ http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=_e&topic=floodmap&layer=default&scale=11&x=385398&y=438992#x=385398&y=438988&scale=11

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

1. Victoria Park
2. Barrowford Park

There are three key outdoor sports facilities:

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

Open Space Audit – Pendle Borough Council 2008

Open space forms a key component of the new spatial planning framework, offering recreational and leisure opportunities to residents whilst also offering them the opportunity to adopt healthier lifestyles. The primary objective of the audit is to ensure that there are sufficient good quality recreational facilities and areas of open space, sited in locations that serve the recreational and amenity needs of the local population, highlighting those areas where a lack of provision currently exists.

The audit will produce the following key outputs:

- An analysis of existing open space provision, in terms of size, function and accessibility.
- An evaluation of areas and/or types of deficiency, whether in terms of function, location, quantity, accessibility, or quality; and any areas or types of surplus.
- Maps of open space provision (by ward) categorized according to the open space typologies as set out in Table 1.
- The audit categories the following spaces; amenity greenspaces, play areas, equipped play areas, parks, outdoor sports and civic space

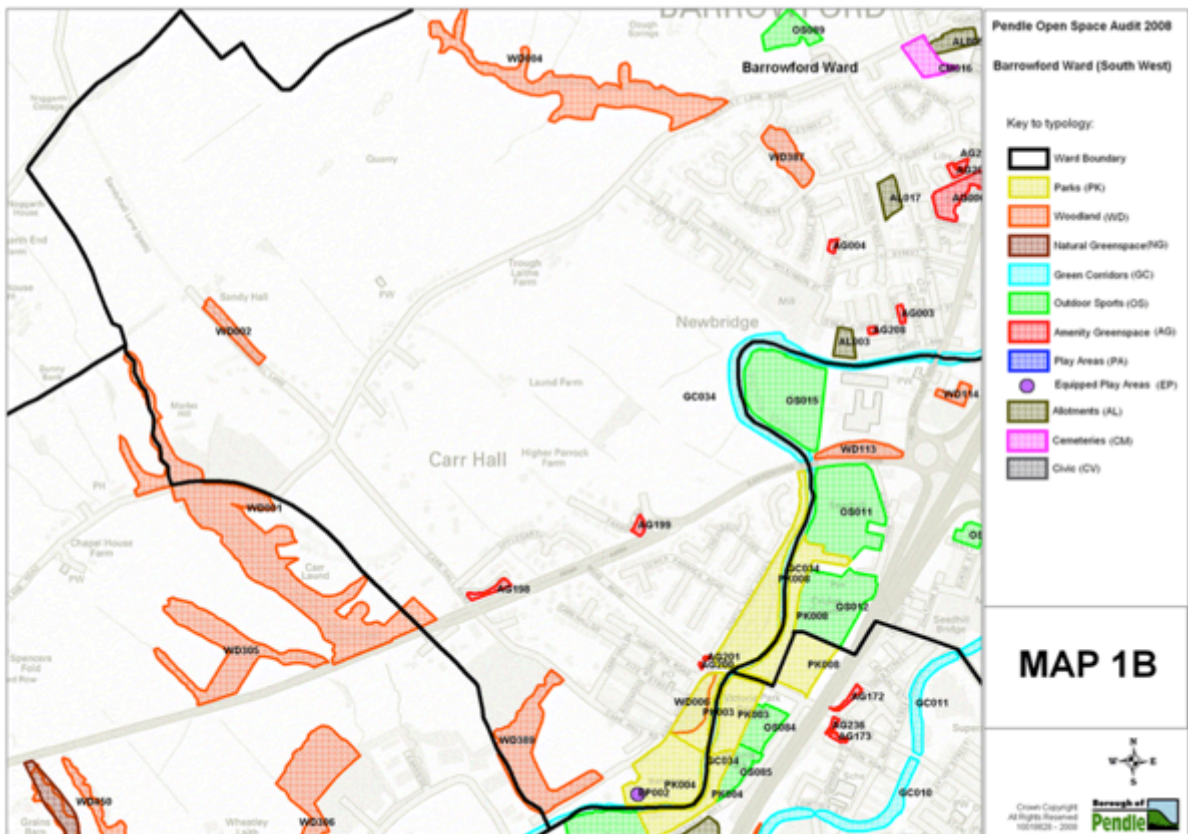
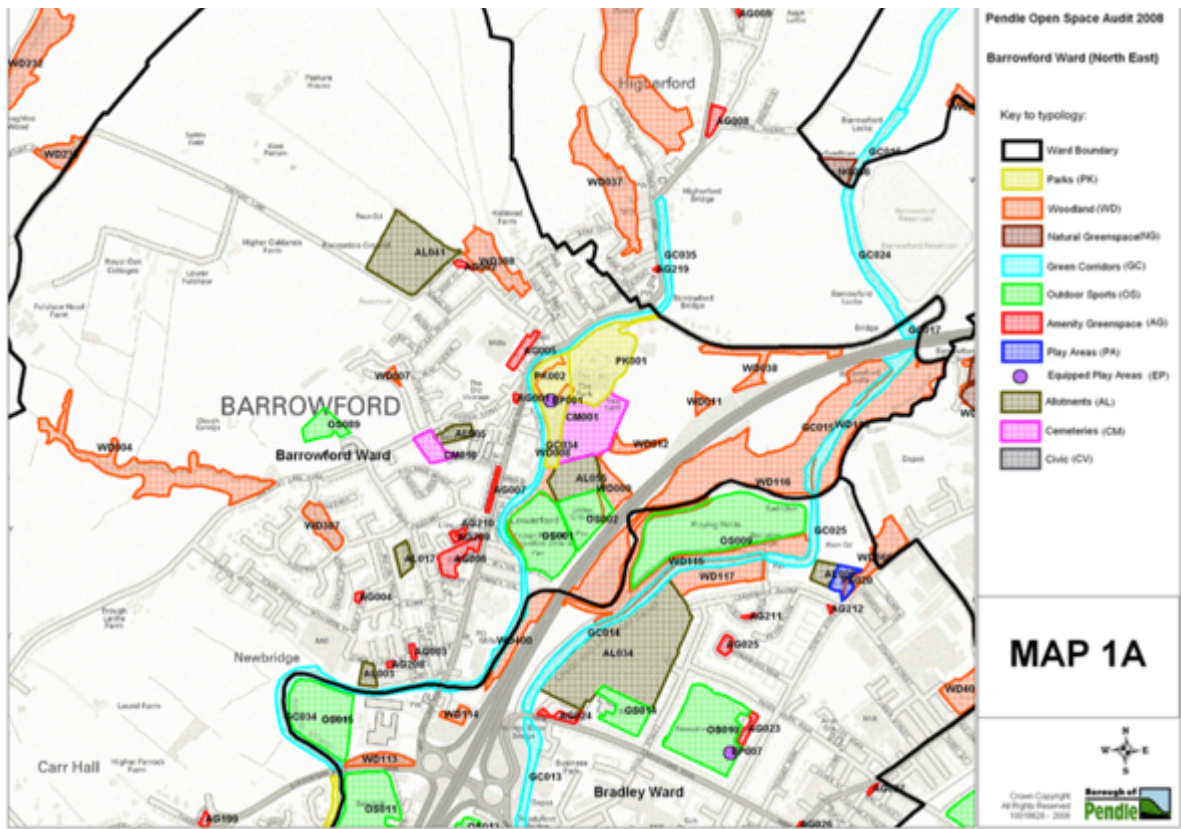
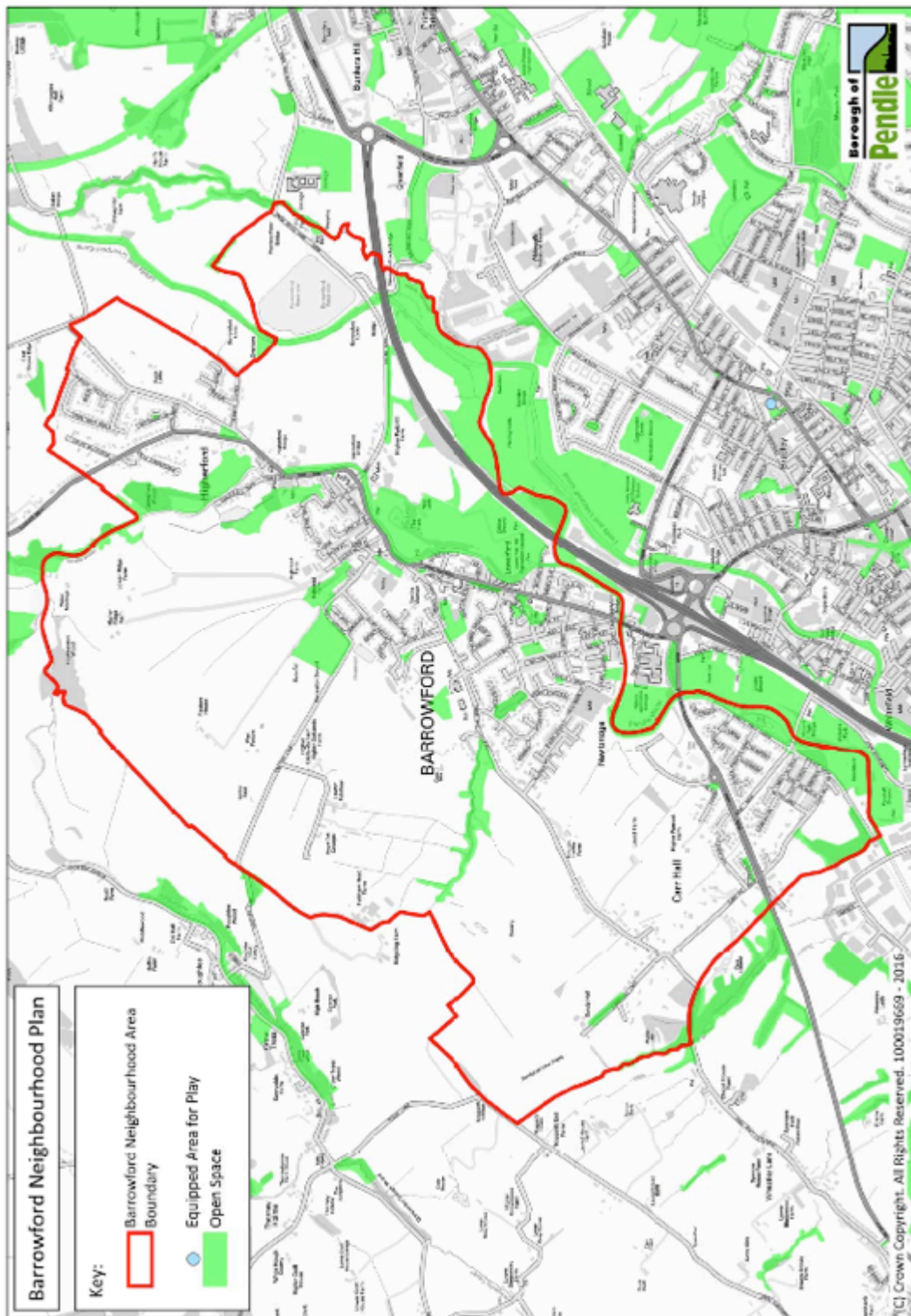


