



**Barrowford
Neighbourhood
Plan
FINAL
(2019 - 2030)**



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1. Introduction

1.1 The NDP has been prepared by Parish Councillors guided by planning consultants Kirkwells, with the help of local businesses and other stakeholders, and is being published to engage all those who live, work and carry out business in the area on the future development of the Parish.

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 NDP for their area. Barrowford Parish Council decided it was essential to use this new power.

1.3 The Parish Council, as a qualifying body, applied for the whole Parish to be designated a neighbourhood planning area ([Figure 1](#)). Pendle Borough Council approved the area as a neighbourhood planning area on the 22nd October 2015. This designation allows the local community to come together, through the preparation of this NDP, to set out how the future development of the area up to 2030 should be shaped.

1.4 Barrowford Parish has a population of approximately 5,043 with 2,289 households and is located off junction 13 of the M65. Barrowford Parish falls within Pendle Council's Area Committee, 'Barrowford and Western Parishes', which collectively has a population of 9,922 based on 2015 Office for National Statistics estimates¹.

1.5 Barrowford is one of the older settlements within Pendle. Historically it relied on the textile industry for employment, and until the early 1990s this was probably the largest form of employment. With the demise of textiles and the loss of large-scale employment opportunities, Barrowford has diversified into tourism and niche shopping outlets, with smaller scale manufacturing and service businesses being incorporated into the remaining former mills. The settlement has in recent years seen an increase in the evening economy with wine bar, restaurant and micro pub establishments opening.

1.6 Barrowford has a unique character brought about by its linear layout along four distinct areas (Carr Hall, New Bridge, Central and Higherford). The settlement seeks to retain its scale and character. However, the recent inclusion of a Strategic Housing Site in the Parish ward of Carr Hall, together with potential further house building as part of the M65 Corridor in the Pendle Local Plan, may significantly alter the population of the settlement, in particular within Carr Hall. See [Figure 2](#).

¹ Taken from Pendle Borough Council Area Profile for Barrowford and Western Parishes

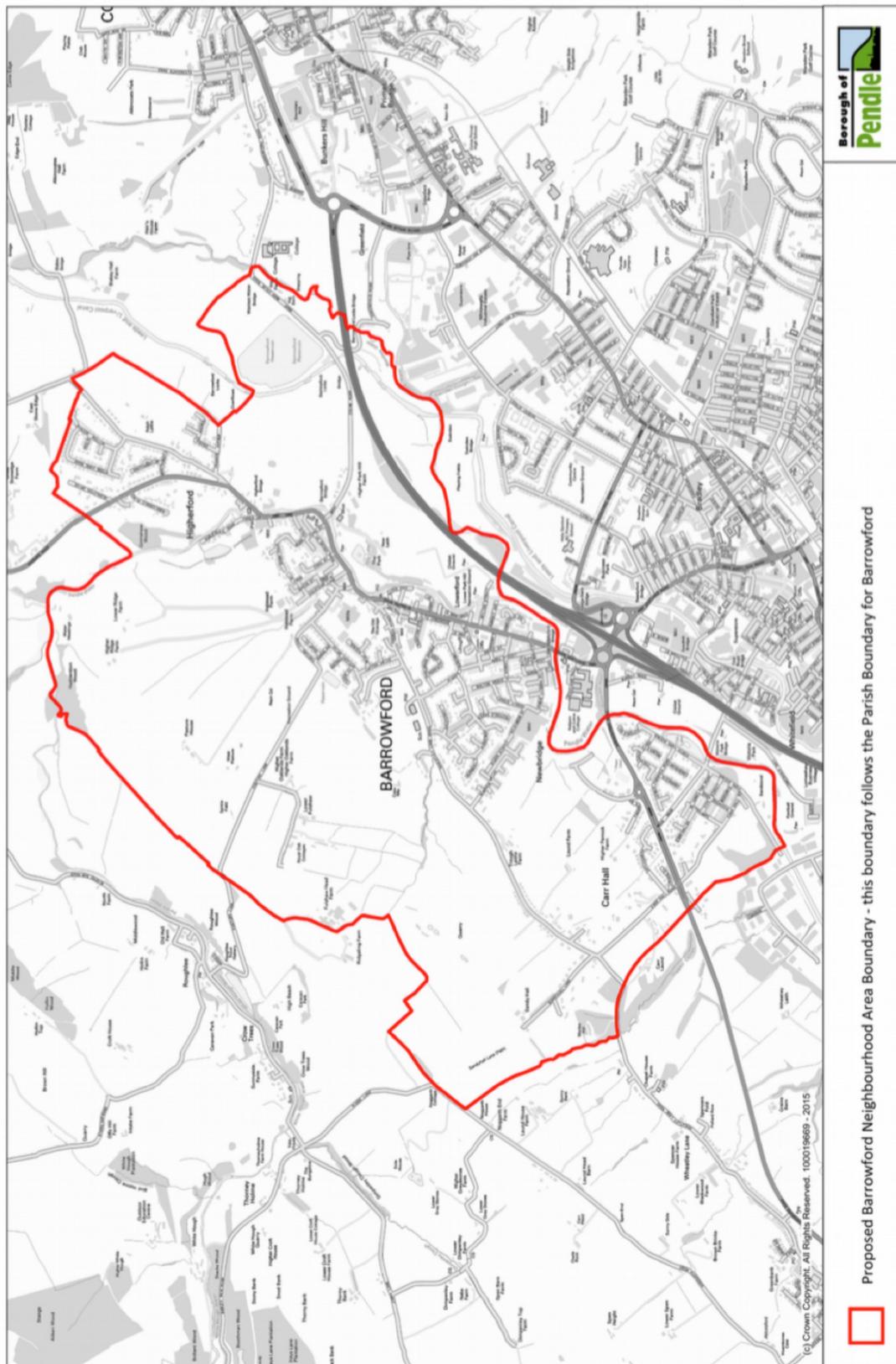


Figure 1: Barrowford Neighbourhood Plan Area

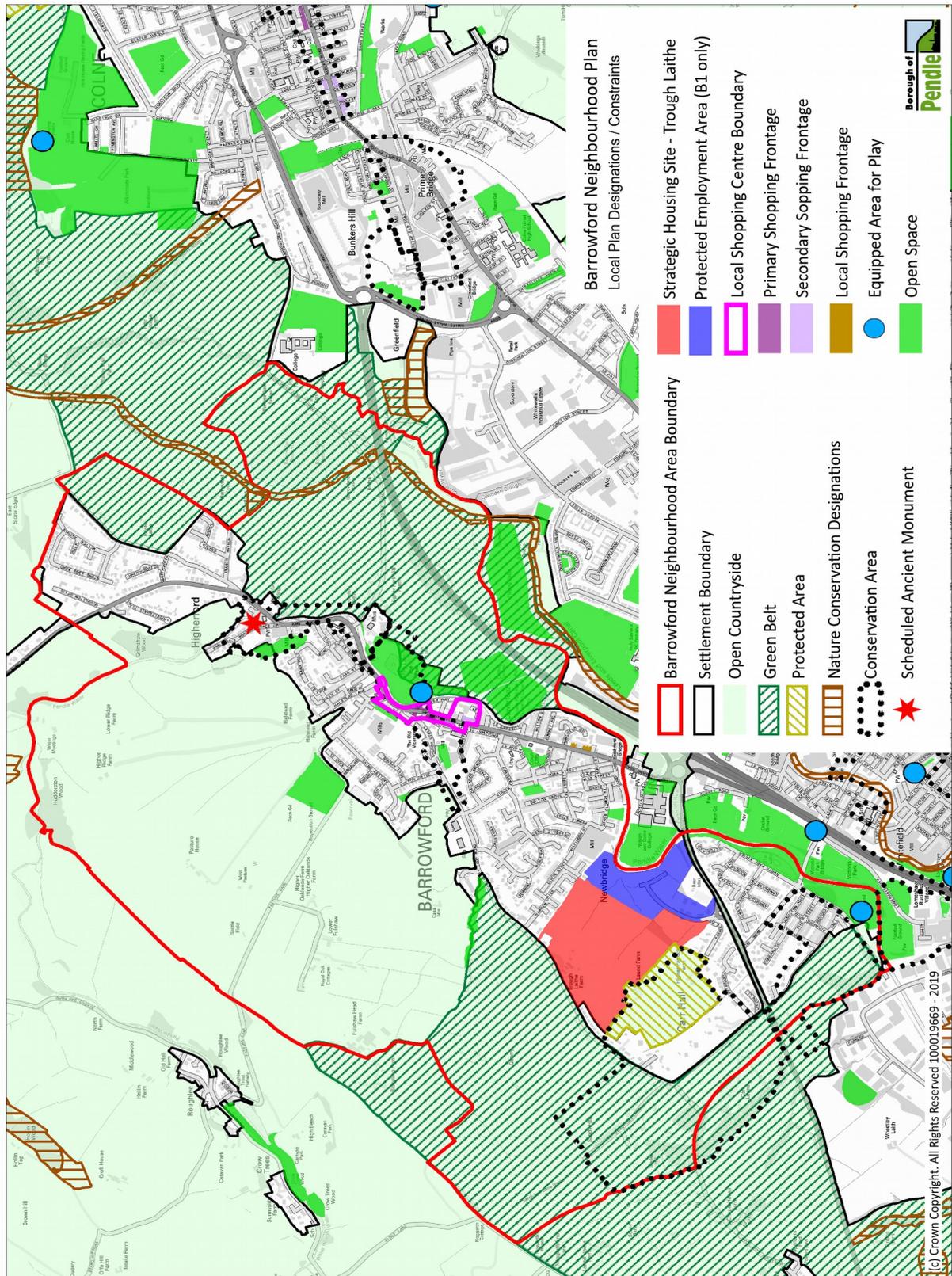


Figure 2: Barrowford Neighbourhood Plan Area - with key Local Plan Designations

2. Why is The Barrowford Neighbourhood Development Plan important?

2.1 NDPs are a part of the statutory development planning system. Introduced in 2011, NDPs 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 be determined in accordance with the NDP, the Pendle Local Plan, and other Development Plan Documents.

The Neighbourhood Plan Process

2.3 The Barrowford NDP was prepared following a procedure set down by government in [The Neighbourhood Planning \(General\) Regulations 2012](#), as amended. The neighbourhood plan preparation process includes a number of stages. Regulation 14(a) states that a qualifying body must, “publicise in a manner that is likely to bring it to the attention of people who live, work, or carry out business in the neighbourhood area”. The Regulation 14 consultation was carried out in late 2017 over a six week period.

2.4 Pendle Council will submit this plan, together with any comments received in response to the Regulation 16 consultation, to the examiner appointed to conduct the independent examination of the plan. The Parish Council and Pendle Council will jointly appoint this examiner.

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 met if:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

2.6 If the examiner decides that the Barrowford Neighbourhood Development Plan is compliant then it 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 by a straightforward majority of those voting in the referendum.

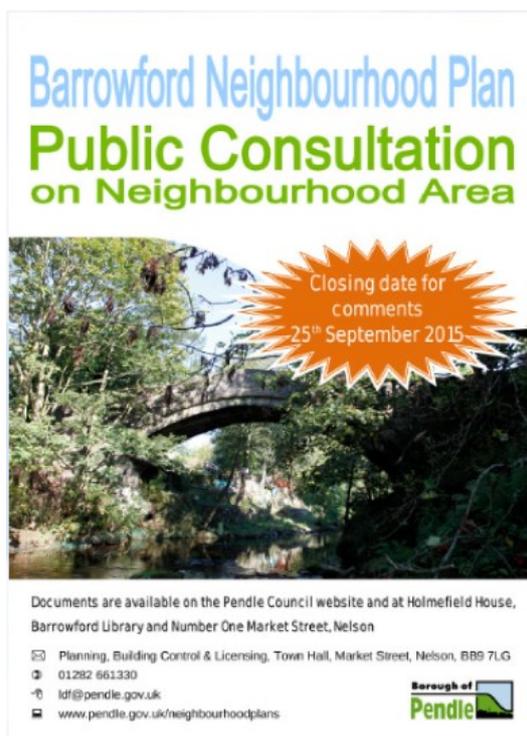
3. Community Consultation – what has happened so far?

3.1 Early work on the NDP was moved forward by a Steering Group (BPC NP Group), which was established in 2015. The group signed up to a Terms of Reference and have an elected chair and vice chair.

3.2 A ‘draft emerging policies consultation’ was 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 Area, running from the 28th August – 25th September 2015. Five representations were made which were all broadly in support of the Neighbourhood Plan.

3.4 A set of neighbourhood planning pages were posted on the Parish Council web site (barrowford.org.uk) and also Pendle Council’s website



Parish Newsletter Winter 2015 (Extract below)

3.5 The following extract from a Parish newsletter 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.

3.6 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 known on the key issues identified by the Steering Group. Stakeholders who attended the event were encouraged to fill out a questionnaire. The events were as follows:

3.6.1 9th May - Business breakfast (attended by 8 businesses)

3.6.2 31st May - Event focused on schools, churches, GP surgeries and environmental groups

3.7 Full details of the responses from these events were fed into a consultation statement and can be seen in the Consultation Statement, which accompanies this plan.

3.8 The next stage in the draft plan was a 6-week informal consultation, which was advertised in the Parish Newsletter, extract below:



3.9 Copies of the draft plan were left at locations throughout Barrowford.

3.10 A Facebook discussion group (www.facebook.com/groups/256249188057254/) was set up for residents to discuss the NDP. It saw little activity. Announcements were made from Twitter (twitter.com/BarrowfordPC) about the NDP, with links to the documents.

3.11 The final statutory consultation stage under regulation 16 of the Neighbourhood Planning (General) Regulations 2012 was carried out from October – December 2017

3.12 A full list of the responses from the consultation is also available on the Parish Council website, barrowford.org.uk/NP.

Scoping Report

3.13 A Strategic Environmental Assessment Scoping Report has been carried out. This was consulted upon for a period of 5 weeks. The aim of the consultation process was to involve and engage with statutory consultees and other relevant bodies on the scope of the appraisal. In particular, it sought to:

3.13.1 Ensure the SEA is both comprehensive and sufficiently robust to support the NDP during the later stages of full public consultation;

3.13.2 Seek advice on the completeness of the plan review and baseline data and gain further information where appropriate;

3.13.3 Seek advice on the suitability of key sustainability issues;

3.13.4 Seek advice on the suitability of the sustainability objectives.

3.14 Comments on this Scoping Report were invited from the three consultation bodies as required by the SEA regulations:

3.15 The three consultation bodies are as follows:

- Natural England;
- Historic England;
- Environment Agency.

3.16 The outcome of the process is that a full [Strategic Environmental Assessment](#) (incorporating Site Allocation (SA) requirements) is not required and that the plan objectives are adequately addressed by the SA report accompanying the Pendle Local Plan.

3.17 A screening assessment of the need for a Habitats Regulation Assessment also concluded that a full assessment was not required on the basis of limited potential for impact on habitats, designated under European directives.

4. Key Issues for Barrowford

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

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

4.1 Housing

4.1.1 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.

Table SDP3a: Housing Distribution	
Spatial Area	Percentage totals by Spatial Area
M65 Corridor	70
West Craven Towns	18
Rural Pendle	12

Figure 3: Pendle Housing Distribution (guideline figures)

4.1.2 In the Core Strategy a strategic housing site was identified as a result of a need to find a site that could be brought forward quickly. Fields bordering the Carr Hall and New Bridge wards of Barrowford were selected. An outline planning application² was approved for up to 500 houses on this site, which measures approximately 16.93 hectares and is known locally as Trough Laithe. (see [Figure 2](#)).

4.1.3 Any further allocations for housing will be dealt with in the Pendle Local Plan Part 2: Site Allocations and Development Management Policies, which Pendle Council is currently working on. The Council has published a draft breakdown of the housing requirement figure within the M65 Corridor for the settlements of Nelson, Colne and Brierfield and Barrowford³.

² 13/15/0327P approved on 14th February 2017

³ Pendle Local Plan Part 2: Scoping report and Site Assessment Methodology

4.1.4 The further housing requirements to be met in the M65 corridor in addition to the Trough Laithe approvals will increase the number of dwellings in Barrowford by over 700 – an increase of over 30% during the time frame of this Plan, with further pressure on infrastructure and resources.

4.1.5 To meet the needs of all sections of the community, house types are required that cater for people from the cradle to the grave, allowing for a first step onto the property ladder for younger people, for upsizing as family size determines, and downsizing as children leave home so that family properties can become available again. This approach to diversity in housing would allow residents to remain in the settlement throughout their lives, meeting their needs as they change, and will where possible be underpinned by policies within the Neighbourhood Plan. The types of housing required are covered by Pendle's Local Plan Policies LIV3 and LIV4.

4.1.6 The Neighbourhood Plan Steering Group (NP Group) considers an appropriate level of new housing to be important to the future growth of Barrowford. However, the size and type of housing are of particular concern, as is the increased pressure on existing infrastructure and public services.

4.2 Health and Education

Health

4.2.1 The Parish contains two doctors' surgeries; Reedyford Health Care and Barrowford Surgery. The surgeries fall under the East Lancashire Clinical Commissioning Group, which is responsible for ensuring capacity at GP surgeries. Barrowford Surgery and Reedyford Health Centre have capacity for new patients (both as of June 2018).

Education

4.2.2 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 395 pupils on the roll. These are based on figures supplied from Lancashire County Council (LCC) October 2017 School Census.

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

4.2.4 Given the increased numbers following the identification of the Strategic Housing Site in the settlement, the Neighbourhood Plan Steering Group are concerned at the increased pressure that is going to be put on local health services and schools.

4.2.5 LCC is responsible for ensuring education needs are met. As part of consultation on this NDP, LCC have indicated that the eight schools within the Barrowford and rural area are either close or at their capacity. This capacity situation is typical of a number of hot spot areas across East Lancashire that requires close monitoring over the coming years.

4.3 Travel and Transport

4.3.1 The A682 is the main road, which runs through Barrowford, and was originally the turnpike to Yorkshire. There are regular bus services through the settlement that use the A682; the No. 2 service to Burnley, and the 7 and 900 to Clitheroe, as well as the 65 and 66 via the Pendleside villages.

4.3.2 The settlement is within close proximity to junction 13 of the M65, which has undergone improvements as part of the Hyndburn, Burnley, and Pendle Growth Corridor⁴. The schemes are creating the infrastructure to unlock potential future growth along the M65 corridor, ensuring businesses and housing developers can invest without congestion becoming a barrier to growth.

4.3.3 The improvements to the junction are worth around £1.5 million and have created better flow to sites such as Barrowford Business Park, Trough Laithe Strategic Housing Site, Nelson and Colne College, Nelson Town Centre and the A682 corridor. As well as improving capacity for traffic, the alterations have created safer pedestrian and cycle access. However, traffic congestion through the settlement remains a pressing concern.

4.3.4 In the present economic climate there are ongoing reductions in public transport subsidies resulting in the closure of local bus services. In the longer term this will inhibit a progressive and integrated Transport Policy and affect the number of private cars on the roads which grows year by year.

4.3.5 As the settlement expands then better connectivity to other areas and services will become necessary. The Neighbourhood Plan Steering Group believe this should encompass use of non-car transport, including public transport, and the creation of a coherent network of cycle ways and footpaths linking residential areas to retail, employment and leisure locations within both Barrowford and Pendle. This could be achieved through planning obligations, if justified, such as Section 106 agreements on new developments.

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

4.4 Business and Retail

4.4.1 Barrowford is identified as a Local Shopping Centre (LSC) under policy SDP 5 of the adopted Local Plan. LSC's play a supporting role to the main town centres within the Borough: Nelson, Colne and Barnoldswick.

4.4.2 The NDP area boasts a wide range of businesses; many were featured as part of the '[Exploring Barrowford Shopping and Heritage](#)' brochure that can be found on the Parish Council website.

4.4.3 From a retail perspective, Barrowford has a defined Local Shopping Centre Boundary (LSCB) focused around the north of the settlement, as [Figure 4](#) shows. Within the LSCB there are designated Primary Shopping Frontages and Secondary Frontages. To the south of the settlement there are two blocks designated as Local Shopping Frontage.

4.4.4 Primary Shopping Frontage - is likely to include a high proportion of retail uses (non-shopping limited to 25%) which may include food, drinks, clothing and household goods;

4.4.5 Secondary Shopping Frontage - provides greater opportunities for a diversity of uses such as restaurants, cinemas and businesses (currently 50% for non-shopping)⁵;

4.4.6 Local Shopping Frontage – situated outside the designated shopping areas, although still afforded the same policy protection as a secondary shopping frontage. The Neighbourhood Plan Steering group propose the extension of the Local Shopping Frontage at the southern end of the settlement as part of this document.

4.4.7 Pendle Borough Council carried out the last Retail Occupancy Survey in June 2017.

5 [Policy 26 of Replacement Pendle Local Plan \(2001-2016\)](#)

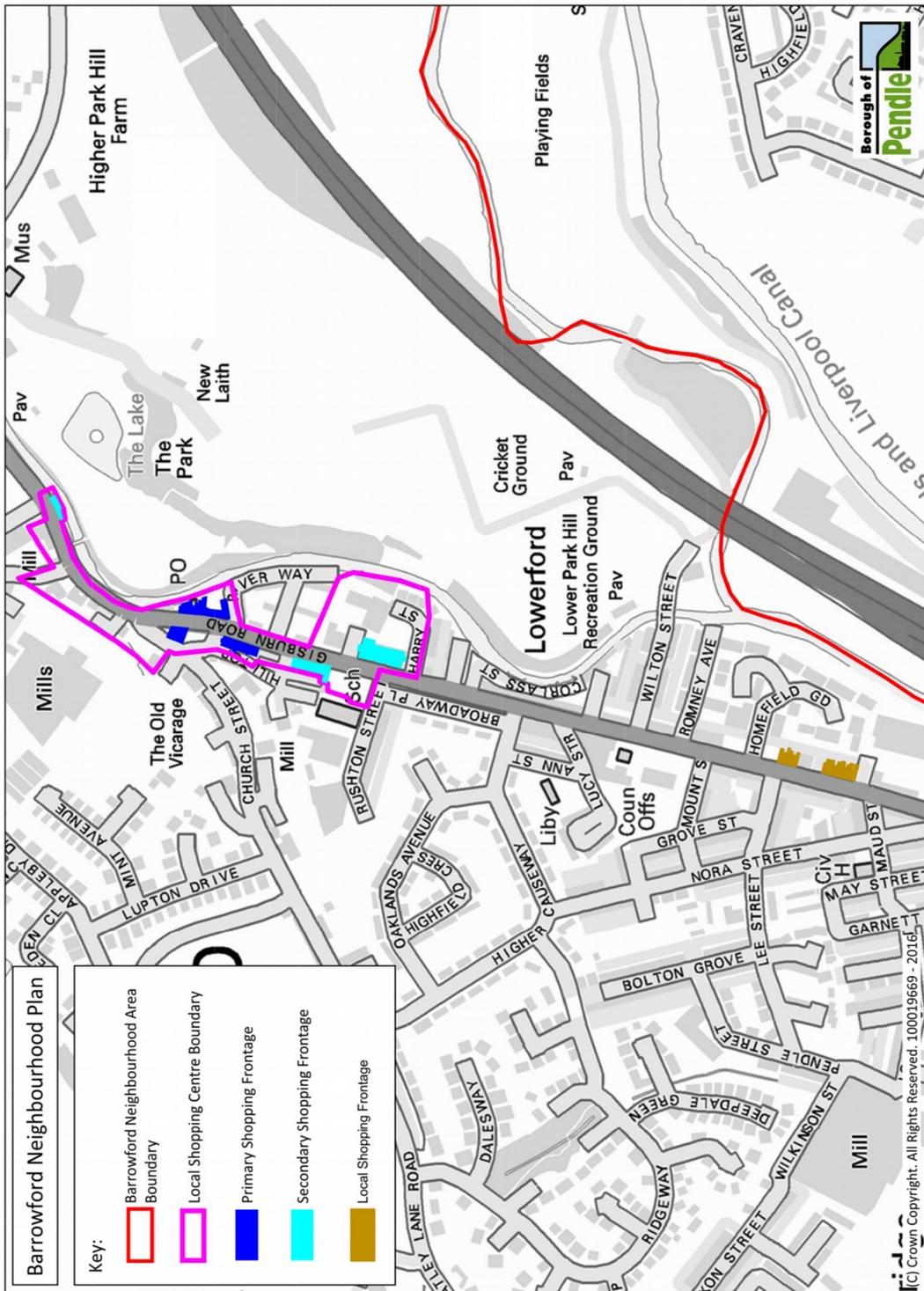


Figure 4: Barrowford Current Retail Designations

4.5 Green Spaces

Green spaces provide multiple benefits to the settlement and wider society, these range from economic to social values⁶ and many health benefits⁷.

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

- Barrowford Memorial Park⁸
- Victoria Park

4.5.2 The Barrowford NDP designation runs through part of Victoria Park but does not cover all of it as part also falls within the Bradley and Whitefield wards 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.

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

4.5.4 The Parish Council reached agreement with Pendle Borough Council in 2016 to a phased transfer of ownership of the Memorial Park to the Parish Council, together with the lease of the Pendle Heritage Centre land and buildings at Park Hill. This is planned to be completed in 2018/2019 and will be an important factor in the future of these resources.

4.5.5 There are three key outdoor sports facilities:

- Barrowford Cricket Club
- Bullholme Playing Fields
- St Thomas School Playing Fields

The sports facilities of Nelson & Colne College lie outside, but adjacent to, the NDP boundary.

4.5.6 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.

4.5.7 The transference of Barrowford's open space assets to other tiers of local government, or their transfer to trusts or local charities through Community Asset Transfer, or straight disposal through sale or lease has meant their future may be more uncertain and the situation be monitored to encourage their retention, where appropriate.

4.5.8 Open Space throughout the borough is identified in the Pendle Open Space Audit (2008 & 2018 update) and protected in Pendle Local Plan Part 1: Core Strategy, Policy ENV1. Open space is seen as essential to the character and vitality of the settlement and should be identified and, where appropriate, protected. The Canal Corridor, the main wildlife corridor skirting the edge and going through parts of

6 [The Land Trust: benefits of green spaces](#)

7 e.g. Association Between Residential Greenness and Cardiovascular Disease Risk, ([J Am Heart Assoc. 2018;7:e009117](#). DOI: [10.1161/JAHA.118.009117](#).)

8 Protected by an Open Space designation PK002 in the Pendle Open Space Audit (2008) [NB to be updated in 2018]

Barrowford, should be linked through existing public open spaces, cycle ways and public footpaths to other green ribbons on the westerly side of the valley and along the course of Pendle Water and its tributaries to create links into Trough Laithe and beyond. Creation of other designated wildlife areas such as Noggarth Quarry at SD844393 and the adjacent former golf course (off Sandyhall Lane), as suggested by The Wildlife Trust, could be included.

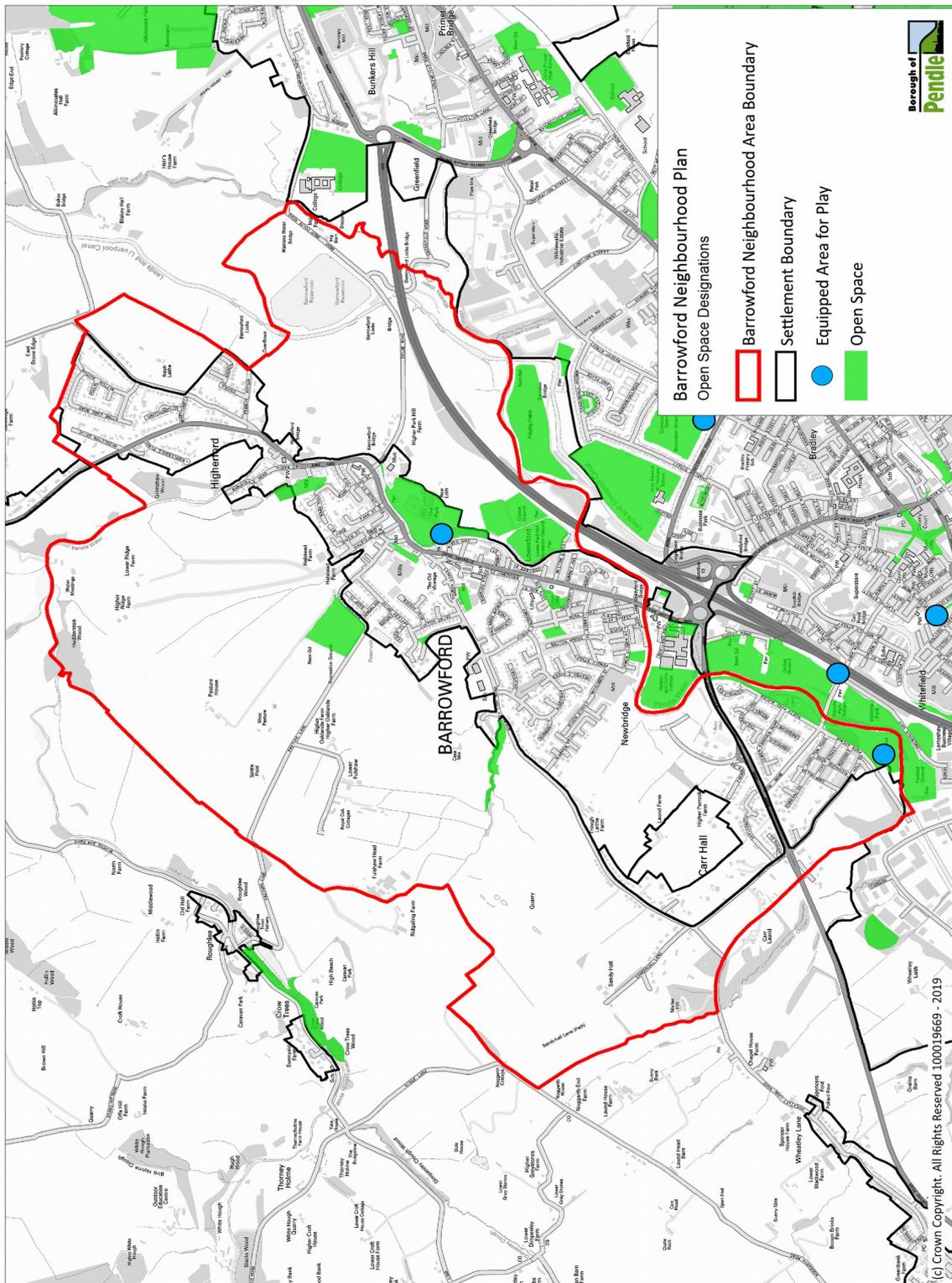


Figure 5: Open Spaces within the Barrowford Neighbourhood Development Plan

4.6 Landscape and Natural Environment

4.6.1 Closely related to sport, recreation and open spaces is the wider landscape and natural environment of the Parish. Barrowford has a unique character brought about by its linear layout along four areas (Carr Hall, New Bridge, Central and Higherford).

4.6.2 The Parish has many open spaces with links to green infrastructure formed by the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the Parish. This network is important for leisure, recreation, tourism and ecological reasons. Through the NDP this existing network will be protected and enhanced. See policies [BDNP 07](#) and [BDNP 09](#).

4.6.3 Beyond the designated NDP boundary to the north lies an Area of Outstanding Natural Beauty (AONB). The boundary goes all the way to the administrative boundary with Ribble Valley Borough Council. Whilst no part of the Barrowford NDP is within the AONB, there is a close relationship with the topography of the land from the centre of Barrowford climbing north to meet the AONB. It is important for any new development within the NDP to have consideration of the AONB, respecting views into and out of it.

4.6.4 Barrowford falls within the National Character Area 33: Bowland Fringe and Pendle Hill.

4.6.5 Also of relevance are the Landscape Character Assessments prepared by [Lancashire County Council](#) and [Natural England](#).

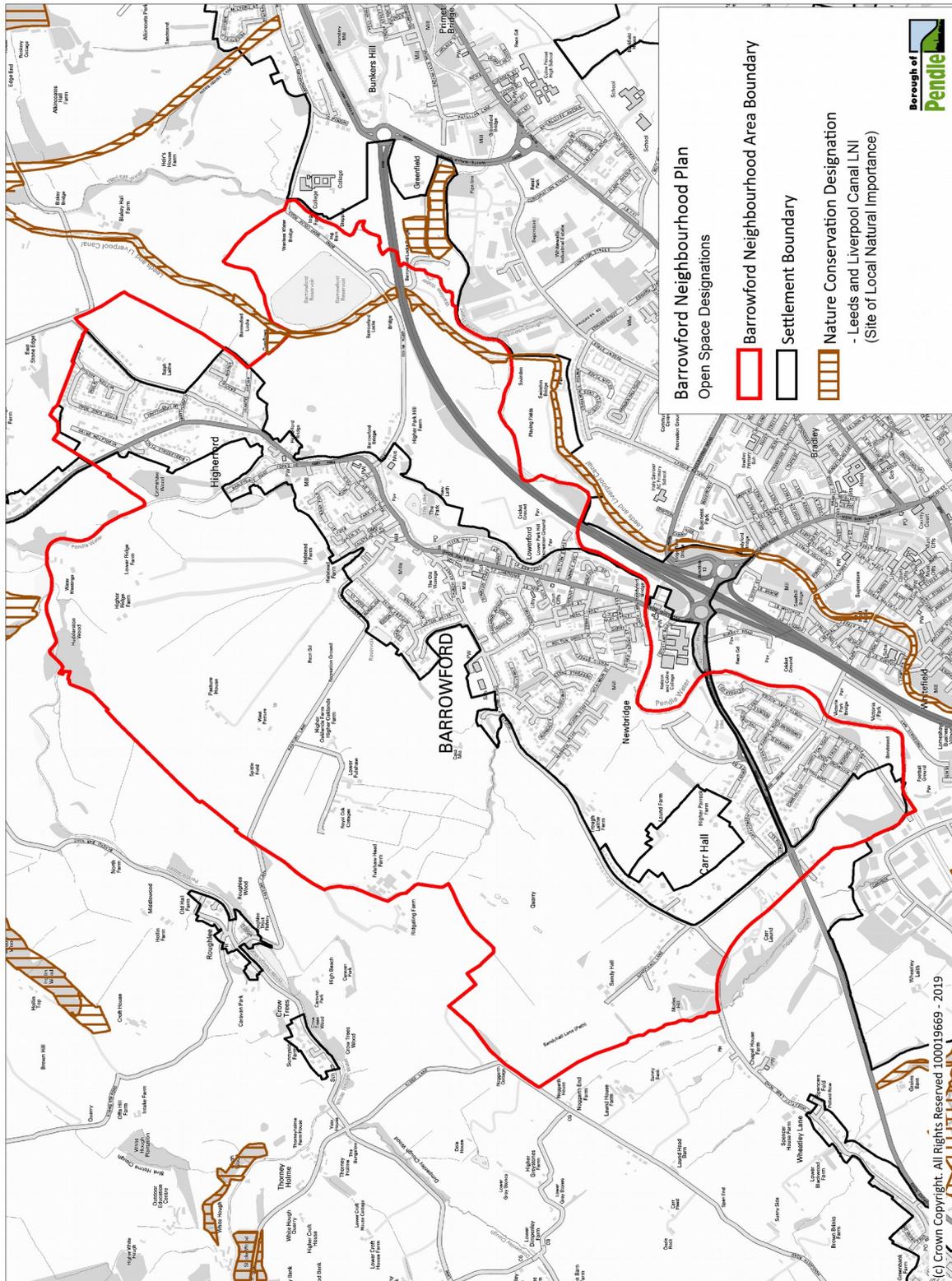


Figure 6: Barrowford Nature Conservation Designation

4.7 Heritage and Conservation

4.7.1 There are four Conservation Areas (CA) within the NDP area:

- Barrowford
- Higherford
- Carr Hall Road
- Carr Hall and Wheatley Lane Road

4.7.2 All the Conservation Areas have Appraisals and Management Plans that were completed in 2010 by Pendle Borough Council⁹. Pendle Council also had a Conservation Area Design Guidance (SPD) adopted in 2008.