Figure 6 – Key open space within the NP



35. Lancashire Valleys – 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.

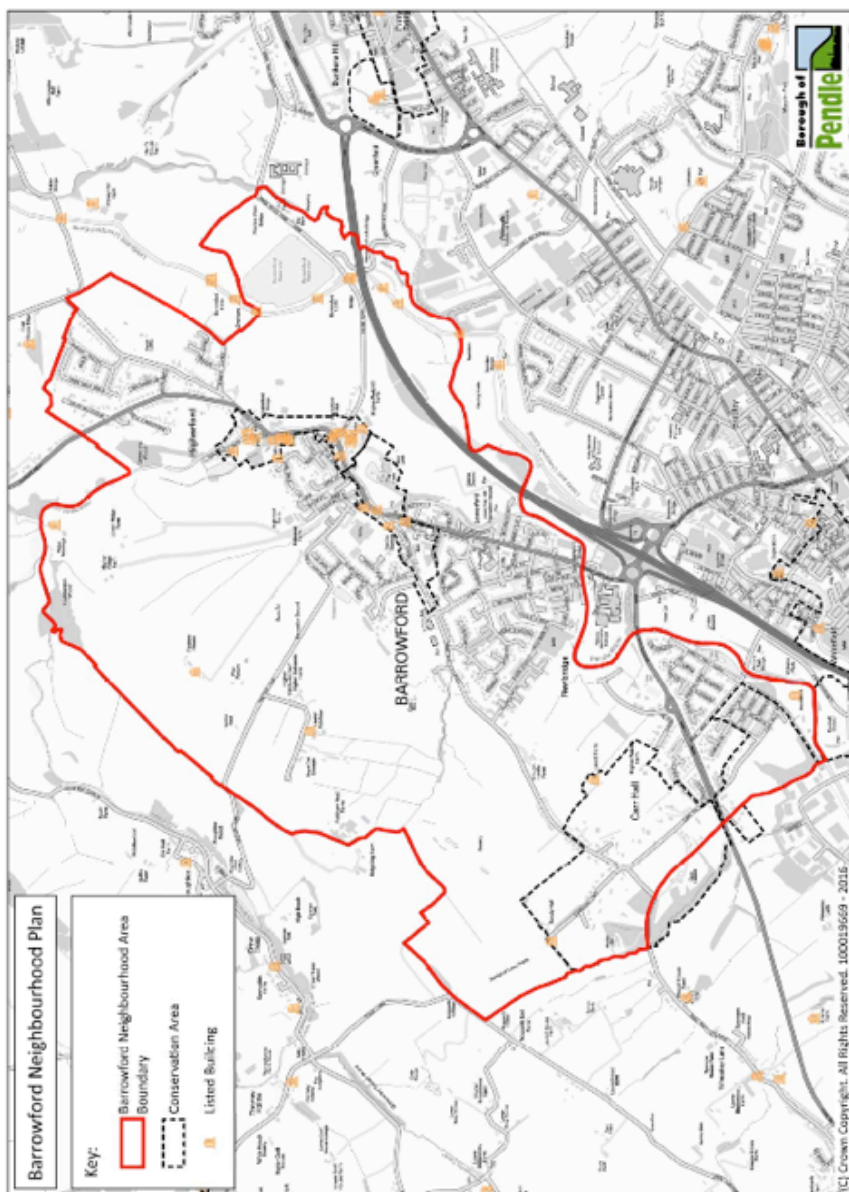
The Lancashire Valleys broadly consist of the wide vale of the rivers Ribble and Calder and their tributaries, running north-east to south-west between the natural backdrops of Pendle Hill and the Southern Pennines. This visually contained landscape has a strong urban character. The Lancashire Valleys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

There are three key Conservation Areas within the NP area:

- Barrowford
- Higherford
- Carr Hall

These designations have Conservation Area Appraisals and Management Plans (completed in 2010)

Figure 7 – Conservation Areas and Listed Buildings within the NP area



Barrowford Conservation Area

The Barrowford Conservation Area was designated in February 1987, as a southwards extension to the Higherford Conservation Area which had been designated in 1981. The conservation area covers the historic core of the village of Barrowford, centred around the junction of Church Street with Gisburn Road. The village is linear in nature as it follows the line of Gisburn Road running north-south along the flat valley floor of Pendle Water. Church Street rises up the western valley side from its junction with Gisburn Road, and links Barrowford with Wheatley Lane and Fence. The conservation area is varied in character, including the commercial heart of the village, housing, churches, schools and parkland. It is surrounded by twentieth century housing which grew up on the higher valley slopes.

The special interest of the conservation area results from a combination of many factors: the complex interaction of the built form, the traditional stones and slates of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, river and roads. It can be summarised as follows:

- A rural settlement with its origins in agriculture and then handloom weaving;
- Linear growth along the early 19th century turnpike road which follows the western bank of Pendle Water;
- Two high status 17th century houses – Bank Hall (The Lamb Club) Grade II*, and The White Bear, Grade II;
- A variety of humbler buildings of differing shapes and sizes, creating irregular and haphazard building lines;
- A predominance of local stone and slate together with simple and robust vernacular detailing to the built form;
- The dramatic juxtaposition of the built form with the open spaces of the park;
- The setting of mature trees.

The Conservation Area defines four key character areas: (refer to figure 8)