4.7.3 Architectural heritage is a strong factor in the desire of the residents of Barrowford 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 34 statutory listed buildings within the Parish.

4.7.4 Conserving and enhancing the heritage within the NDP area is a key issue for the future. Of particular importance to the NDP is the recognition of Newbridge as a significant historical area.

4.7.5 The Barrowford Conservation Area Appraisal states on page 45 (7.2.7): ‘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.’

4.7.6 Following on from this recommendation, the NDP proposes the creation of a defined Character Area for Newbridge, which is supported with a Character Assessment ([Figure 11, Newbridge Character Assessment Table](#)) prepared as part of the NDP process ([BNDP10](#)). The character of the Newbridge area is recognised in Pendle Council’s [Conservation Area Appraisal](#).

⁹ https://www.pendle.gov.uk/info/20068/conservation_and_listed_buildings/22/conservation_areas/2

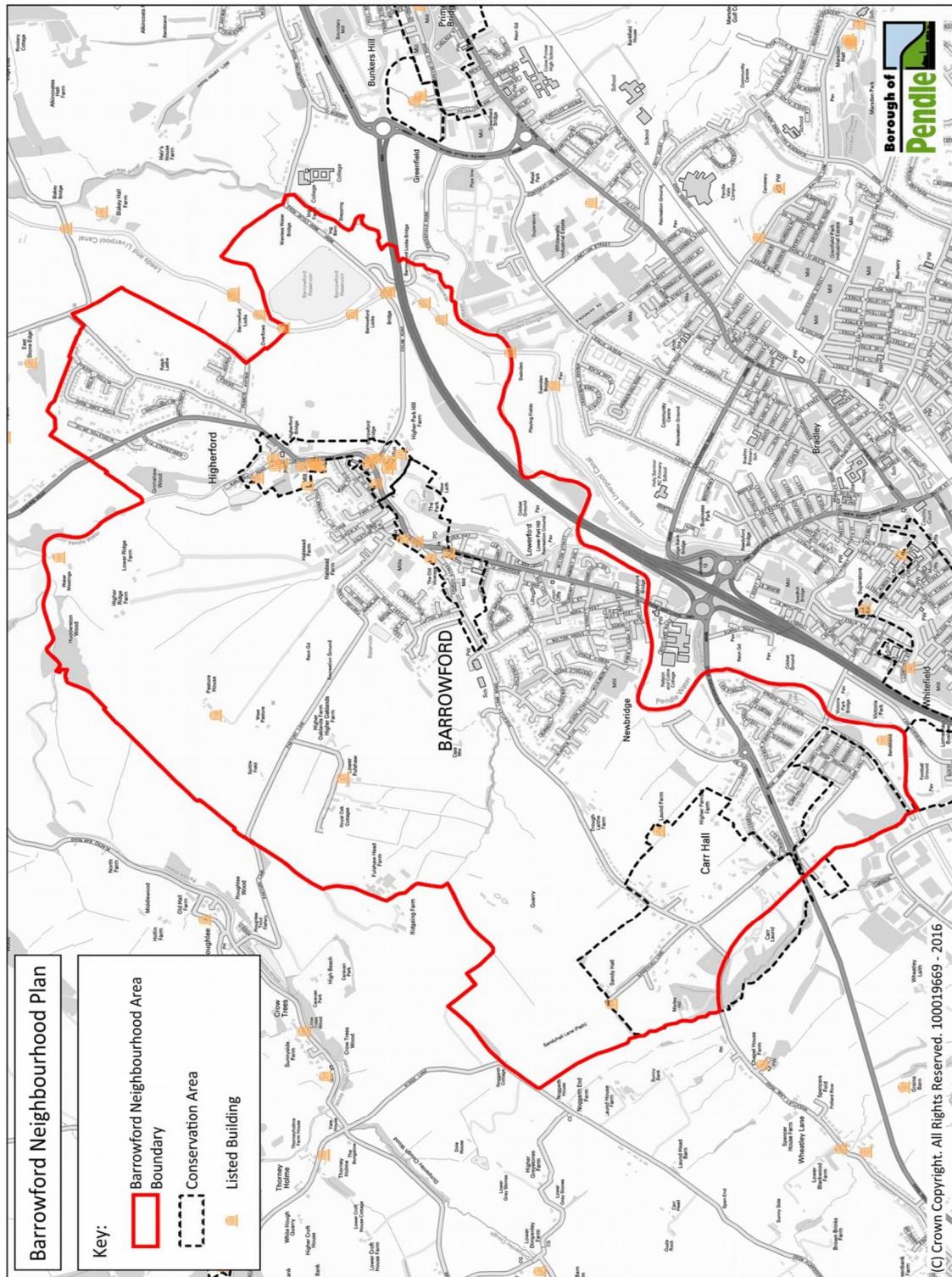


Figure 7: Barrowford Conservation Areas and Listed Buildings

5. Key Issues arising from National and Strategic Planning Policy

5.1 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.

5.2 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 Guidance \(NPPG\)](#). The NDP has been prepared to take full account of both of these resources.

5.3 Taking account paragraph 29 of the NPPF means, “neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”, such as the adopted Pendle Core Strategy 2015. The Core Strategy sets out the policies Pendle Council will use to help guide development to the most sustainable places over the plan period between 2011 and 2030.

5.4 A full assessment of the planning policies that have been taken into 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 Neighbourhood Plan. A copy of the document is on Barrowford Parish Council website at barrowford.org.uk/NP.

6. NDP Vision and Key Objectives

6.1. The vision in this NDP for Barrowford in 2030 is:

“In 2030 Barrowford will be a vibrant, sustainable community which embodies the feel and values of a large settlement with many historic features. It will comprise a wide variety of housing types suiting the needs of all sections of society and offer increased opportunities for higher paid employment. Development of niche shopping and enhanced nightlife will confirm Barrowford as a growth centre for tourism and leisure within Pendle and make it a well-known visitor destination both locally and regionally.”

6.2 The vision for 2030 addresses the protection and preservation of historic features that have helped shape the settlement and its people. Barrowford has 35 listed buildings and four conservation areas which are statutorily protected. However, there are other areas that are not covered, and locally important buildings or streets that highlight the historic progression of Barrowford should, where possible, be accorded some protection under the Neighbourhood Plan. This is important in Newbridge, which has no designated Conservation Area or buildings that are nationally important enough to merit listed building status, but has several buildings that significantly add to the streetscape and show the progression and development of mill houses from the 1820's to the 1920's.

6.3 The objective of the NDP is to ensure that the aims and wishes of Barrowford residents, businesses and community organisations are given authority. The policies in the Barrowford Neighbourhood Development Plan will be given full weight by Pendle Council, in its role as the local planning authority, when considering planning applications within the parish/neighbourhood area.

6.4 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:

6.4.1 Housing – to achieve a level of new housing which is appropriate to the settlement and its level of public services and infrastructure. See policy [BNDP 01](#)

6.4.2 Health, Education and Infrastructure – to provide an appropriate level of services and provision to serve the settlement¹⁰. See policy [BNDP 02](#)

6.4.3 Travel and Transport – to achieve better connectivity within and outside the NDP area. See policy [BNDP 03](#)

6.4.4 Business & Retail – to support and allow for the growth of new business and retail. See policies [BNDP 04](#), [BNDP 05](#), [BDNP 06](#)

6.4.5 Sport, Leisure & Green Space – to protect and enhance open spaces both informal and formal as assets for the community to enjoy. See policy [BNDP 07](#)

6.4.6 Landscape & Natural Environment – to enhance and conserve the natural environment. See policies [BNDP 08](#), [BDNP 09](#)

6.4.7 Heritage & Conservation – to enhance and conserve heritage assets and designate Newbridge as a new character area. See policy [BNDP 10](#)

¹⁰ [Pendle Local Plan Part 1: Core Strategy, Appendix A \(Infrastructure Delivery\)](#)

7. Barrowford Policies

This section of the Barrowford NDP contains the policies to be used alongside those in the Pendle Local Plan to manage, guide and promote future development in the Parish up to 2030.

Policy Reference	Description	Page
BDNP 01	New Housing in Barrowford	29
BDNP 02	Background to Infrastructure Provision	31
BDNP 03	Travel and Transport	32
BDNP 04	Supporting Existing Businesses	34
BDNP 05	Newbridge Local Shopping Frontage	36
BDNP 06	External security shutter on shop fronts in the conservation area	39
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BDNP 10	Newbridge Character Area	55

BNDP 01 - New Housing in Barrowford

1. Housing development proposals which are acceptable in principle in accordance with the Local Plan, part 1 Core Strategy, 2011-2030 and other strategic planning policies will be considered in relation to the following criteria. Other criteria not listed, including that in statutory planning policies may also be relevant:
 - a) are of a design which conforms to Pendle Local Plan Part1 Core Strategy Policies ENV 2 “Achieving Quality in Design and Conservation”, LIV 5 “Designing Better Places to Live” and any further adopted design policies;
 - b) protect and enhance the Parish’s landscape settings in accordance with Policy BNDP 08 of this plan and Policy ENV1 of the Core Strategy;
 - c) protect and enhance designated and non-designated heritage assets in accordance with the NPPF;
 - d) do not have an unacceptable impact on residential amenity;
 - e) does not lead to the over-development of residential gardens which causes either harm to the character of the locality, adjacent residents, reduces the garden space for existing properties to a level which harms the amenities of the existing resident or removes off-street parking which creates problems on the public highway;
 - f) are sustainably located for the residents to access local facilities and services by sustainable means of transport;
 - g) are appropriate to the surrounding local context (street/road/wider locality), in terms of size, scale, design and character, to its immediate setting.

7.1 Background/Justification

7.1.1 The NDP recognises the need for future land for housing and that any growth should be sustainable in a manner that complements the existing character of Barrowford (see [2.6](#)). Too much development pressure will not only have impacts on the townscape and historic environment but will also put pressure on existing services and infrastructure.

7.1.2 Barrowford Parish Council is committed to renewable energy and an overall carbon reduction in both new buildings and the alterations to existing ones. The many forms of green technologies which are listed in Local Plan policy ENV 3 should be used as the basis for the Parish Council to encourage future housing developments to embrace new technologies.

7.1.3 Development outside the settlement boundary will need to be considered in line with the NPPF and relevant Local Plan policies.

7.1.4 Core Strategy policy LIV1 “Housing Provision and Delivery” seeks to direct housing to within a Settlement Boundary where it is sustainable and makes a positive contribution to the five year supply of housing land. Until such time that the Council adopts the Pendle Local Plan Part 2: Site Allocations and Development Policies, policy LIV1 also allows development on sustainable sites outside but close to a Settlement Boundary, which make a positive contribution to the five year supply of housing land, including those identified in the Strategic Housing Land Availability Assessment (SHLAA).

7.1.5 “Over-development” is defined as, “an amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character”. (taken from www.planningportal.co.uk)

Linking Local Plan Policies

SDP 3 - Housing Distribution

LIV 1 - Housing Provision and Delivery

LIV 2 - Strategic Housing site Trough Laithe

LIV 3 - Housing Needs

ENV 3 – Renewable and Low Carbon Energy Generation

BNDP 02 – Background to Infrastructure Provision

See Pendle Borough Council's Core Strategy, SDP 6 - Future Infrastructure Requirements

7.2 Background/Justification

7.2.1 Barrowford Parish is likely to see a growth in the population over the coming years. At a time when resources to public providers of infrastructure are under pressure, it is important that the most effective use is made of those that are available.

7.2.2 With the exception of Carr Hall, Barrowford is situated along and linked by the A682 with no alternative through vehicle routes from Newbridge to Higherford. The early development of the settlement and the use of ancient routes have resulted in acute road infrastructure problems in some areas which have worsened with increased car ownership and lack of space for off road parking.

7.2.3 The negative effect on road infrastructure is most acute at Church Street, Pasture Lane, Higher Causeway, Nora Street and Carr Hall Road and should be considered in any larger scale development applications where the primary access would include increasing traffic through these roads.

7.2.4 New development on the edges of the settlement should be connected through cycle paths and improved footpaths to the main retail and service areas of the settlement; these should interlink with the existing cycle paths to the wider Pendle area and, where appropriate, function as a wildlife corridor. Section 106 agreements should be sought to fund this additional connectivity to the settlement as part of the reduction of a development's future carbon footprint by encouraging alternative non-vehicular routes to local services.

7.2.5 As well as highway issues, the provision of school places and doctor's surgeries are challenges that will need to be addressed if the settlement is to thrive. These may involve new infrastructure projects such as new roads or a bypass to alleviate congestion, a new school possibly sited away from the A682, and sites for the expansion of medical facilities.

7.2.6 In order to meet current and future emerging demands, the Parish Council, working with Pendle Borough Council and other partners, are keen to ensure that there is a strategic approach to commissioning new services and facilities for Barrowford. Reference will be made to Pendle Borough Council's Infrastructure Delivery Schedule, which forms part of the Local Plan, part 1, Core Strategy (Appendix A).

Linking Local Plan Policies

SDP 6 - Future Infrastructure Requirements

BNDP 03 – Travel and Transport

1. Development which results in traffic impacts which are detrimental to people's living or working conditions or highway safety will be resisted.
2. Proposals will be assessed in relation to the following criteria:
 - a) measures that reduce the need to travel by car;
 - b) measures to include sustainable transport, including provision of spaces for charging plug-in and other ultra-low emission vehicles;
 - c) the need to comply with the Highway Authority's recommendations or parking standards;
 - d) street design that prioritises safety for all pedestrians especially along Gisburn Road.
3. Improvements to existing cycleways and the footpath network should be demonstrated as part of any new development that has implications for transport, in order to maximise safety and connectivity through the settlement;
4. New transport projects should preserve and enhance the historic character and street pattern of the settlement.

7.3 Background/Justification

7.3.1 Parking facilities and roads through the settlement are congested at certain times of the day. There is a build-up of traffic at peak times around the Reedyford Road roundabout, though this has recently been improved as part of a Lancashire County Council growth programme.

7.3.2 Comments from the initial consultation indicate concerns about pedestrian safety along Gisburn Road, which is the main route through the settlement.

7.3.3 Traffic is most acute at Church Street, Pasture Lane, Higher Causeway, Nora Street and Carr Hall Road, especially at peak times. Vehicle collision data for 2012-2016, highlighting the problems, is shown in [Appendix 6](#).

7.3.4 The County Council has a long-standing proposal to construct a new, modern standard single carriageway road between the end of the M65 in Colne and at the A56 Lancashire / North Yorkshire boundary, north of Earby¹¹. Although outside the designated Barrowford NDP area, this bypass, while relieving traffic congestion on North Valley Road, could have beneficial consequences for the flow of traffic through Barrowford on the A682 and the B6247 to Colne.

7.3.5 The use of electric vehicles is a key measure in reducing emissions locally and therefore the provision of infrastructure to facilitate and stimulate this change is essential. The uptake of plug-in vehicles is also growing significantly and therefore it is important that developers recognise and respond to this change. See NPPF paragraph 105e.

¹¹ www.lancashire.gov.uk/media/252024/M65-to-Yorkshire-Stage-1-Report.pdf

Linking Local Plan Policies

SUP 2 - Health and Well Being

ENV 4 – Promoting Sustainable Travel

BNDP 04 – Supporting Existing Businesses

1. The expansion of existing small/medium businesses within the NDP area will be supported where the proposal conforms with national guidance and local policies:
 - a) includes satisfactory means of access to the site and adequate vehicle parking on site;
 - b) does not have an unreasonable detrimental impact on the amenities of neighbours;
 - c) the development is appropriate, in terms of size, scale, design and character, to its locality (street/road/general locality);
2. Proposals for the provision of short-term car parking spaces to meet the needs of local businesses will be supported, provided they meet requirements set out in the other policies of the NDP.

7.4 Background/Justification

7.4.1 Barrowford is characterised by small and medium sized businesses which this policy seeks to support.

7.4.2 There were 236 registered Barrowford businesses listed in Pendle Council's Business Rates Register of January 2016. Pendle Borough Council has given assistance to 3 new business start-ups in Barrowford over the last 12 months.

7.4.3 Pendle Borough Council performs an annual Pendle Companies Register. The Council asked a select number of businesses from each town to provide figures on employment amongst other items. For Barrowford, 21 businesses were asked to return employment data (just under 10%). These 21 businesses have a combined workforce of 393 employees.

7.4.4 Riverside Business Park is the largest business park within the NDP area and is designated as a B1A protected employment site in Pendle's Core Strategy. Lomeshaye Industrial Estate lies to the south of the Barrowford, outside the NDP boundary, and is Pendle's largest employment site. Small and medium sized businesses within the NDP area are important for the long-term future of Barrowford, and their expansion will be encouraged.

7.4.5 On street parking, especially along Gisburn Road outside many of the shops, is limited and was an issue noted in the early consultation feedback. The Parish Council will work with Pendle Borough Council and Lancashire County Council to investigate measures to enhance the viability of local businesses through parking provision that enables businesses to benefit from passing trade.

7.4.6 Core Strategy Policy SDP 2 sets out that development should be within the settlement boundary or when in areas outside in the open countryside must conform to the NPPF and/or relevant local strategic policies. These policies seek to protect the character of rural areas and protect environmental assets.

7.4.7 Proposals to extend existing retail and tourism businesses would have to conform to the retail hierarchy established in the Pendle Core Strategy policies SDP 5 Retail Distribution, WRK 4 retailing and Town centres and WRK 5 Tourism, Leisure and Culture.

Linking Local Plan Policies

SDP 2 - Spatial Development Principles

SDP 4 - Employment Distribution

SDP 5 - Retail Distribution

WRK 1 – Strengthening the Local Economy

WRK 2 – Employment Land Supply

WRK 4 – Retailing and Town Centres

WRK 5 – Tourism, Leisure and Culture

BNDP 05 – Newbridge Local Shopping Frontages

The Newbridge 'local shopping frontage', is designated in [Figure 8](#) and includes:

1.
 - a) Frontage 1 : 18 Gisburn Rd, 1-9 King Edward Terrace1, 1- 7 Gladstone Terrace2 and 1-2 Gisburn Rd;
 - b) Frontage 2 : 51 – 63 c Gisburn Road.

Development within this area shall conform to policies SDP 5 Retail Distribution and WRK 4 Retailing and Town Centres in the Pendle Local Plan Part 1 Core Strategy (2011-2030) and policy 26 in the Replacement Pendle Local plan (2001-2016) or any subsequent superseding policies;

2. The introduction of non-shopping uses within the defined frontages will be approved unless the proposal would result in the total proportion of non shopping uses (including unimplemented planning permissions) exceeding 50% of the frontage.
3. The change of use of upper floors above shops to residential, office or other appropriate service or community uses, which maintain or enhance the character and vitality of the settlement will be considered on their merits.

7.5 Background/Justification

7.5.1 The strategic role for Barrowford in the local shopping hierarchy is established in the Core Strategy policies SDP 5 Retail Distribution and WRK 4 Retailing and Town Centres. This establishes the scale of development acceptable in the town, which is classed as a Local Shopping Centre. Policy 26 in the Replacement Pendle Local Plan (2001-2016) is still relevant until replaced by the emerging Local Plan Part 2 Site Allocations and Development Policies.

7.5.2 These policies establish that in local shopping frontages non-shopping uses shall not occupy more than 50% of the frontage area (in terms of frontage length), the type of non-shopping uses which are acceptable, flexibility for properties which have been vacant for more than 3 years and various other site specific criteria including the impact of the uses on the surroundings.

7.5.3 Figure 4 above illustrates the location and extent of the defined shopping centre and shopping frontages established on the proposals map accompanying the Replacement Pendle Local Plan (2001-2016).

7.5.4 Barrowford's linear-form retail development has created several pockets of retail activity along Gisburn Road. Currently its centre is defined as being located from Back Harry Street to the bottom of Halstead Lane. It includes three Primary Shopping Frontages and two Secondary Shopping Frontages, as well as two rows of Local Shopping Frontages in Newbridge. See 8.5.8 below.

7.5.5 There have been two major changes since the original designation as a Defined Shopping Centre:

7.5.5.1 the former petrol station next to the Fountains was given permission for conversion to six retail units, four of which have merged into one unit and are currently used as a small to medium sized convenience store (the site was inside the defined local shopping centre boundary);

7.5.5.2 the Booths Supermarket on Halstead Lane, which falls just outside but adjacent to the designated local shopping centre boundary. This was built on the site of the former East Lancashire Towel Company (the site was outside the defined local shopping centre).

7.5.6 The defined local shopping frontage in the Newbridge area includes 4-7 Gladstone terrace and 1-6 King Edward Terrace on Gisburn Road (highlighted in brown on the [Figure 4](#)). Businesses include hair and beauty salons, opticians, dentists, physiotherapists, estate agents and offices, many of which were former shops.

7.5.7 The purpose of local shopping frontages is to identify established frontages outside defined shopping centres that have a high concentration of shopping units and provide for the day-to-day shopping and service needs of an area.

7.5.8 The extension of the local shopping frontage reflects the true level of retail within Newbridge ward. Pendle Council has surveyed the premises within its six town and local shopping centres on an annual basis since 1991. Following the adoption of the Replacement Pendle Local Plan 2001-2016 in May 2006, the monitoring regime was re-assessed and, in addition to the established retail centres, primary, secondary and local shopping frontages are monitored. The Pendle Retail Survey (2010), Chapter 9 (Pages 105-109) briefly considered the Local Shopping Frontages in Pendle. Table 9.5 in the Survey highlights nine further retail parades that may be worthy of future designation as a local shopping frontage and including 51-63c Gisburn Road, Barrowford.

Linking Local Plan Policies

SDP 5 – Retail Distribution

WRK 4 – Retailing and Town Centres



Figure 8: Newbridge Retail Area

BNDP 06 – External security shutters on shop fronts in the conservation area

External shutters to shop fronts in the conservation area will not be acceptable.

7.6 Background/Justification

7.6.1 External shutters are inappropriate in a conservation area as they hide traditional architectural features and create a bland and harsh visual environment. There is scope for alternative security arrangements including internal shutters. As the A682 is a key transport corridor, it is essential that there is an emphasis on quality design along this route. Maintaining a consistent approach to shop design will play an important part in the long-term vitality and viability of the settlement;

7.6.2 Pendle Council have produced two key SPD documents which provide general guidelines for shop front design:

7.6.2.1 Design Principles (2009) chapter 11, '[General Principles for the design of shopfronts](http://www.pendle.gov.uk/download/downloads/id/5489/design_principles_spd_-_adopted_spd.pdf)' – (www.pendle.gov.uk/download/downloads/id/5489/design_principles_spd_-_adopted_spd.pdf)

7.6.2.2 Conservation Area Design and Development Guidance (2008)

Linking Local Plan Policies

SDP 5 - Retail Distribution

WRK 6 - Designing Better Places to Work

Relevant guidance

Design Principles SPD, 2009 (Chapter 10 Introduction to the Design of Shopfronts)

Examples of shop fronts within Barrowford*



* A sample of shop fronts on Gisburn Road, Barrowford in June 2018. No value judgement on design or purpose is made or implied by their inclusion here.

BNDP 07 – Local Green Spaces

1. New development will only be allowed within designated Local Green Spaces which does not impact on its openness or reduce its landscape character, environmental or recreational value. In cases where very special circumstances can be demonstrated in accordance with Green Belt policy established in the NPPF development which would otherwise be unacceptable may be allowed.

1. Barrowford Memorial Park
2. Bullholme Playing Fields
3. Victoria Park
4. Four Allotment Sites
5. Land at Broadway
6. Field to rear of Holmeffield House
7. Triangle land at Dickie Nook
8. Water Meetings & Utherstone Wood
9. Pasture Lane Wildlife Area
10. Land at North Park Avenue Carr Hall
11. Carr Rd/Wheatley Lane, Parrock Road

7.7 Background/Justification

7.7.1 The [NPPF](#) allows communities to protect significant local green space.

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated, and be capable of enduring beyond the end of the plan period.”

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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) local in character and is not an extensive tract of land.”

7.7.2 The NPPF advises that proposals to develop local green space will be considered in relation to green belt policy. This establishes a presumption against development in order to protect the landscape character and openness of these areas. Development is only allowed in very special circumstances. This means that these areas will be retained as local green space unless there are special circumstances to allow development or it is considered as appropriate ancillary development, which does not reduce the openness or character of the green space.

7.7.3 The Steering group has carried out an assessment of the proposed spaces set against the NPPF criteria. The following table demonstrates the justification for designation of each site in accordance with the NPPF:

Name of Site & Ref	Distance from local community (size in hectares)	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
1. Barrowford Memorial Park	50m (4.30)	Barrowford Memorial Park in its present form was created in two distinct phases. The first was the purchase at auction on the 27 th July 1921 by two local benefactors Mr. S. Holden & Mr. Dixon of Lot 12 Lower Park Hill, which was gifted to the people of Barrowford in perpetuity as a memorial park. The mill lodge, mill race and the old mill were bought several years later when the land went up for sale and was purchased by Barrowford UDC with the aid of public subscription. Much of the work was carried out during the depression by unemployed local people. The Park still is Barrowford's Memorial to the two world wars and contains a sunken garden and small Memorial at which the Armistice Wreath Laying Ceremonies are performed.	The Park is well used by both Barrowford People and visitors alike. The informal mix of lawned areas, banking with mature trees and park lake add to the character and visual amenity of the settlement whilst helping to retain its semi-rural nature. The flat riverside areas of the park are essential as flood plains to the settlement.
2. Bullholme Playing Fields	100m (6.08)	Bullholme Playing Fields were part of the original gift for the Memorial Park along with the allotments and the cemetery. The current playing fields were originally allotments and hen-pens, which were low lying and prone to flooding. The whole area was used as a local landfill and when tipping was finished were used as new playing fields, with football pitches replacing the original ones sited high up Pasture Lane. Bullholme is linked by a track to the park and is the home of both Barrowford Cricket Club and Barrowford Celtic Football Academy. A major local cycle way skirts the field and links into the adjacent park and other major	These playing fields are used by Barrowford's many football and cricket teams and are essential to the provision of sports facilities in the settlement. The cycle way is an essential access, linking several local cycle routes. These playing fields form an essential part of the flood plain and need to be retained as such.

Name of Site & Ref	Distance from local community (size in hectares)	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		cycle routes through to Nelson & Colne.	
3. Victoria Park Nelson (area on the Barrowford side of the river)	50m (2.64)	Victoria Park was Nelson's first municipal park and was an extension of the earlier playing fields. The Park was created to mark Queen Victoria's Diamond Jubilee and straddles Pendle Water, the Barrowford Parish Boundary. The part contained within Barrowford consists of a lake area connected under Carr Road, via a late Victorian Grotto, to a wooded riverside area, widening into a large open space which contains a Grade II Listed Bandstand. The park also acts as a flood plain when the river is in flood which occurred in 1967, 2000 and 2015, preventing extensive flooding of residential properties.	Parkland and lake, which are extensively used by the local residents, contain a listed bandstand and are a contributing part of the character of Carr Hall. Local cycle ways run through the park and link with others.
4. Allotment Sites Located at: Lowerclough Street Lower Parkhill Church Street Pasture Lane	10m (0.18) 500m (1.22) 10m (0.14) 100m (2.52)	The four allotment sites are located within Newbridge and central Barrowford; both areas were originally comprised of terraced housing with no garden provision. The allotments originally provided affordable rented land to local residents, enabling both vegetables to be grown and small livestock to be kept. There are many individual allotments which are well used and provide garden space for those who don't have space at their property. They are valued for their recreational and cultivation uses.	Barrowford contains many Victorian/ Edwardian Terraced properties and these allotment sites make available usable private green spaces to the people of the settlement for gardening and enjoyment. They also provide garden facilities for residents of modern multi-story apartments.
5. Land between Broadway & Gisburn Road	10m (0.19)	This is strip of land which was acquired by Barrowford Urban District Council (UDC) when it bought farmland formerly part of the Oaklands Farm. Most of the	This area gives a green space in an otherwise urban landscape and continues the open aspect that threads through other parts of the

Name of Site & Ref	Distance from local community (size in hectares)	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		land was developed for council housing during the late 1940s and early 1950s. Barrowford UDC left this green strip along Gisburn Road, possibly as an acknowledgement of the former green field break between Newbridge and Barrowford. This area is currently planted with shrubbery and grass and is the last vestige of the rural boundary between Newbridge and Barrowford.	settlement, greatly adding to the character and visual amenity of that part of the settlement.
6. Field to the rear of Holmeffield House/ The Holden Centre	20m (0.48)	The field is part of the curtilage of a former mill owner's house and is currently used as both a community centre and Council offices. The field abuts the old natural boundary between Newbridge and Barrowford and is located amongst predominantly late Victorian terraces. It acts as a "village green" and has for several generations been used by local children. Locally it is known as, "back of Sam Holden's canteen" after the last mill owner of the site.	The field is currently used for community events at the Holmeffield House Community Centre and is an essential part of the character and setting of the surrounding terraces.
7. Triangle of Land at Dickie Nook	50m (0.16)	This is an open area which once included a toll house and a barn/workshop which was demolished after being hit by a Charabanc in the 1920s. The area has remained open except for the creation of the bus turnaround and includes a raised garden with lawns and trees. The area stretches between Gisburn Road and Barnoldswick Road, providing a green backdrop which enhances the amenity and setting of the Higherford Conservation Area. (This land abuts the Conservation	This area forms the centrepiece of the vista of Higherford when viewed up Gisburn Road. The openness and character add to the visual amenity of both the upper end of the Higherford Conservation Area and the two gateways into Barrowford.

Name of Site & Ref	Distance from local community (size in hectares)	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		Area but is not included.)	
8. Water Meetings & Utherstone (Huddleston) Wood	1km (0.22)	This is part of the original Higherford Promenade where in late Victorian and Edwardian times young people promenaded after Sunday Service. The route to the Water Meetings contains the Grimshaw Oak, one of the oldest trees in the area, and once had a tearoom for light refreshments. The Water Meetings has been a destination for families over generations. In recent years the main path has become part of the Pendle Way. This open area of river floodplain at the confluence of two streams is particularly popular with both visitors and local residents before the valley narrows and climbs steeply into the area known as Utherstone Woods.	This has been a prominent walk for generations. It gives the urban residents of the settlement the opportunity to see wildlife including deer, badgers, hares, kingfishers, dippers and many other species in their natural habitat. The area enhances the character of the whole of Barrowford and is one of the many reasons why Barrowford has become a desired place to live. The wider floodplain at the Water Meetings helps to protect the lower lying areas of Higherford and Barrowford from flooding.
9. Pasture Lane Wildlife Area	50m (0.23)	This area is a sloping banking running down to a small stream, nestled behind residential houses. It contains a footpath that meanders down the site across a little brook at the bottom and links up to the public footpath running from the top of Halstead Lane. The area contains several mature trees with glades providing natural ground cover for both small mammals and birds.	The area is deliberately left natural with minimal grounds maintenance allowing it to act as a wildlife corridor between the open countryside and the local housing which predominantly contains gardens.
10. Land at North Park Avenue Carr Hall	100m (1.33)	This narrow strip of land running from the end of Park Avenue along the riverside under the bridge on the Barrowford Road (A6068 Padiham Bypass) contains the start of the footpath 29 which follows the river from Victoria Park to Pendle Street and links into footpath 31 which leads to Sandy	This site includes a public footpath leading across a small area of privately owned land, before passing under the A6068 and continuing along the riverbank to Lowerclough and Newbridge. It protects the natural wildlife corridor that exists along the banks of

Name of Site & Ref	Distance from local community (size in hectares)	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		Lane at Newbridge. As such it is essential for any long-term plans to connect Barrowford, Trough Laithe Strategic Housing Site and Vantage Court Business Park to Carr Hall, Nelson and the Lomeshaye Industrial Estate for pedestrians and potentially cyclists, whilst retaining a wildlife corridor between Victoria Park and the wider area.	rivers. This is both an attractive walkway along the river joining Carr Hall with Newbridge and, if upgraded to a cycle way, would provide a safe direct route into Barrowford for pedestrians and cyclists, linking some of the fragmented strands of existing cycle ways.

Linking Local Plan Policies

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

SUP 2 – Health and Well Being

Other Useful Documents

Rosendale, Burnley and Pendle Playing Pitch Strategy 2016

Pendle Open Space Audit 2008

Green Infrastructure Strategy (2018)

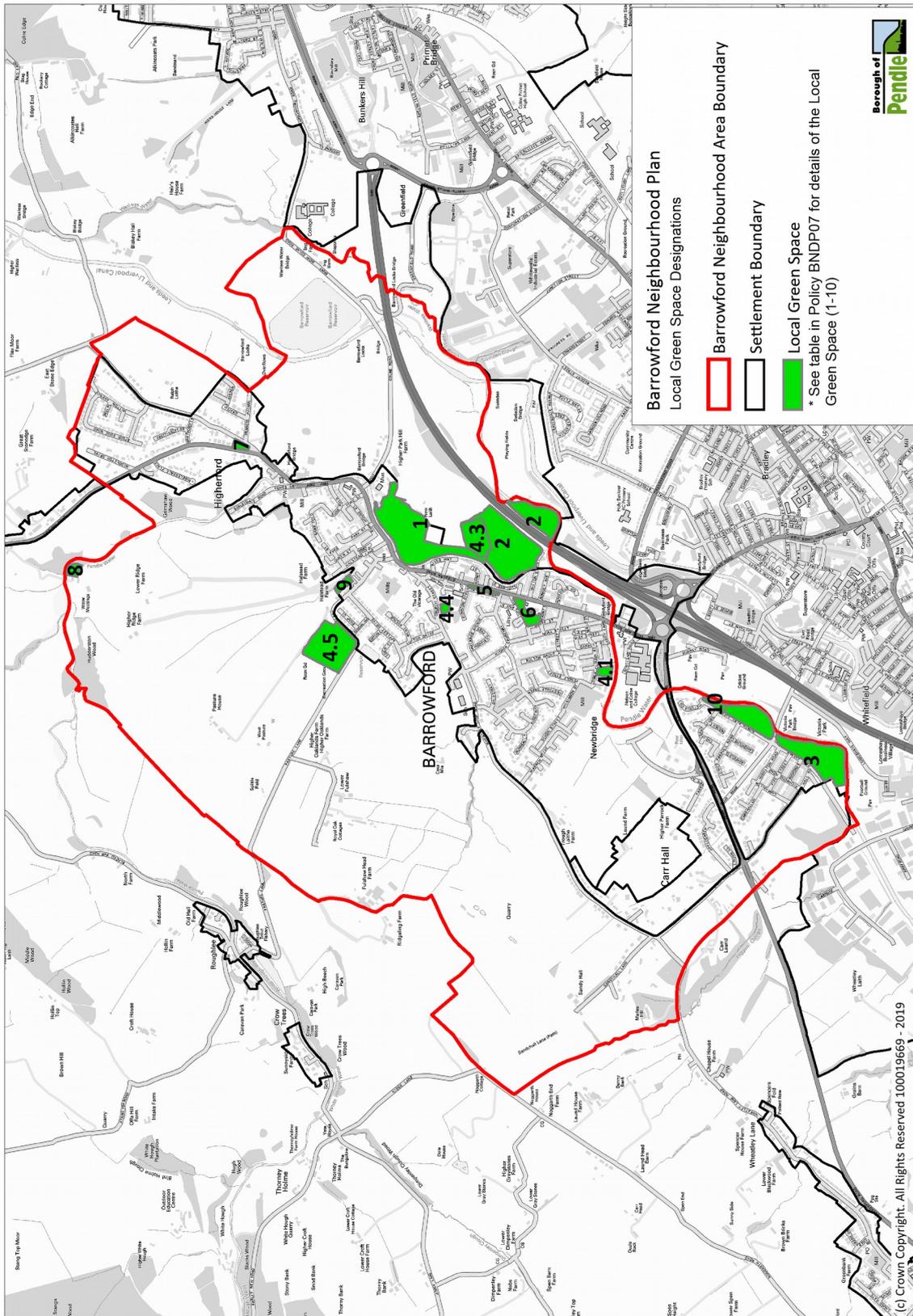


Figure 9: Local Green Spaces

BNDP 08 – Landscape Views

Important local views and vistas are designated in [Figure 10](#). Development within the plan area that impacts on these views and vistas will be required to meet the following criteria:

1. Locally important views should be protected from development that is intrusive and detrimental to the landscape character. When necessary impacts should be assessed by submission of accredited landscape appraisals and visual impact studies.
2. Development proposals will be required to incorporate the following landscape design principles, when relevant:
 - 2.1. Location, height, scale and form should not be discordant and unrelated to natural features or existing buildings/ features to the extent that it disrupts the visual amenities of the immediate surroundings or wider landscape views.
 - 2.2. Development proposals should give careful consideration to the light pollution which they produce. This should be minimised wherever possible, in particular, external and security lighting should be minimal, unobtrusive and energy efficient.
 - 2.3. Development proposals should conserve, restore and enhance important local historic landscape features such as parkland planting and structures, hedges, ancient woodland and traditional orchards. Individual or small groups of mature and established trees, should be protected and incorporated into landscaping schemes wherever possible.