- Church Street
- Gisburn Road
- Barrowford Park
- St Thomas's Churchyard

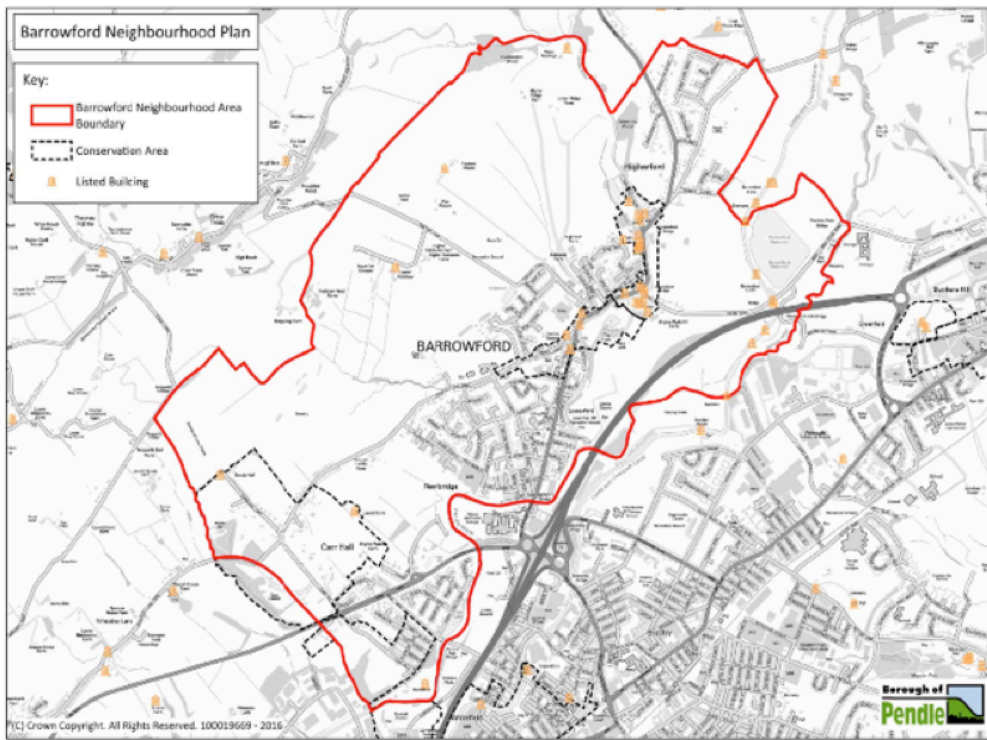
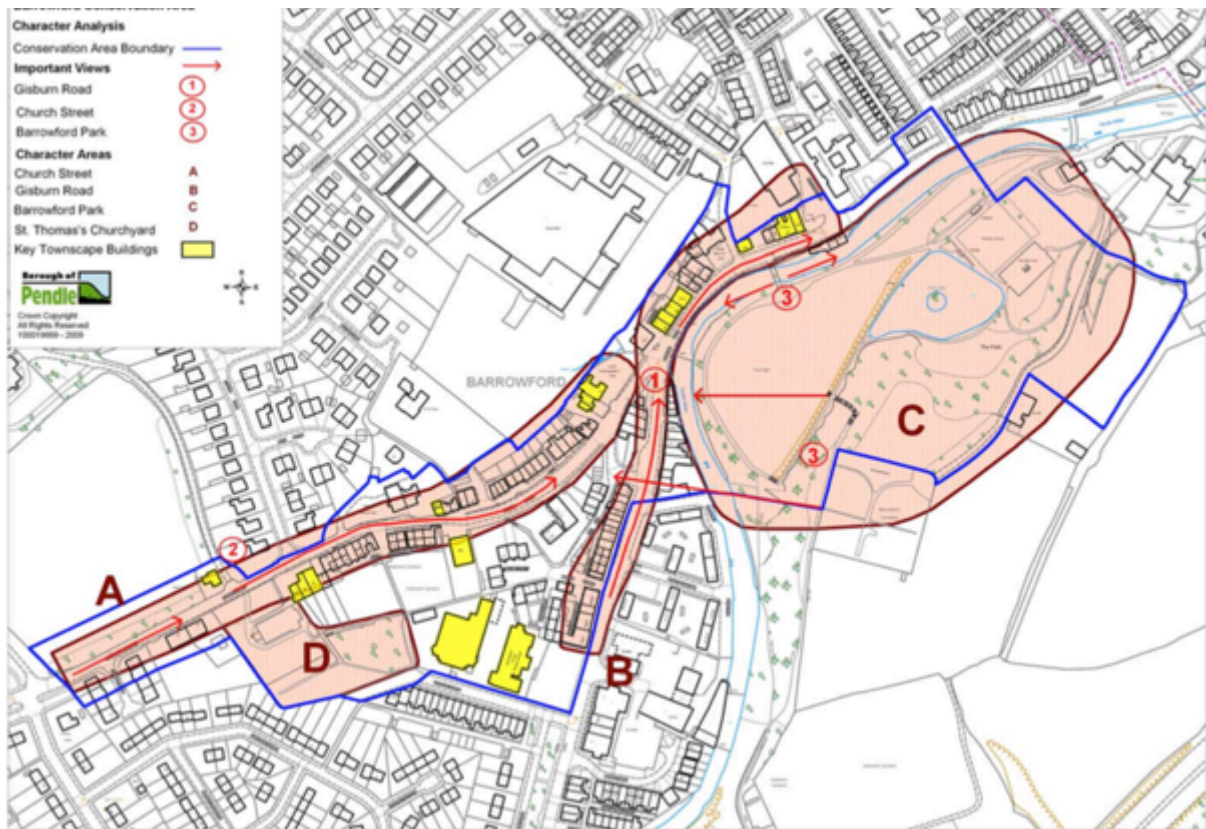


Figure 8 – extract from Barrowford Conservation Area Character Appraisal Character Analysis



Higherford Conservation Area

The Higherford Conservation Area was designated in April 1981. The conservation area is focussed around the two historic crossing points of Pendle Water at Higherford to the north, and Park Hill (Barrowford Bridge) to the south. The area is therefore linear in nature as it follows the line of the river and Gisburn Road which runs alongside. The conservation area is located just to the north of the commercial heart of the village of Barrowford, the latter being designated a conservation area in 1987.