7.8 Background/Justification

7.8.1 The key views and vistas are marked on the Character Analysis Plan (below). The contrasting nature of the roads and open spaces, and the sloping valley side location of part of the Conservation Area create some outstanding views and vistas within, into and out of the area.

7.8.2 Views and vistas were considered as part of the preparation of the [Barrowford Conservation Area Appraisal \(CAA\)2010](#) (see paragraph 5.8.2) (www.pendle.gov.uk/download/downloads/id/5192/barrowford_conservation_area_character_appraisal.pdf). The key views were marked on a plan and this formed the basis of gathering evidence for this policy in the NDP. The CAA defined important views along Gisburn Road, Church Street and Barrowford Park contained within the four character areas; Church Street, Gisburn Road, Barrowford Park, and St Thomas's Churchyard.

7.8.3 A further assessment of the area was undertaken which explored not only the main settlement views and vistas but those at the edges of the NDP area such as those taken at the edge of the AONB.

7.8.4 The following is a list of vistas and views in Barrowford that applies to this policy:

Carr Hall:

1. Vista from Park Avenue across the Victoria Park lake.
2. Vista from Carr Hall Road towards the Bandstand.
3. Vista up Carr Hall Road from above the junction with Barrowford Road.
4. Vista from the junction of Wheatley Lane Road and Carr Hall Road looking towards the Lime Trees.
5. Sandy Hall Lane above the housing, looking towards Noggarth Quarry and the former golf course.
6. View from Noggarth Top Café looking over towards Barrowford Centre.
7. View from the former golf course towards both Carr Hall, and the wider view towards Thursden Valley and Boulsworth.

Newbridge:

8. View of Wheatley Lane Road from above Clough Springs towards Noggarth.
9. Vista of Clock Cottages Sandy Lane from Reedyford Bridge.
10. Vista of Gisburn Road from Reedyford Bridge.

Central Ward:

11. Vista from Junction of Mount Street and Gisburn Road looking up towards Holmefield House and beyond.
12. Various vistas of prominent buildings within the Conservation Area from Barrowford Park.
13. Open vista of the Lamb WMC from Church Street.
14. View of Barrowford Park from various points on Gisburn Road between Church Street and Colne Road.
15. Views of the lower flights of Barrowford Locks.
16. Colne Road from above the Old Higher Parkhill Farm down Colne Road towards the George & Dragon.
17. Views from the top of Pasture Lane and Ridgaling across Barrowford towards Colne and Nelson.

Higherford:

18. Vista along Gisburn Road towards George & Dragon, the Toll House, Alma Cottages and Syke House.

19. Views from Higherford Bridge both towards the Pack Horse Bridge and down towards Colne Road.
20. The Packhorse Bridge, Foreside, Pinfold and Calderview.
21. Views from the Water Meetings footpath of the river, Water Meetings and Utherston (Huddleston) Wood
22. Views from the Utherston (Huddleston) Wood across Water Meetings and views towards Blacko
23. Views from top of footpath adjacent to the Grimshaw Oak, looking towards Blacko and Utherston (Huddleston) Wood.

Linking Local Plan Policies

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

ENV 2 – Achieving Quality in Design and Conservation

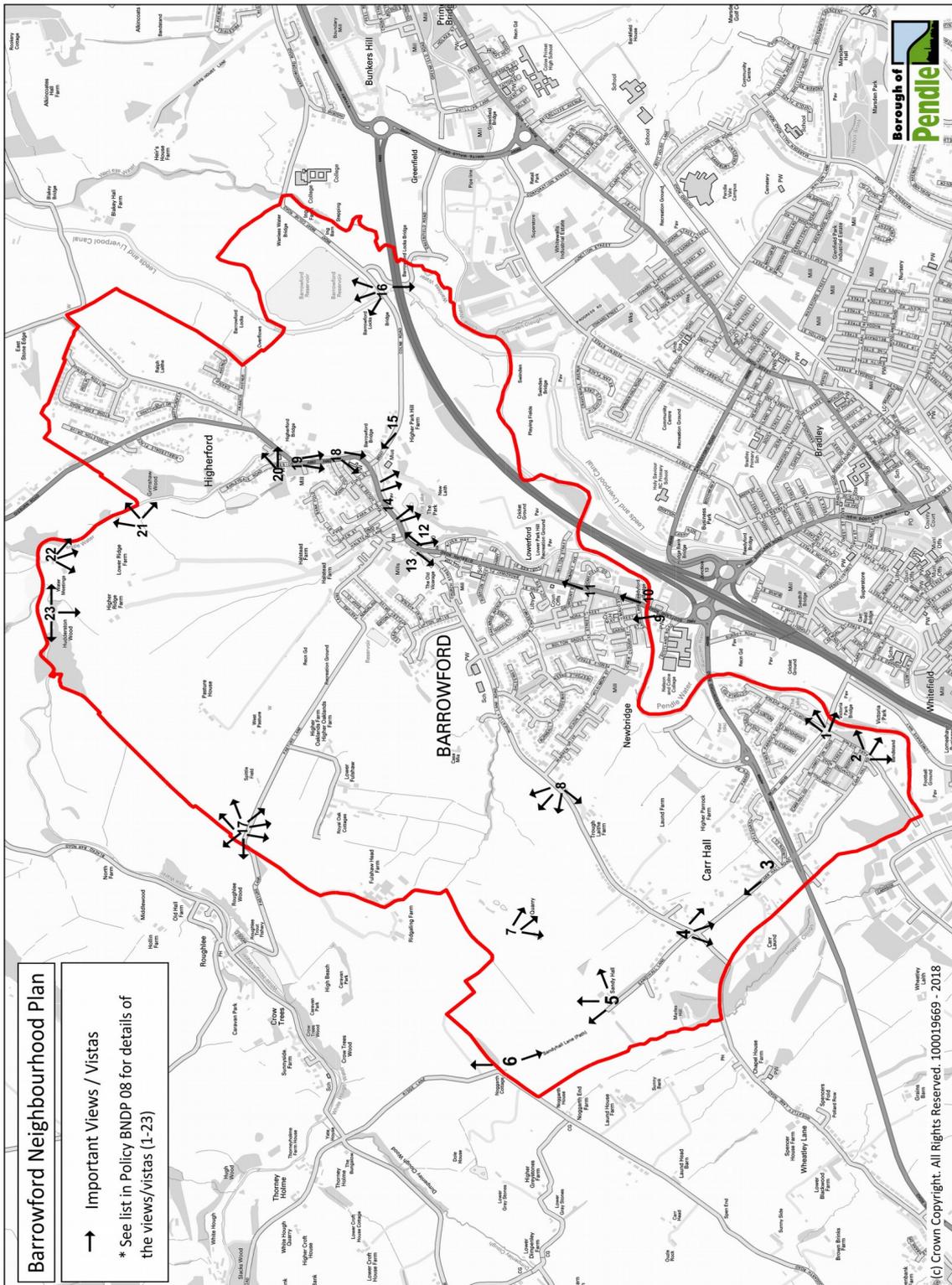


Figure 10: Barrowford Local Views and Vistas

BNDP 09 – Green Infrastructure

1. The network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the Parish should be protected and enhanced, where possible, for their recreational and ecological value.
2. Development proposals should seek to:
 - a maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network;
 - b restore existing green infrastructure;
 - c introduce features that enhance the existing green infrastructure network.
3. In some cases unacceptable impacts on green infrastructure may be permissible if alternative compensatory provision can be provided within the immediate vicinity of the site.

7.9 Background/Justification

7.9.1 Green infrastructure is the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the Parish. This network is important for leisure, recreation, tourism and ecological reasons. The extent of the Green Infrastructure Network in Barrowford is defined in the Pendle Green Infrastructure Strategy (see Figure 11).

7.9.2 NPPF paragraph 174 states:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Linking Local Plan Policies

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

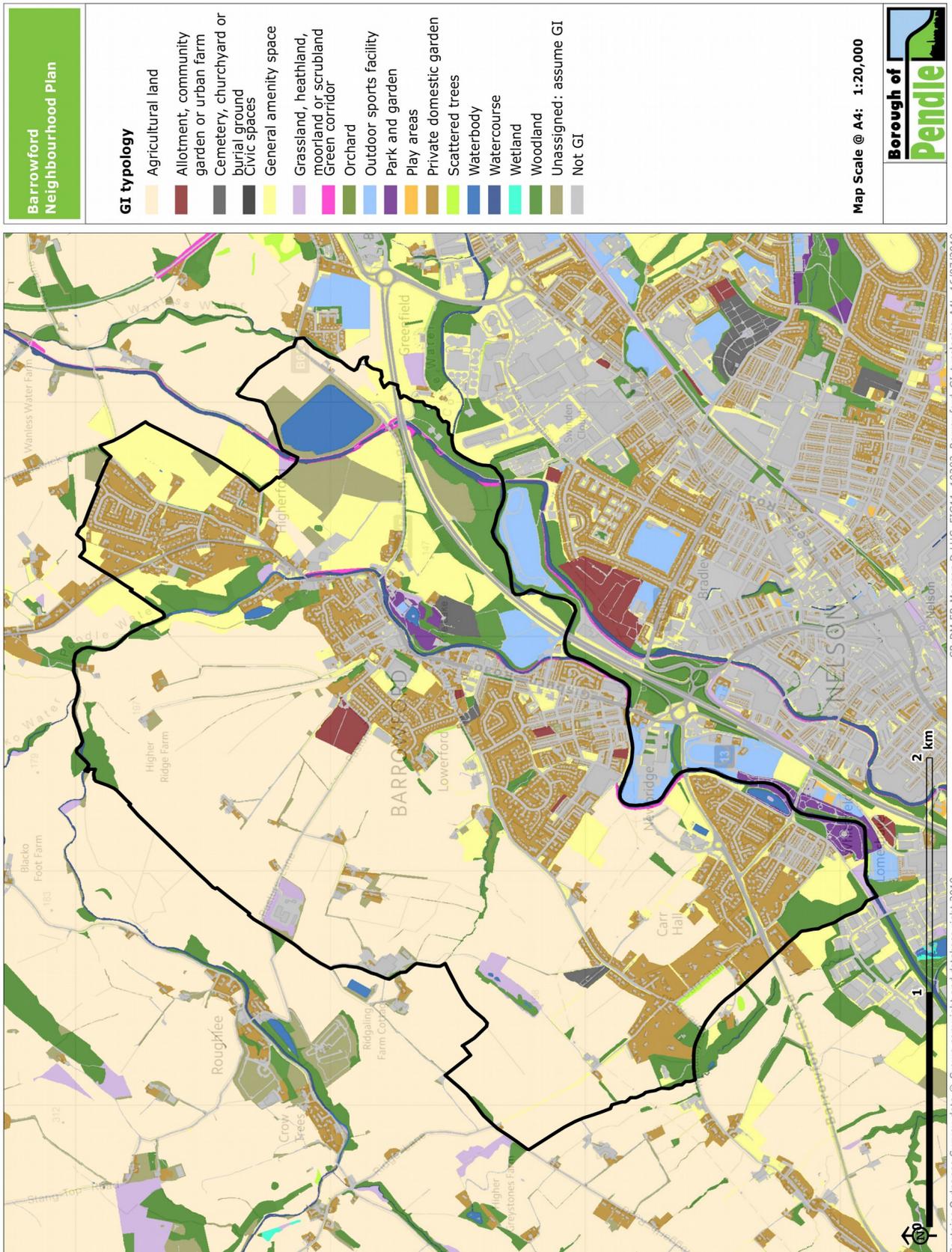


Figure 11: Green Infrastructure Map

BNDP 10 – Newbridge Character Area and Non-Designated Heritage Assets

1. The Newbridge Character Area is designated in Figure 11. Proposals for development within the Character Area should conserve and enhance the character of this area in accordance with the following criteria by:
 - 1.1 retaining original features such as stone, slate, wrought-iron;
 - 1.2 using and re-using traditional and local building materials such as stone, slate and timber;
 - 1.3 protecting important views, in accordance with Policy [BNDP 08](#) of this plan.
2. The following non-designated heritage assets have been identified through local knowledge and tested through consultation. All new development proposals should seek to conserve and enhance the non-designated heritage assets listed below in accordance with their significance and guidance in the NPPF:
 - 2.1
 - a) 1-23 Sandy Lane (odd numbers)
 - b) Caldervale, a terrace of late Victorian/Edwardian mill houses situated next to the site of Caldervale Mill.
 - c) 2-16 Gisburn Road (even numbers)
 - d) 31-49 Gisburn Road (odd numbers)
 - e) King Edward Terrace
 - f) The former police station situated at the junction of Gisburn Road and Wilton Street, built in 1897.
 - g) Holmefield House
 - h) 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.

7.10 Background/Justification

7.10.1 A new Character Area is proposed for Newbridge. The area has historical significance for the settlement which is detailed within the Barrowford Conservation Area Appraisal, and the document suggests a new conservation area;

'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.'

7.10.2 The NPPF advises that certain heritage assets other than those which are the subject of special designation, such as listed buildings or scheduled monuments, can receive extra protection as non-designated

heritage assets. It is appropriate in this Plan to identify those and this has been done in connection with the identification of the Newbridge Character Area. It should be stressed that this list is not exclusive and there are other non-designated heritage assets within the Plan area, which will be subject to the extra protection identified in the NPPF. The justification for the inclusion of the properties listed in the policy is contained in [Appendix 8](#).

7.10.3 Ultimately the Parish Council will enter into discussions with Pendle Council to ascertain whether it is appropriate to seek the designation of the area as a conservation area.

7.10.4 Evidence Base Character Assessment (see Newbridge Character Assessment Table)

7.10.4.1 A character assessment has been carried out by the NDP group in order to justify the special qualities of Newbridge and its justification as a new Character Area (see Appendix 3 to Appendix 5 for 1845, 1893 and 1912 maps of Newbridge.) Guidance for the assessment has been taken from a recent Historic England publication, 'Understanding Place: Historic Area Assessment'¹².

7.10.4.2 The boundary of the character area has evolved during the assessment. The final boundary presents the majority of properties and buildings contained within the 1893 OS plan, with particular focus on the Turnpike road.

7.10.4.3 The addition of the Character Area at Newbridge will preserve the long term future of these pivotal buildings and the progression through the urbanization of farmland through the growth of textiles. Since the late 1990's both Holmefield Mill and the older more intact Caldervale Mill have been demolished for new housing development. Protection needs to be afforded to these areas of Newbridge to preserve their importance in the development of Newbridge and the social developments in housing between 1835 and 1920.

7.10.4 Historical Background

7.10.4.1 Prior to 1830 Newbridge and Lowerford consisted of farmland occupied by Lowerclough, Lowerlithie, Troughlithie, Cloughsprings and Higher Oakland farms. The building of the Gisburn to Marsden Turnpike, which was opened in 1807 and included the bridge at Reedyford, improved access to Barrowford.

7.10.4.2 The development of Hodge Bank Mill situated across the river in Reedyford (now probably under the M65) and the land and curtilage of Reedyford House and its grounds possibly led to the initial housing that formed the hamlet at Newbridge.

7.10.4.3 Housing development started around 1836 with the building of the three middle cottages that are part of the block numbered 2-16 Gisburn Road, with end pairs being added after 1842. Number 14 and 16 were kept as a beer house by Robert Bradshaw who later built the Victoria Hotel.

7.10.4.4 Newbridge started to develop as a weaving area predominantly after the building of the Marsden to Long Preston Turnpike around 1804. Newbridge hit its zenith of growth during the early 1900s as a result of the advent of weaving and improvements in infrastructure, including the widening of the bridge and the introduction of trams into Barrowford. Calder Vale Mill (recently demolished) was probably one of the first weaving sheds.

¹² www.historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/

7.10.5 Local Heritage Assets

7.10.5.1 Barrowford Parish Council has identified a number of local heritage assets that reinforce the local character of Newbridge, and it would like to see them given protection through the Neighbourhood Plan. The NPPF advises in paragraph 197 that, “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”.

7.10.5.2 The non-designated heritage assets identified may form part of a Local Heritage List which Pendle Council may choose to develop in the future. A Local Heritage List identifies those heritage assets that are not protected by statutory designations but provides clarity on the location of these assets and what it is about them that is significant. A local heritage asset is a building, structure or man-made landscape of local historic or architectural importance. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.

Linking Local Plan Policies

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

ENV 2 - Achieving Quality Design and Conservation

WRK 5 - Tourism, Leisure and Culture

Other Useful references

Local Heritage Listing – Historic England Advice Note 7

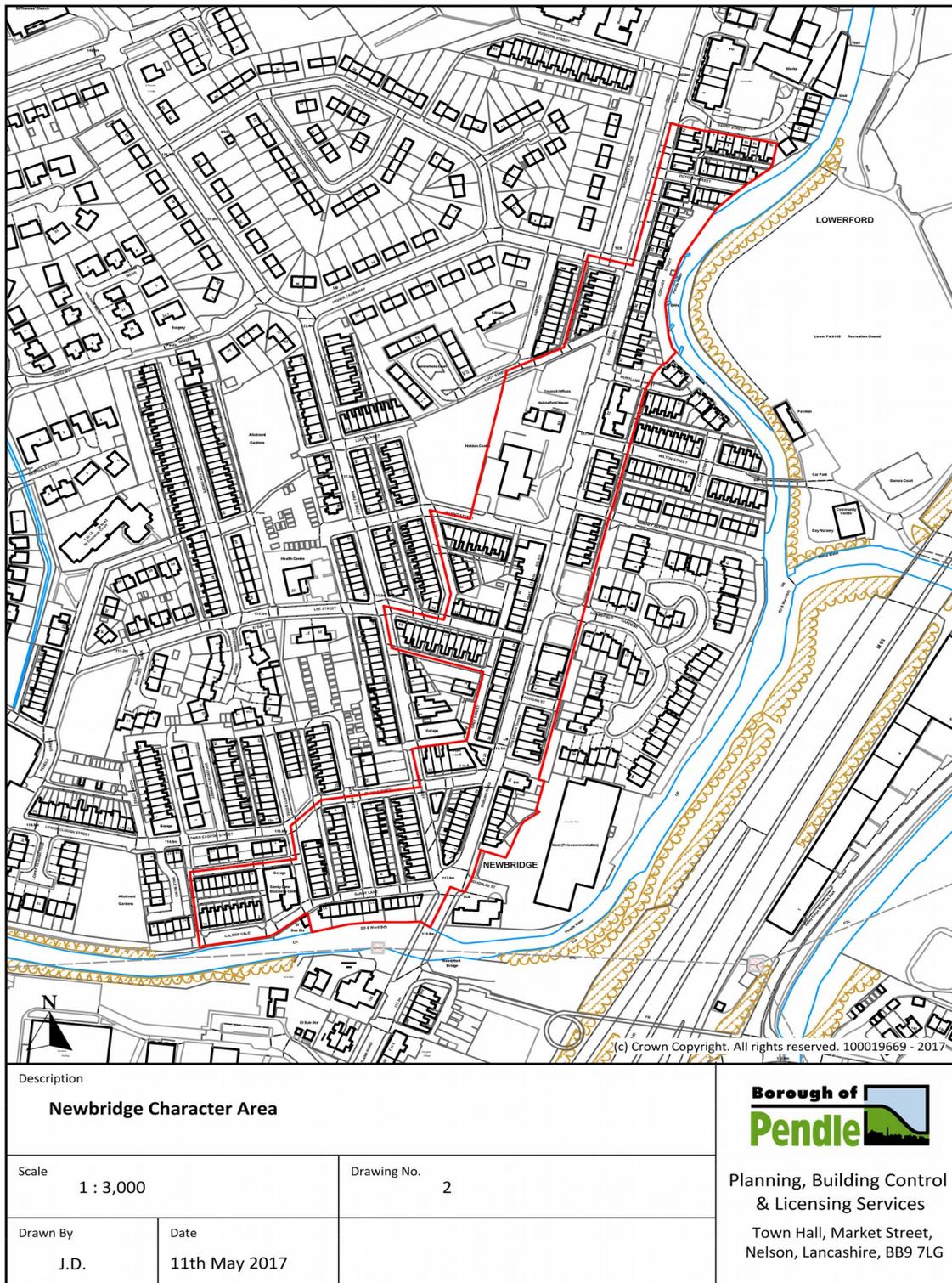


Figure 12: Barrowford Newbridge Character Area

Newbridge - Character Assessment

Issues	Description
Relationships of building to open spaces	Few open spaces now remain in Newbridge with the main ones being the public open space to the rear of Holmeffield House and Bullholme Playing Fields situated off Gisburn Road across the river. The other area of open space within Newbridge situated at Trough Laithe has been designated a Strategic Housing Site and given outline planning permission or forms part of the area of Riverside Business Park.
Street patterns and boundaries	<p>On entering Newbridge from Nelson (past Nelson and Colne College) the street pattern is defined by the linear route of Gisburn Road. The terrace pattern off Gisburn Road is characterised by high density terraced houses and former cottages along Gisburn Road. Breaks in the historic pattern have been broken by the creation of new infill developments on former mill sites, such as Holmeffield Gardens and Lower Clough Fold.</p> <p>Many of the properties along Gisburn Road have a dwarf stone wall which marks out the private amenity space and softens the edge from the busy main road. Some of the walls have been repaired and replaced over the years.</p>
Views in and out	Refer to landscape design policy
Building scale	<p>Much of the building scale has been lost with the demolition of the key mills within the area.</p> <p>Most of the housing is of a traditional scale with some new infill development being 2½-storey.</p> <p>Key buildings along Gisburn Road such as Holmeffield House and the former Police Station have the greatest height and building scale.</p>
Building type	<p>Mills Caldervale Mill 1850s – 60s (demolished around 2006) Lowerclough Mill (at the junction of Lowerclough Street and Pendle Street) Victoria Mill, River Way, Lowerford</p> <p>Former Large Homes Holmeffield House – built in 1865 by the Berry family who owned Victoria Mill at Barrowford. Now in the possession of Barrowford Parish Council and used as a Community Centre and Council Offices</p> <p>Police Station - built in 1897 this building is of a Victorian Baroque exuberance when viewed in relation to other Newbridge buildings, having gables to four frontal dormers and a protruding central bay.</p> <p>Housing Prominent terraces: King Edward Terrace a row of Edwardian shops, Forrest View, Cromwell Terrace and Albert Terrace, all larger bay windowed terraced houses with both Cromwell Terrace and Forrest View containing some original shops.</p>

	<p>Workers' cottages – The southern side of Sandy lane is a row of workers' cottages following the river; one retains the dial of a clock. This row was built around 1837 by John Steel, a Barrowford tailor. Local rumour said that the money needed for their construction was obtained by John Steel's practice of stealing a portion of the cloth brought in to be made into garments. The practice was locally known as "cabbaging" and for years the row was known as Cabbage Row.</p> <p>Further workers' houses developed along Gisburn Road, Nos. 25-35 being examples of back-to-back housing with the backs facing onto Grey Street. It becomes evident that the larger doorways and windows that face Gisburn Road are not repeated on the rear houses. Above No. 10 Grey Street were two corbels presumed to hold a water tank for collecting rainwater off the roof. The last five cottages were built by the Ancient Order of Foresters, one of the Friendly Societies from the area.</p> <p>The cottages running from Portland Street to Harry Street, Nos. 32-62 Gisburn Road, include Corlass Row. Building of this row, as an investment, was begun in 1824 by William Corlass who owned Hodge Bank Mill. The row contains four loom shops rising to three storeys, originally back-to-back. The frontages onto the turnpike show a better finish than the ones facing the river.</p>
Building materials	<p>Dressed Ashlar Stone Slate Roof Red brick is some infill development, for example the NHS building next to Holmeffield House.</p>
Current Use	<p>Predominantly residential with many of the original terraces (as shown on the 1893 map) still intact. Developments have been built on former mill sites, often 2½-storey mews properties, as a result of being located within a flood zone.</p> <p>There are a variety of shops and local amenity services within the area.</p> <p>Community buildings – Holmeffield House</p>
Special Qualities	<p>The reason for this area being offered the Character Area is the number of intact workers cottages, houses, terraces and shops charting the evolution of Newbridge as first a small hamlet and then as one of the four wards that make up Barrowford. The other three wards already contain Conservation Areas which protect the built heritage and two thirds of the main Gisburn Road frontage, but Newbridge has previously been neglected.</p>

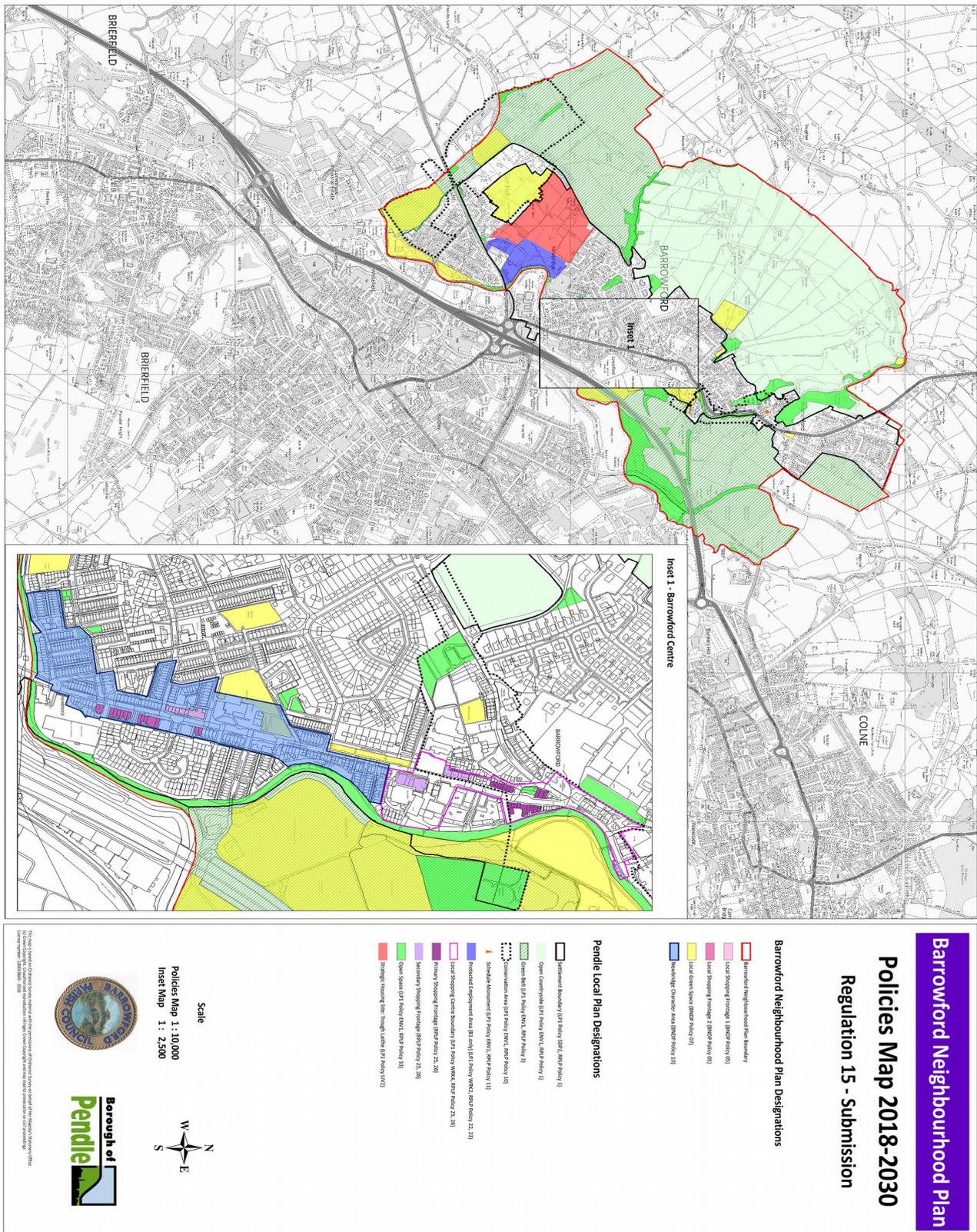


Figure 13: Policies Map

Appendices

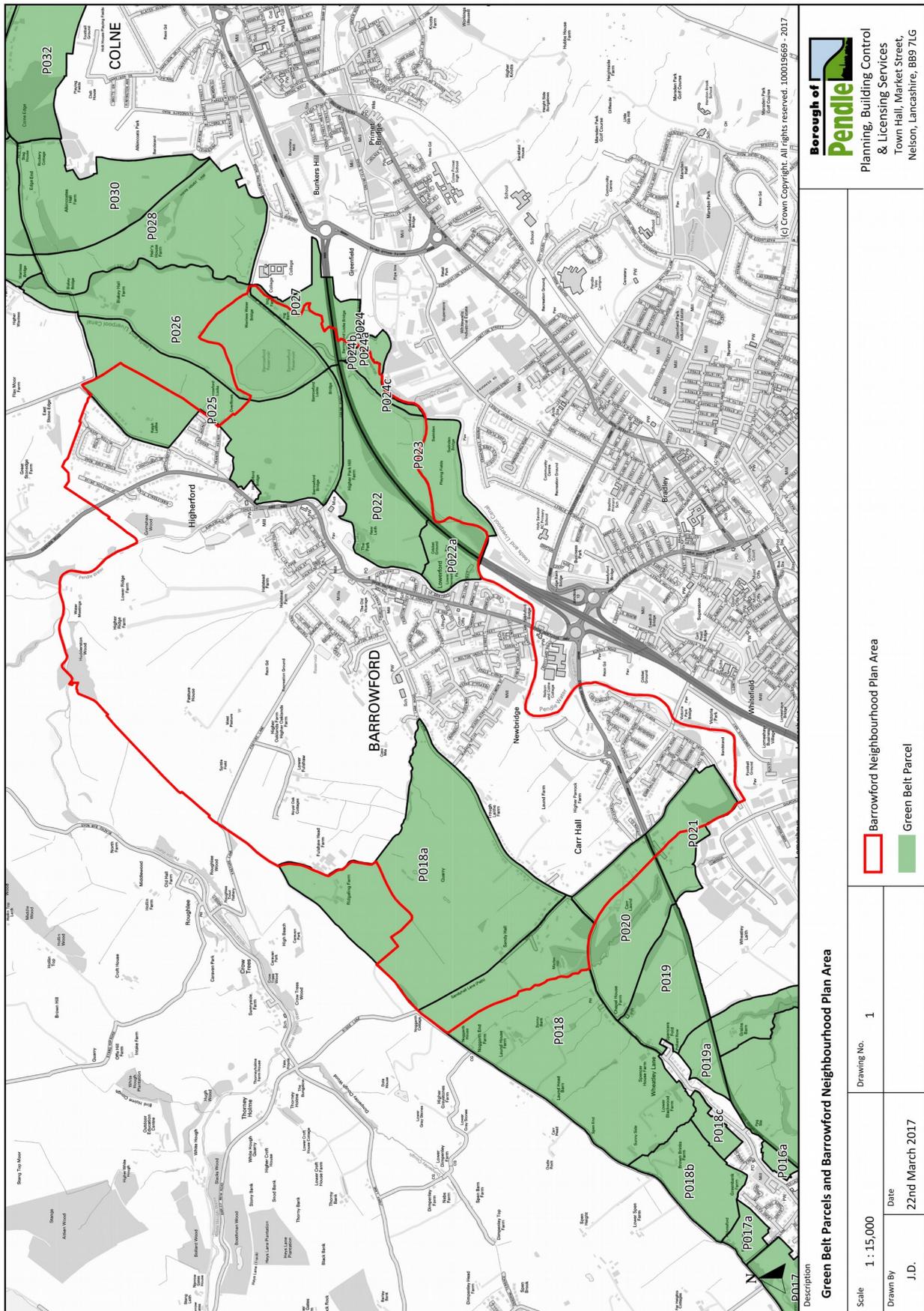
1. List of Green Belt Parcels within/partly within the Barrowford Neighbourhood Plan Area and Map
2. Pendle Borough Council Core Strategy Policies
3. Newbridge Character Area (1845 Map)
4. Newbridge Character Area (1893 Map)
5. Newbridge Character Area (1912 Map)
6. Barrowford Traffic Collisions (2012 – 2016)
7. Collision Data Breakdown (2012-2016)
8. Newbridge Character Area Details – Policy BDNP 10
9. Evidence Base References
10. Abbreviations & Acronyms

1. List of Green Belt Parcels within the Barrowford Neighbourhood Plan Area

Ref		Comment
P018	The parcel is contained to the north by Noggarth Road, to the south by Wheatley Lane Road, to the east by Sandyhall Lane and to the west by field boundaries.	Part within
P018a	The parcel is contained to the south by Wheatley Lane Road, to the west by Sandyhall Lane, to the north by field boundaries and a farm track, and to the east by field boundaries/tracks. The parcel reads as part of the countryside.	Part within
P020	The parcel is contained to the north by Wheatley Lane Road, to the south by the A6068, to the east by Carr Hall Road and to the west by field boundaries. The A6068 would provide a barrier to further encroachment into the countryside to the south.	Part within
P021	The parcel is largely contained to the east and west by urban development and to the north by the A6068. The A6068 would provide a barrier to further encroachment into the countryside to the north.	Part within
P022	The parcel is contained to the south-east by the M65, to the north and west by Pendle Water and the urban settlement of Barrowford, and to the north-east by the B6247. The parcel is not perceived to be part of the countryside.	Part within
P022a	The parcel is contained to the south-east by a steep wooded embankment which rises up to the M65 and to the west by Pendle Water and the urban settlement of Barrowford. The parcel is not perceived to be part of the countryside.	Fully within
P023	The parcel is contained on all sides: to the north and west by the M65, and to the south and east by the Leeds and Liverpool Canal and the urban settlement of Nelson. The	Part within

	parcel is not perceived to be part of the countryside.	
P024	The parcel is contained to the north by the M65. Thick woodland shields the parcel from the motorway, reducing the impact of noise, and from the sewage works to the south.	Part within
P024a	Colne Water contains the parcel to the south, to the east by a stream, and to the west by the Leeds and Liverpool Canal.	Fully within
P024b	The parcel is contained to the north by Greenfield Road, to the west by the Leeds and Liverpool Canal and to the east by a stream. The existing straight-line boundary along the southern boundary of Parcel 24b remains unexplained, as there are no obvious physical features on the ground, or on older maps and aerial photography.	Fully within
P024c	Colne Water contains the parcel to the south, to the east by a stream, and to the west by the Leeds and Liverpool Canal.	Fully within
P025	The parcel is contained to the west by the urban settlement of Higherford, to the south by the B6247, to the east by the Leeds and Liverpool Canal, and to the north by Red Lane.	Part within
P026	The parcel is contained to the west by the Leeds and Liverpool Canal, to the south-east by the B6247 and to the east by Wanless Water.	Part within
P027	The parcel is contained to the north by the B6247 and to the south by the M65. It is not perceived to be part of the countryside, being cut off by these two roads, both of which rise above the parcel.	Part within

Map of Green Belt Parcels within/partly within the Barrowford Neighbourhood Plan Area on next page.