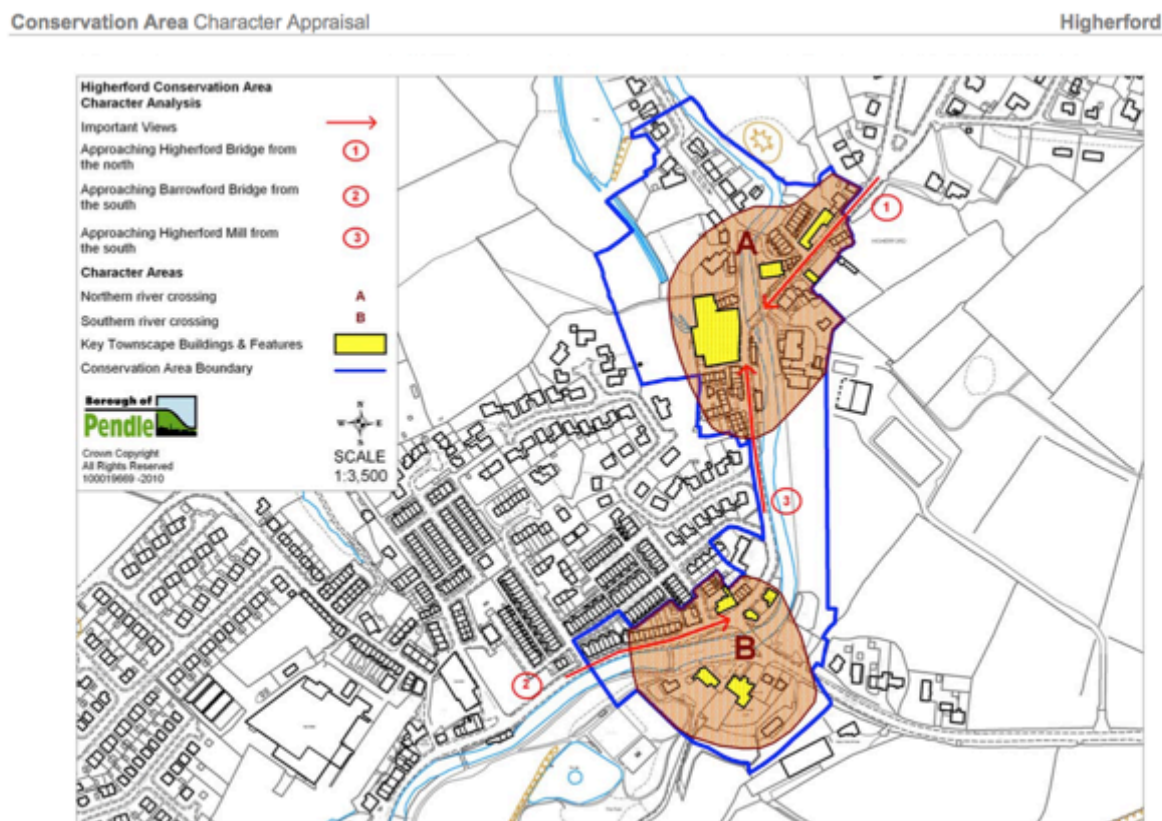
The special interest of the conservation area results from a combination of many factors; the complex interaction of the built form, the traditional stones and slates of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, river and roads. It can be summarised as follows:

- Two historic rural farming settlements clustered around north and south crossings over Pendle Water, with houses at Park Hill and Holt Square dating from the 16th century;
- Later diversification to handloom weaving and the construction of cottages to accommodate this;
- Linear growth along Gisburn Road, the early 19th century turnpike road which hugs the western bank of Pendle Water, bypassing the old 16th century packhorse bridge;
- Higherford Mill, an early water-powered textile mill and important landmark building;
- A variety of smaller buildings of differing shapes and sizes, creating irregular and haphazard building lines;
- A predominance of local stone and slate together with simple and robust vernacular detailing to the built form;
- The setting of mature trees.

The Conservation Area defines two key character areas. (refer to figure 9)

- Northern river crossing
- Southern river crossing

Figure 9 – extract from Higherford Conservation Area Character Appraisal Character Analysis



Carr Road Conservation Area

The Carr Hall Road Conservation Area was designated in 1984, together with the Carr Hall/Wheatley Lane Road Conservation Area which lies just to the north. The conservation area lies close to Pendle Water and Victoria Park, on the western edges of Nelson but within the Parish of Barrowford.

It comprises suburban development dating from the late 19th and early 20th centuries which took place on land belonging to Carr Hall, now demolished.

The special interest of the conservation area results from a combination of many factors; the complex interaction of the built form, the traditional materials of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, river and roads. It can be summarised as follows:

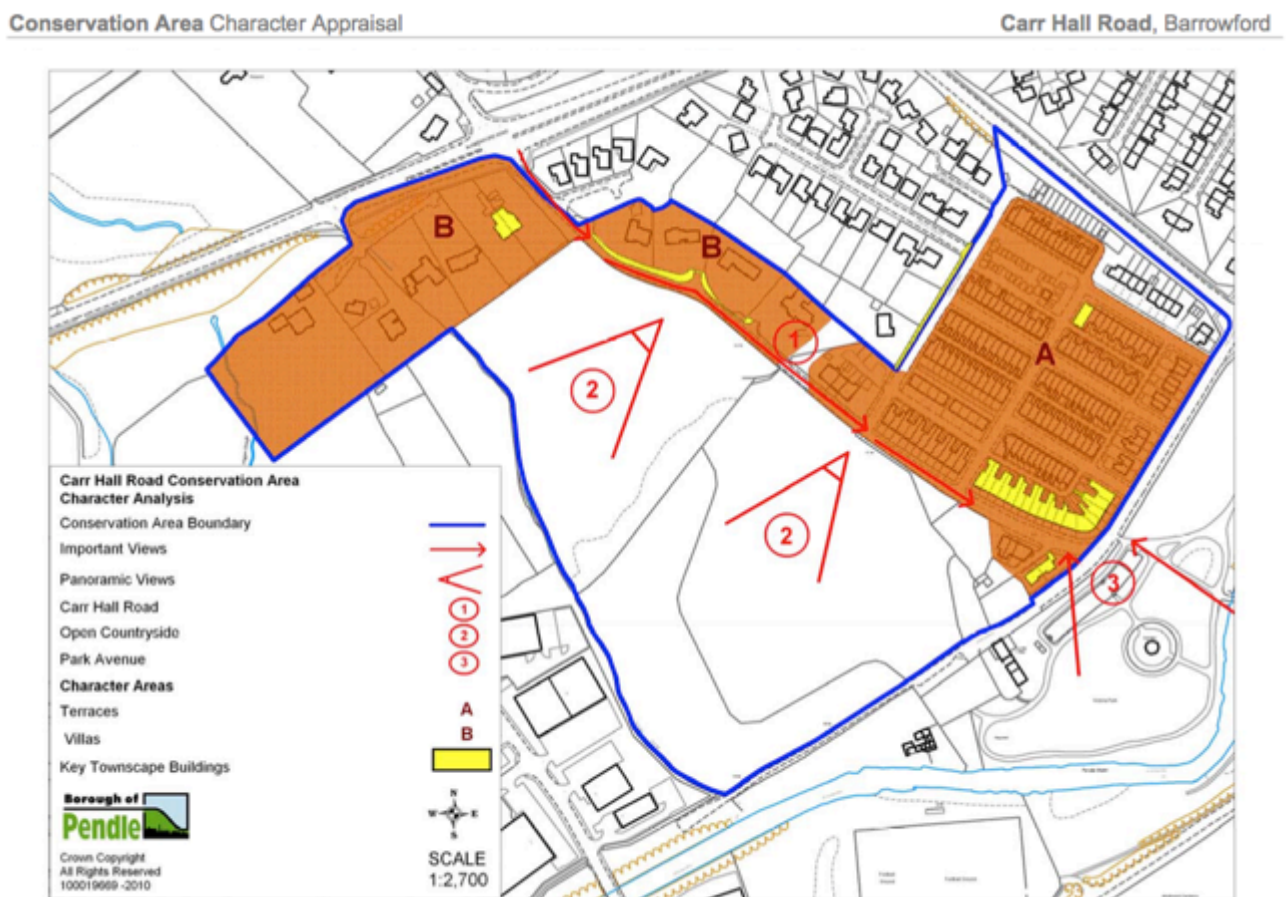
- Origins of the area in the historic estate at Carr Hall, dating from the 16th century;
- The gradual break-up of the Hall and its estate allowing plots of land to be sold for housing development from the late 19th century;

- The development of Victoria Park along the banks of Pendle water, allowing potential for middle class terraced housing to be built overlooking the Park;
- The development of higher status detached houses within large plots enjoying views from the valley sides above Nelson;
- Housing displaying a variety of architectural styles and detailing, unified by the predominance of local stone;
- The setting of mature trees and open parkland, having their origins in the Carr Hall estate.

The Conservation Area defines two key character areas: (refer to figure 9)

- Terraces
- Villas

Figure 10 – extract from Carr Road Conservation Area Character Appraisal Character Analysis



Within the Parish there are 35 Listed Buildings on the Historic England register: Needs to be out into a table

LEEDS AND LIVERPOOL CANAL LOCK NUMBER 49

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL LOCK NUMBER 49, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

LEEDS AND LIVERPOOL CANAL LOCK NUMBER 50

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL LOCK NUMBER 50, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

LEEDS AND LIVERPOOL CANAL LOCK NUMBER 51

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL LOCK NUMBER 51, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

LOWER FULSHAW HEAD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- LOWER FULSHAW HEAD FARMHOUSE, PASTURE LANE, Barrowford, Pendle, Lancashire

Heritage Category: Listing

Grade: II

Location:

- BARROWFORD BRIDGE, COLNE ROAD, Barrowford, Pendle, Lancashire

CLERK'S HOUSE

Heritage Category: Listing

Grade: II

Location:

- CLERK'S HOUSE, COLNE ROAD, Barrowford, Pendle, Lancashire

13-17, FORESIDE

Heritage Category: Listing

Grade: II

Location:

- 13-17, FORESIDE, Barrowford, Pendle, Lancashire

99, 101, 103 AND 103A, GISBURN ROAD

Heritage Category: Listing

Grade: II

Location:

- 99, 101, 103 AND 103A, GISBURN ROAD, Barrowford, Pendle, Lancashire

SANDY HALL

Heritage Category: Listing

Grade: II

Location:

- SANDY HALL, SANDY HALL LANE, Barrowford, Pendle, Lancashire

LAUND FARMHOUSE AND COTTAGE

Heritage Category: Listing

Grade: II

Location:

- LAUND FARMHOUSE AND COTTAGE, WHEATLEY LANE ROAD, Barrowford, Pendle, Lancashire

CROWTREES

Heritage Category: Listing

Grade: II

Location:

- CROWTREES, 1, BARLEYDALE ROAD, Barrowford, Pendle, Lancashire

LAMB WORKING MENS CLUB

Heritage Category: Listing

Grade: II*

Location:

- LAMB WORKING MENS CLUB, 2-6, CHURCH STREET, Barrowford, Pendle, Lancashire

HIGHERFORD MILL CHIMNEY

Heritage Category: Listing

Grade: II

Location:

- HIGHERFORD MILL CHIMNEY, Barrowford, Pendle, Lancashire

WHITE BEAR INN

Heritage Category: Listing

Grade: II

Location:

- WHITE BEAR INN, CHURCH STREET, Barrowford, Pendle, Lancashire

PARK HILL

Heritage Category: Listing

Grade: II

Location:

- PARK HILL, COLNE ROAD, Barrowford, Pendle, Lancashire

BARN AT PARK HILL

Heritage Category: Listing

Grade: II

Location:

- BARN AT PARK HILL, COLNE ROAD, Barrowford, Pendle, Lancashire

GEORGE AND DRAGON PUBLIC HOUSE

Heritage Category: Listing

Grade: II

Location:

- GEORGE AND DRAGON PUBLIC HOUSE, 217, GISBURN ROAD, Barrowford, Pendle, Lancashire

FOLD

Heritage Category: Listing

Grade: II

Location:

- FOLD, 2 AND 4, GISBURN ROAD,
- 2 AND 4, FOLD, Barrowford, Pendle, Lancashire

NUMBER 1 FOLD AND NUMBERS 2, 4 AND 6 HOLT SQUARE

Heritage Category: Listing

Grade: II

Location:

- NUMBER 1 FOLD AND NUMBERS 2, 4 AND 6 HOLT SQUARE, GISBURN ROAD, Barrowford, Pendle, Lancashire

WATERMEETINGS

Heritage Category: Listing

Grade: II

Location:

- WATERMEETINGS, GISBURN ROAD, Barrowford, Pendle, Lancashire

195-211, GISBURN ROAD

Heritage Category: Listing

Grade: II

Location:

- 195-211, GISBURN ROAD, Barrowford, Pendle, Lancashire

239-247, GISBURN ROAD

Heritage Category: Listing

Grade: II

Location:

- 239-247, GISBURN ROAD, Barrowford, Pendle, Lancashire

FOLD

Heritage Category: Listing

Grade: II

Location:

- FOLD, 3-7, GISBURN ROAD,
- 3-7, FOLD, Barrowford, Pendle, Lancashire

TOLL HOUSE

Heritage Category: Listing

Grade: II

Location:

- TOLL HOUSE, GISBURN ROAD, Barrowford, Pendle, Lancashire

LEEDS AND LIVERPOOL CANAL SWINDEN AQUEDUCT

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL SWINDEN AQUEDUCT, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

HIGHERFORD MILL

Heritage Category: Listing

Grade: II

Location:

- HIGHERFORD MILL, GISBURN ROAD, Barrowford, Pendle, Lancashire

CROWTREE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- CROWTREE COTTAGE, 19, FORESIDE, Barrowford, Pendle, Lancashire

HIGHERFORD OLD BRIDGE

Heritage Category: Listing

Grade: II*

Location:

- HIGHERFORD OLD BRIDGE, BARLEYDALE ROAD, Barrowford, Pendle, Lancashire

BAND STAND

Heritage Category: Listing

Grade: II

Location:

- BAND STAND, PARK AVENUE, VICTORIA PARK, Barrowford, Pendle, Lancashire

CRUCK BARN AT PENDLE HERITAGE CENTRE

Heritage Category: Listing

Grade: II

Location:

- CRUCK BARN AT PENDLE HERITAGE CENTRE, PARK HILL, PENDLE HERITAGE CENTRE, Barrowford, Pendle, Lancashire

Higherford Old Bridge

Heritage Category: Scheduling

Grade:

Location:

- Barrowford, Pendle, Lancashire

PASTURE HOUSE

Heritage Category: Listing

Grade: II

Location:

- PASTURE HOUSE, PASTURE LANE, Barrowford, Pendle, Lancashire

MILESTONE OPPOSITE 129 GISBURN ROAD

Heritage Category: Listing

Grade: II

Location:

- MILESTONE OPPOSITE 129 GISBURN ROAD, GISBURN ROAD, Barrowford, Pendle, Lancashire

LEEDS AND LIVERPOOL CANAL LOCK NUMBER 48

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL LOCK NUMBER 48, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

LEEDS AND LIVERPOOL CANAL BARROWFORD ROAD BRIDGE NUMBER 143

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL BARROWFORD ROAD BRIDGE NUMBER 143, LEEDS AND LIVERPOOL CANAL, Barrowford, Pendle, Lancashire

Retail Designations

Barrowford is defined as a 'Local Shopping centre'

The Core Strategy states 'The Local Shopping Centres of Brierfield, Barrowford and Earby should continue to play a supporting role to the three town centres, providing the everyday retail and service needs for their respective populations '.

The extent of the Primary Shopping Area and the Primary and Secondary Shopping Frontages and relevant thresholds will be set out in the Pendle Local Plan Part 2: Site Allocations and Development Policies.