Borough of Pendle
 Planning, Building Control
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 Town Hall, Market Street,
 Nelson, Lancashire, BB9 7LG

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Green Belt Parcels and Barrowford Neighbourhood Plan Area

Scale 1 : 15,000
 Drawing No. 1

Drawn By J.D.
 Date 22nd March 2017

Description
 Barrowford Neighbourhood Plan Area
 Green Belt Parcel

Figure 14: Barrowford Green Belt Parcels Map

2 Pendle Borough Council Core Strategy Policies

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"> Nelson 	<ul style="list-style-type: none"> Barnoldswick
<ul style="list-style-type: none"> Colne 	
Local Shopping Corridor	
M65 Corridor	West Craven Towns
<ul style="list-style-type: none"> Brierfield 	<ul style="list-style-type: none"> Earby
<ul style="list-style-type: none"> Barrowford 	

In Rural Pendle the provision of new retail facilities, to meet an identified need, will be encouraged. In the first instance rural retail provision should be located in one of the Rural Service Centres (Fence, Trawden, Foulridge and Kelbrook). Where this is not possible the re-use of existing buildings or development on a site within a Rural Village may be considered.

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.

These, and all other applications or allocations for retail and main town centre uses, should identify sites or premises that are suitable, available and viable by following the sequential approach, which requires them to be located in order of priority:

1. Town and local shopping centres, where the development is appropriate in relation to the role and function of the centre.
2. Edge-of-centre locations, which are well connected to the existing centre and where the development is appropriate to the role and function of the centre.
3. Out-of-centre sites, which are well serviced by a choice of means of transport and have a higher likelihood of forming links with a nearby centre.

All development within a Town Centre or Local Shopping Centre should seek to make a positive

contribution to:

- Safeguarding the retail function of the centre.
- Improving the vitality and viability of the centre.
- Improving the overall mix of retail and other land uses.
- Supporting the creation of a comfortable, safe, attractive and accessible shopping environment.
- Enhancing access to the centre by sustainable modes of transport, and encouraging multi-purpose trips.

The re-occupation of vacant floorspace, or the re-development of existing sites, within a Town Centre or Local Shopping Centre will be prioritised for all forms of retail development. The Council will also promote uses which help to create active street frontages and a vibrant public realm, such as shops, cafés, restaurants, cultural and leisure uses. Mixed-use schemes that include a proportion of housing may also be appropriate provided that this does not undermine the economic role of the centre.

To help promote vitality, and maintain viability, we will seek to prevent high concentrations of non-shopping uses within the Primary Shopping Area and Primary and Secondary Shopping (133) Frontages.

Retail proposals on edge-of-centre or out-of-centre sites will generally be resisted. Any applications of this nature must follow the approach for site selection set out in the Framework. This includes sequential and impact test (paragraphs 24 and 26 respectively), which may also require the potential effects on centres beyond the borough boundary to be considered.

There is limited potential to provide additional floorspace for convenience retail up to 2023 and beyond this date up to the end of the plan period. However, there may be a qualitative need to deliver greater consumer choice and enhance the vitality and viability of existing centres. Where possible, any new convenience retail development should re-use existing sites and premises within a Town Centre or Local Shopping Centre.

The provision of additional comparison retail floorspace within the town centres of Nelson and Colne will be supported, in order to help maintain and enhance their position in the shopping hierarchy.

Within the settlements identified in Policy SDP2, the provision of small-scale retail uses that enable people to meet their daily needs for convenience shopping, within walking distance of their homes and places of work, will be encouraged, particularly where they relate to the re-opening of village or corner shops. Outside these settlements the provision of small-scale retail units that meet the growing demand for local produce, or which help to support local tourism, may be appropriate. Criteria influencing the location of retail facilities, outside the defined town and local shopping centre boundaries, will be set out in the Pendle Local Plan Part 2: Site Allocations and Development Policies.

Proposals for hot food take-aways in close proximity to establishments that are primarily attended by children and young people will be resisted in support of initiatives to help reduce childhood obesity and improve the overall health prospects of young people.

Policy 26 (Replacement Pendle Local Plan (2001-2016)) – Non Shopping Uses In Town Centres and Local Shopping Areas

26.1 Proposals to introduce non-shopping uses in town centres and local shopping centres outside of defined Primary or Secondary shopping frontages will be supported. The introduction of non-shopping uses to a defined shopping frontage in a town centre or local shopping centre or within a defined local shopping frontage will also be approved unless:

26.2 The proposal would result in the total proportion of non-shopping uses (including unimplemented valid planning permissions) exceeding 25% of a defined primary frontage or 50% of a defined secondary or local frontage (in terms of frontage length 42).

26.3 Notwithstanding this, where it can be shown that a unit has remained vacant for over 3 years, permission for a non-shopping use will be granted.

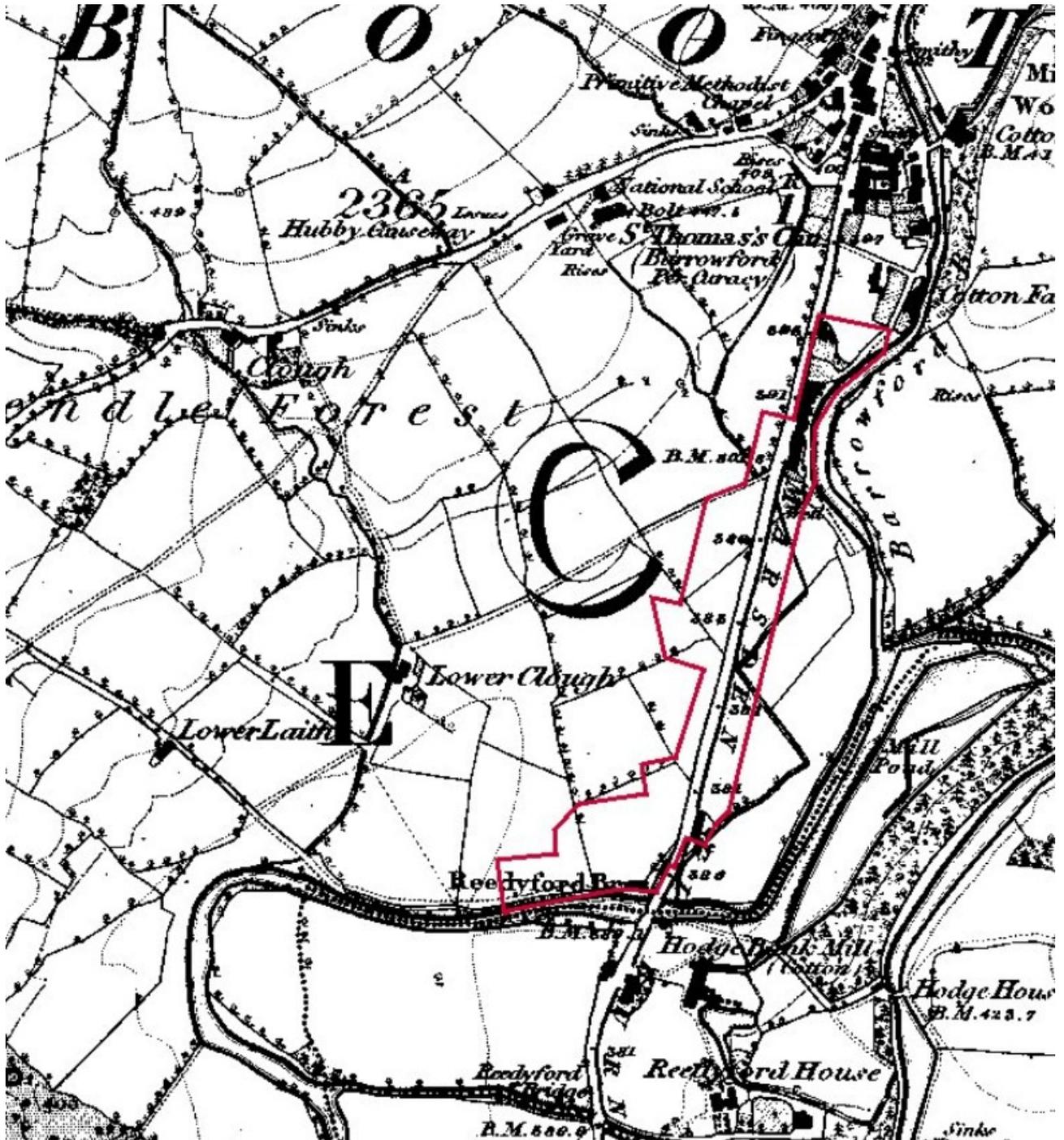
26.4 The grant of planning permission for any non-shopping use will be dependent on the following being satisfactory:

- 1) The hours of operation.
- 2) Car parking and servicing provision.

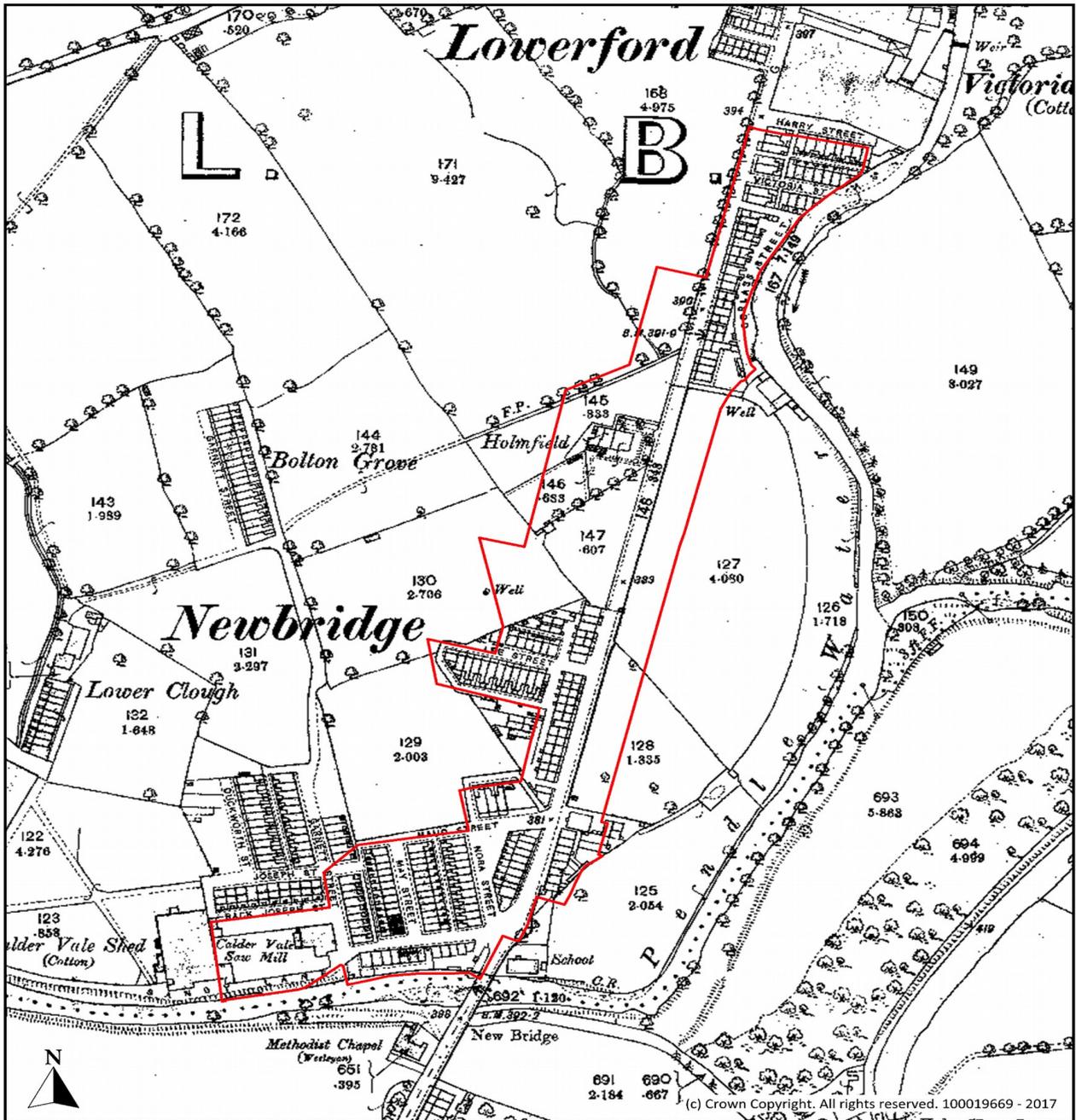
26.5 Applications for hot-food take-aways must also supply information on:

- 3) The emission of odours and provision of fume extraction (Policy 8).

3. Newbridge Character Area (1845 Map)



4. Newbridge Character Area (1893 Map)



Description		 <p>Planning, Building Control & Licensing Services</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p>
Proposed Newbridge Character Area - 1893 Map Base		
Scale	Drawing No.	
1 : 3,000	2	
Drawn By	Date	
J.D.	11th May 2017	

5. Newbridge Character Area (1912 Map)



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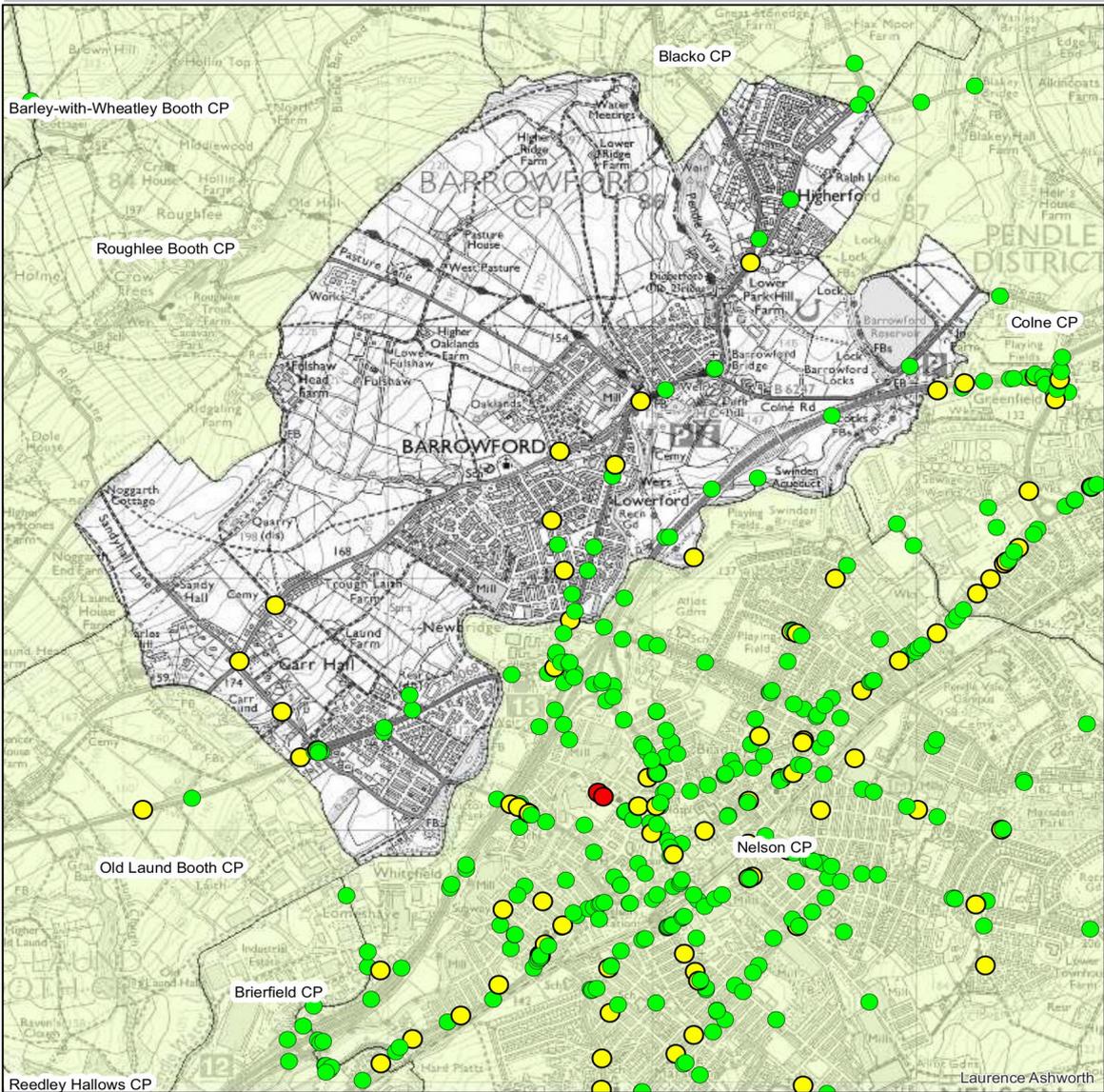
Description Proposed Newbridge Character Area - 1912 Map Base		 Planning, Building Control & Licensing Services Town Hall, Market Street, Nelson, Lancashire, BB9 7LG
Scale 1 : 3,000	Drawing No. 2	
Drawn By J.D.	Date 11th May 2017	

6. Barrowford Traffic Collisions (2012-2016)

Collisions within Barrowford Parish Lancashire

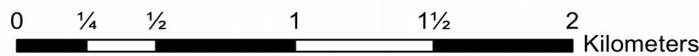


Map created : 23/03/2017 Map scale : 1:21,152



Collisions
SEVERITY

- Fatal
- Serious
- Slight



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7. Collision Data Breakdown (2012-2016)

ACCIDENT I	NO_VEHICLES	NO_CASUALTIES	DATE	TIME	ROAD NAME	EASTING	NORTHING	FATALITIES	ADULT SERIOUS	CHILD SERIOUS	ADULT SLIGHT	CHILD SLIGHT	ADULT PEDESTRIANS	CHILD PEDESTRIANS	ADULT CYCLISTS	CHILD CYCLIST	CHILD COLLISION	SEVERITY	
234071	2		1 11-Jan-12	07:45	Gisburn Road	365757	439029	0	0	0	1	0	0	0	0	0	0	No	Slight
234072	1		1 23-Jan-12	17:09	Gisburn Road	365851	439404	0	0	0	0	0	0	0	1	0	0	Yes	Slight
235116	3		2 27-Jan-12	17:15	Junction 13 To Junction 14	366066	439164	0	0	0	2	0	0	0	0	0	0	No	Slight
235104	2		2 13-Feb-12	18:36	Carr Hall Road	384603	438467	0	1	0	0	0	0	0	0	1	0	No	Serious
237713	2		1 30-Apr-12	07:50	Barnoldswick Road	366524	440501	0	0	0	0	0	0	0	0	0	0	No	Slight
237720	1		1 28-May-12	14:45	Gisburn Road	366239	439831	0	0	0	0	0	0	0	1	0	0	Yes	Slight
241537	1		1 17-Aug-12	19:27	Nora Street	365670	439028	0	0	0	0	0	0	0	1	0	0	Yes	Serious
242738	1		1 06-Nov-12	12:15	Gisburn Road	365864	439447	0	1	0	0	0	1	0	0	0	0	No	Serious
244696	2		1 19-Feb-13	11:38	Barrowford Road	364739	438307	0	0	0	0	0	0	0	0	0	0	No	Slight
245762	1		3 29-Mar-13	22:59	Slip Road Junction 13	366052	439161	0	0	0	3	0	0	0	0	0	0	No	Slight
250035	2		2 11-Jul-13	15:20	Barrowford Road	364738	438318	0	0	0	2	0	0	0	0	0	0	No	Slight
250491	2		2 11-Aug-13	15:48	Barnoldswick Road	366782	440878	0	0	0	2	0	0	0	0	0	0	No	Slight
250924	2		1 23-Aug-13	16:00	Barrowford Road	384724	438311	0	0	0	0	0	0	0	0	1	0	No	Slight
251118	2		1 24-Aug-13	14:58	Gisburn Road	366375	440249	0	1	0	0	0	0	0	0	1	0	No	Serious
252200	2		1 10-Nov-13	14:18	Barrowford Road	365094	438476	0	0	0	0	0	0	0	0	0	0	No	Slight
252707	2		1 21-Dec-13	12:45	Gisburn Road	365956	439698	0	0	0	1	0	0	0	0	0	0	No	Slight
254633	1		2 16-Feb-14	06:20	Wheatley Lane Road	384578	438890	0	1	0	0	0	0	0	0	0	0	No	Serious
255723	1		4 10-Mar-14	13:05	Wheatley Lane Road	384441	438667	0	3	0	0	0	0	0	0	0	0	No	Serious
256950	2		1 31-Mar-14	18:55	Gisburn Road	365781	439124	0	0	0	0	0	0	0	0	0	0	No	Slight
259756	2		3 20-Jun-14	18:38	Barrowford Road	364744	438308	0	0	0	3	0	0	0	0	0	0	No	Slight
260293	2		1 26-Sep-14	13:30	Barrowford Road	364673	438286	0	1	0	0	0	0	0	0	0	0	No	Serious
264574	2		1 19-Oct-14	15:10	Gisburn Road	365960	439699	0	1	0	0	0	0	0	0	1	0	No	Serious
264577	2		1 23-Oct-14	12:33	Church Street	365654	439500	0	1	0	0	0	0	0	0	0	0	No	Serious
302244	2		1 30-Oct-14	22:15	Barrowford Road	384737	438315	0	1	0	0	0	0	0	0	0	0	No	Serious
264590	2		1 12-Nov-14	07:01	Scotland Road	365710	438868	0	0	0	0	0	0	0	0	0	0	No	Slight
264596	1		2 19-Nov-14	20:15	Colne Road	366975	439840	0	0	0	1	0	0	0	0	0	0	No	Slight
267147	1		1 23-Dec-14	17:26	Nora Street	365645	439134	0	0	0	0	0	0	0	0	0	0	No	Slight
302315	1		1 12-Apr-15	14:50	M65 Junction 13 From A6061	366682	439645	0	0	0	0	0	0	0	0	0	0	No	Slight
302391	1		1 02-Jul-15	18:30	Maud Street	365699	438936	0	0	0	0	0	1	0	0	0	0	No	Slight
302397	2		3 05-Jul-15	13:30	Barrowford Road	364985	438406	0	0	0	0	0	0	0	0	0	0	No	Slight
302463	2		4 03-Oct-15	12:20	Gisburn Road	366236	439828	0	0	0	0	0	0	0	0	0	0	No	Slight
308442	2		1 08-May-16	14:03	M65 Junction 13 To A6068	366226	439554	0	0	0	0	0	0	0	0	0	0	No	Slight
308452	2		1 09-May-16	14:20	Gisburn Road	366052	439747	0	0	0	0	0	0	0	1	0	0	No	Slight
310253	2		1 22-Jun-16	21:10	Barnoldswick Road	366524	440502	0	0	0	0	0	0	0	0	0	0	No	Slight
311590	2		1 01-Jul-16	13:45	Nora Street	365624	439226	0	1	0	0	0	0	0	0	0	0	No	Serious
312962	2		1 17-Aug-16	14:18	Barrowford Road	384749	438312	0	0	0	0	0	0	0	0	0	0	No	Slight
312971	2		3 23-Aug-16	21:10	Carr Road	384983	438888	0	0	0	0	0	0	0	0	0	0	No	Slight
312978	1		1 08-Sep-16	15:15	Gisburn Road	365960	439699	0	0	0	0	0	0	0	0	0	0	No	Slight
312991	1		1 20-Sep-16	22:40	Barrowford Road	365084	438536	0	0	0	0	0	0	0	0	0	0	No	Slight
320182	2		1 08-Nov-16	06:35	Gisburn Road	366406	440346	0	0	0	0	0	0	0	0	0	0	No	Slight
321547	2		1 15-Dec-16	16:10	Barrowford Road	364734	438313	0	0	0	0	0	0	0	0	0	0	No	Slight

8. Newbridge Character Area – Policy BDNP 10

	Building/Street	Construction	History
1	1-9 Sandy Lane Clock Cottages 11-23 Sandy Lane	<p>Sandy Lane originally ran between the cottages and the river with the frontage overlooking the river. No. 1, 3, 5, 7 & 9 were built in around 1837 and have punched faced dressed coursed stone frontages. Whilst the rear now the frontage onto Sandy Lane is constructed of random stone with only very small windows and no doors except for a shop at No.1 Which is probably a later addition the roofs are stone of a slate construction. No's 11 to 21 are of a later construction the houses being taller with larger windows. The houses differ in that there are doors to both the riverside and Sandy Lane giving the impression that the houses were originally back to back. Window openings have a plain sill with a deeper plain lintel to ground floor and shallow ones to the first floor with no jambs. The door openings have jambs made up of two pieces separated by a single coursed stone. The lintels are narrower than the downstairs window jambs. Wall construction is of punch faced local sandstone but the quality of the coursing in comparison to other buildings built locally and the variation in wear patterns between adjacent stones lends credence to re-used stone theory. The troughing's are of stone lined with lead. No 21 has quoin stones where it abuts no 23 showing that 23 was a later addition. No 11 to 23 have stone slate roofs whilst 23 has blue slate.</p>	<p>1-9 Sandy Lane were built by John Steel who acquired the land in 1837. The third cottage in the first block exhibits a round stone to the front first floor elevation and this is the remains of the dial to a clock which was added to give workers at Reedyford Mill the time and for which the occupier was given a shilling a week to wind the clock. This row was known colloquially as Clock Cottages.</p> <p>11-23 Sandy Lane local lore says the row was built with stone from the demolition of Reedyford Mill. The space between the two blocks was the site of the outside toilets for 11-21. No 23 was a later addition.</p>
2	Caldervale	<p>A row of 8 terraced houses built next to the site of Caldervale Mill the row was built in 1898 No. 10 has a stone saying Rose Cottage 1898. The house are built of coursed pitched faced local sandstone with large downstairs windows originally divided by a centre jamb into two windows, upstairs has a smaller single window, the door openings all have a hall light window. All jambs and lintels are sawn local sandstone and have a chamfered internal angle. The roof is of blue slate and each house has a small garden to the front with a low stonewall showing signs of having iron</p>	<p>The terrace overlooks the river and originally Reedyford Bridge Holme. The pasture now contains Nelson & Colne College. The terrace could have been built to provide housing for either Caldervale Mill which stood next door or for Lowerclough Mill which opened in 1891. The houses are of a better standard than those in Joseph Street, May Street and Duckworth Street which would indicate that the original occupants were higher grade mill workers associated with the two local mills.</p>

	Building/Street	Construction	History
		railings.	
3	2-16 Gisburn Road	The middle four cottages 6, 8, 10 and 12 have random stone to walls to the front with stone slate roofs with the adjoining pairs at either end being later additions. 2 and 4 have punched faced dressed coursed stone frontages with stone slates. 14 and 16 have punched faced dressed coursed stone frontages with blue slate roofs.	This row of textile workers cottages originally known as Spring Gardens due to the large garden/allotments to the rear, these two storey cottages were not used for hand weaving at home, with the residents probably working at the nearby Reedyford Mill. (built 1785 demolished around 1870) Cottages No's 6-12 were built in 1836 with 2,4 14 and 16 being built in the early 1840's, number 16 was operated by Mr. Bradshaw as the Spring Gardens beer shop until he built the Victoria Hotel next door.
4	31-49 Gisburn Road	The block comprises of 10 back to later weavers cottages built as two phases. No's 41 to 49 were built in 1851 and both front and rear elevations are built of punch faced local sandstone, window openings have stone sills and lintels, doorways also incorporate stone jambs. Both elevations have stone troughing's and graduated coursed blue slate roofs. The front elevation has small walled gardens. No's 31 to 39 show a confused history. No 39 is later as it overlaps 41 the roof height is slightly higher but looks as though it was built alone although it matches no's 31 to 35 in both style and materials. No 37 is butted up to both 35 and 39 with the front wall being of a wider coursed better finished stone. The rear is stepped back on No 37 with a small yard although this may be a later alteration. Although these cottages are of a later date they all have stone slate roofs.	These cottages were built in three distinct phases no's 41 to 29 were built in 1851 with the name stone once reading Erected by the Ancient Order of Foresters Barrowford 1851. The Order of Foresters was an early Friendly Society through which loans and mortgages could be taken. No's 31 to 39 have a name stone to the front which reads J. & E. C. B. Industrial Buildings AD 1855
5	King Edward Terrace	King Edward Terrace built in 1901-02 as a row of shops with accommodation above the shop. The frontages originally had a wooden surround to the shop front with a retractable blind. The first floor has windows with sawn local sandstone with a blue slate roof. This is the only purpose built row of Edwardian Shops within Barrowford.	During the 1890's Newbridge was expanding with new rows of houses every year. This row of shops catered for the expanding need for local shops to serve the mills workforces. In 1914 the shops operated as: <ul style="list-style-type: none"> • Tripe Dresser (William Fletcher) • Newsagent & Tobacconist (J. Broughton) • Draper (John Haworth) • Grocer (Joseph Lingard) • Hosier (Fleming Hargreaves) • Milliner (Mrs. F. Hacking) No.2 expanded into No. 1 and operated as a post office/newsagent/tobacconist until shortly after the closure of Holmefield Mill in the 1990's

	Building/Street	Construction	History
6	Former Police Station	Police Station - built in 1897 this building shows the Victorian Baroque exuberance when viewed in relation to other Newbridge buildings, having gables to four frontal dormers and a protruding central bay which incorporates a date stone for 1897 with the County Council crest in the middle with a carved scalloped motif above topped with a finial. The stone work is coursed pitched faced local sandstone with sawn stone quoins. The roof is of a steep pitched graduated blue slate design with red ridge tiles.	The Police station operated as a police station until the early 1960's, then it became Holmefield Learning Centre where newly immigrated Asian children were taught English and following a prolonged period of was used as a special needs children's unit by the County Council and when that was closed was sold off and is now a children's nursery.
7	Holmefield House	The frontage is built in a classical style with a two gables and large symmetrical windows. It is constructed of tightly coursed ashlar blocks giving the appearance of wealth. The formal entrance is to the northern aspect of the building and a wide door opening with side windows above the door is on the first floor is a large window divided by stone mullions to mirror the door opening and side windows. All other walls are built of coursed punch faced local sandstone. All window openings have sawn sandstone sills, jambs and arched lintels. The troughing's are built of stone lined originally with lead. The roof is of blue slate running north to south with two hipped sections from the front gables to the main roof.	Holmefield House - built in 1865 for the Berry family who owned Victoria Mill at Barrowford, The building was sold to Mr. S Holden who owned Holmefield Mill and was used as offices. Following the construction of a new weaving shed and offices at Holmefield Mill Holmefield House was used as a community centre before being sold to Barrowford Urban District Council in the late 1960's and continued as a community centre until the Local Authority closed the community use and leased the building as offices. Holmefield House is now in the possession of Barrowford Parish Council and used as a Community Centre and Council Offices
8	Cottages on Gisburn Road running from No. 24 Portland House to No 62 Junction with Corlass Street.	The row displays three distinct building phases with five different roof heights. Starting with the oldest No.46-62 it quite obvious that these were built in stages with several properties showing joint lines, the fronts are built of punch faced coursed local sandstone. With Stone troughing's, the small windows have stone sills and lintels and no jambs the door openings have jambs and are lower giving the appearance of being wider than later buildings. The rear is of coursed random stone some showing quoins. The roof is stone slates. No. 42 & 44 are wider extending beyond the building line of the earlier cottages. The roof slope to the front matches the existing but the ridge is higher and set further back. A ginnel is built between no 44and 46 with the first floor covering the ginnel. The front and rear are of a similar construction to the	The first back to back cottages nearest Corlass Street were built around 1823 as hand loom cottages by William Corlass with the rest built in stages. Several ginnels once existed through the row to allow easier access to the back houses but only one now remains. The cottages are a later version of weaver's cottages found in the centre of the village, being not as tall and more compact, indicating that the inhabitants went out to work rather than weaving at home. Ventilation was none existent and the houses were not connected to water supplies until the late 1890's.

Building/Street	Construction	History
	<p>earlier cottages with a stone roof.</p> <p>No. 34-40 are around 500mm higher with four steps the doorway the front and rear construction is similar but with a distinct step up in window and door heights. A ginnel has been built through between no's 34 and 36 with the extra first floor accommodation being part of 34. These four cottages have blue slate roofs.</p> <p>No's No 32 look to have been a single build as the roof height is the same as 24-30 but the door and window proportions although larger than no 34 are smaller than 30. The stone troughing to the front has a greater depth and cornice appearance with a blue slate roof</p> <p>No 24 to 30 have larger windows at both ground and first floor but are of similar materials and construction but with large dressed quoin stones to the gable ends of no 24 with Portland House cut into one of the quoins. The gable is has symmetrical windows and punch faced coursed sandstone construction with stone copings to the roof gable.</p>	

9. Evidence Base References

- [Pendle Local Plan Core Strategy 2011 – 2030](#)
- [Pendle Local Plan Part 2: Site Allocations and Development Policies \(2016\)](#)
- [PBC \(2008\) Open Space Audit 2008](#)
- [PBC Green Infrastructure Strategy 2018](#)
- [Office for National Statistics population estimate 2017](#)
- [Pendle Local Plan Part 2: Scoping Report and Site Assessment Methodology](#)
- [Shelter's Housing Briefing White Paper Jan 2017](#)
- [PBC Green Belt Assessment October 2017](#)
- LCC School Census October 2017 (personal communication from Lancashire County Council)
- PBC Retail Occupancy Survey June 2017 (personal communication from Pendle Borough Council)
- [PBC Conservation Area Design Guidance SPD 2008](#)
- [Pendle Listed Buildings Register \(2017\)](#)
- [PBC Conservation Areas Appraisals and Management Plans 2010 \(Barrowford, Higherford, Carr Hall Road, Carr Hall and Wheatley Lane Road\)](#)
- [LCC Highways Asset Management data from collisions within Barrowford Parish](#)
- [PBC General Principles for the design of shop fronts SPD](#)
- [Historic England Historic Area Assessments](#)
- [Historic England – Neighbourhood Planning and the Historic Environment Advice Note 11](#)
- [English Heritage Royal Commission on Historical Monuments of England Survey: Victoria Mills, Riverway, Lowerford. NBR# 98938, 1998](#)
- [Lancashire Landscape Character Assessment \(2000\)](#)
- [Pendle Biodiversity Audit \(2010\)](#)
- [Pendle Green Infrastructure Strategy Scoping Report \(2016\)](#)
- [National Planning Policy Framework, July 2018](#)

10. Abbreviations and Acronyms

Abbreviation / Acronym	Description
BNDP	Barrowford Neighbourhood Development Plan
CA	Conservation Area
ENV	Environment (Core Strategy::Spatial Strategy)*
LCC	Lancashire County Council
LIV	Living (Core Strategy::Spatial Strategy)*
LSC	Local Shopping Centre
LSCB	Local Shopping Centre Boundary
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SEA	Strategic Environmental Assessment
SDP	Spatial Development Principles (Core Strategy::Spatial Strategy)*
SUP	Supporting (Core Strategy::Spatial Strategy)*
WRK	Work (Core Strategy::Spatial Strategy)*

* See Pendle Council Core Strategy Preferred Options Sustainability Appraisal (PDF)