Figure 11 – Local shopping centre boundary

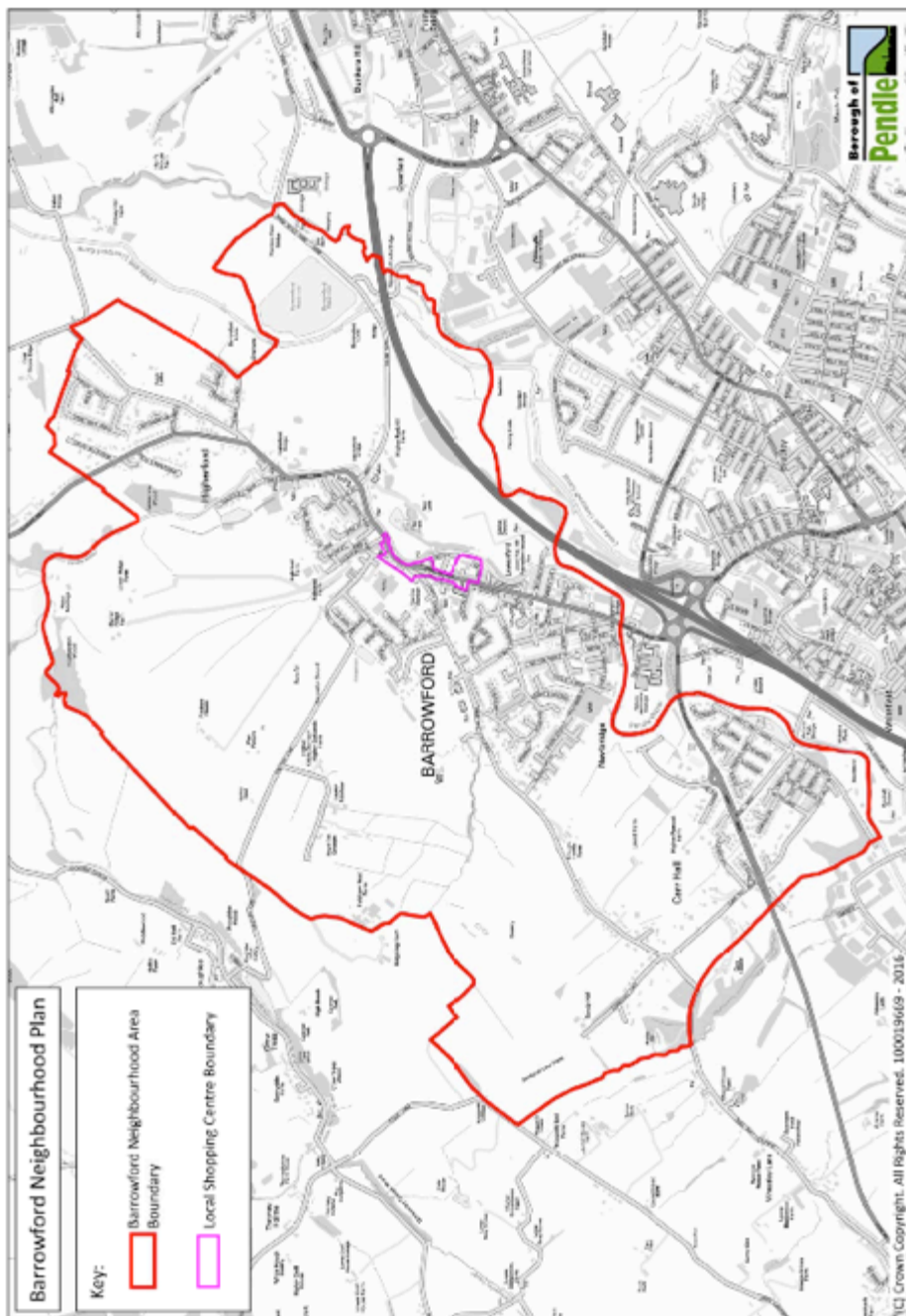
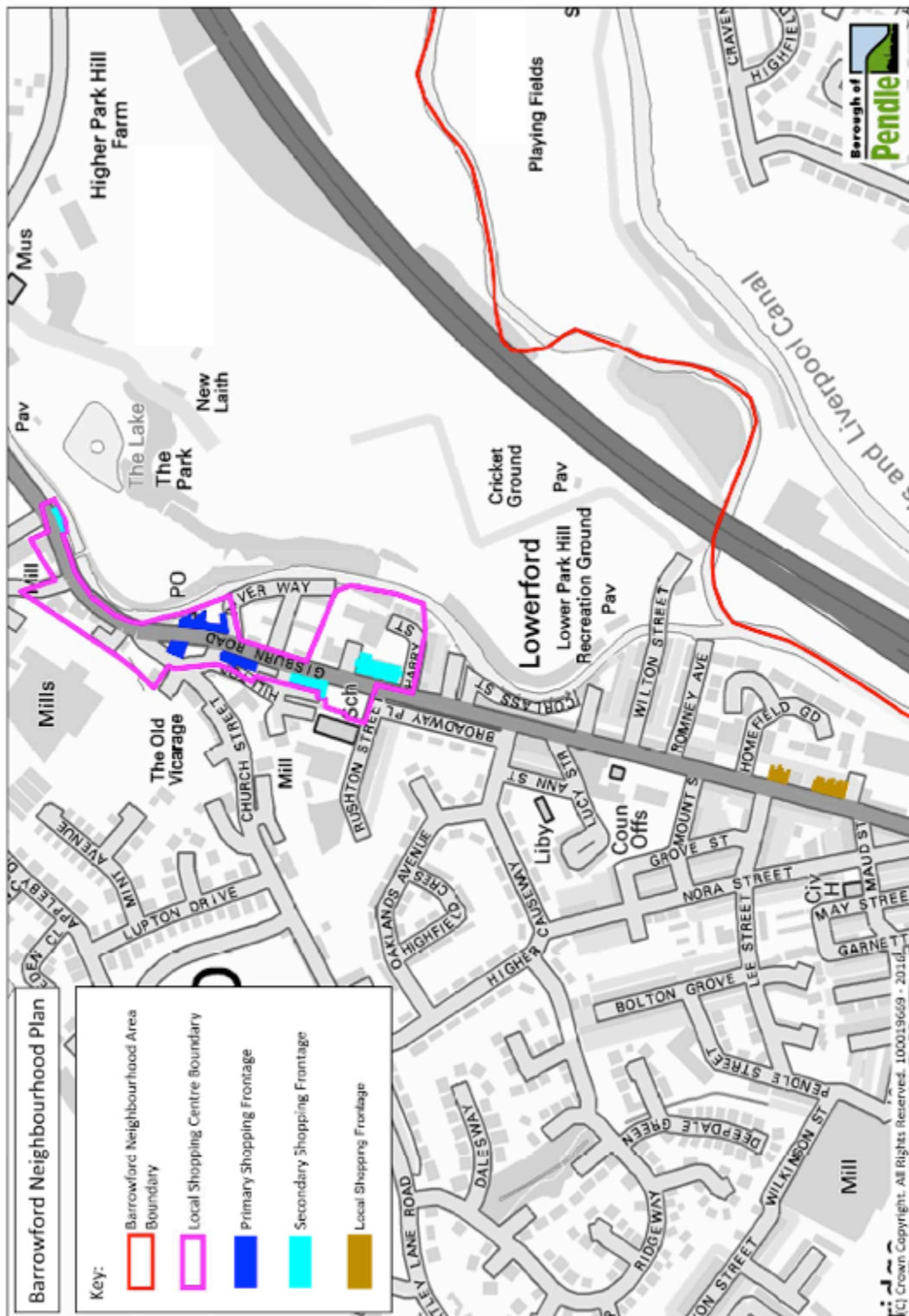


Figure 11 – Local shopping centre boundary and frontages



Further Background Documents

Barrowford Parish Plan 2008 – available on request from the Parish Council

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plans for Barrowford. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plans. In the meantime it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies in Barrowford.

Kirkwells

The Planning People

For more information on the contents of this document contact:

Paula Fitzgerald

Kirkwells

Lancashire Digital Technology Centre

Bancroft Road

Burnley

Lancashire

BB10 2TP

01282 872570

paulafitzgerald@kirkwells.co.uk