

Supplementary Planning Guidance: Development in the Open Countryside



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SPG – Development in the Countryside

Borough of Pendle

Supplementary Planning Guidance

Development in the Open Countryside

1.0 Introduction

- 1.1 The purpose of supplementary planning guidance is to elucidate and amplify policies in the development plan that relate to specific topics. This Supplementary Planning Guidance sets out the criteria for new development in the countryside areas of Pendle.
- 1.2 The SPG was subjected to a ten week public consultation exercise. Statutory consultees, as well as the public were asked to comment on the documents content, before final adoption by the Executive committee.

2.0 National Policy Framework

- 2.1 The twin aims for a sustainable countryside are set out in Planning Policy Guidance Note 7 (February 1997) as improving prosperity by the diversification of the rural economy and protecting and enhancing the environment. This approach supports development needed to encourage diversification, meet demands and aid progress but also control it in such a way as to secure environmental objectives.
- 2.2 The Rural White Paper, *Our Countryside: the future* (November 2000) reiterates the requirement that sustainable development must address economic and social objectives as well as environmental concerns. The test for the suitability of development in the countryside is related primarily to its quality and the impact it has on the character of the countryside but social and economic concerns are also important. This represents a shift away from the traditional approach of using landscape designations to protect the countryside by seeking to prevent development.

The Rural White Paper has recognised the need for:

- a living countryside with access for all to high quality public services;
 - a working countryside with a diverse economy giving high and stable levels of employment; and
 - a protected countryside in which the environment is sustained and enhanced.
- 2.3 Another aspect of the shift away from traditional landscape designations is the new *Countryside Character* approach to landscape assessment. In order to raise understanding of what gives the different areas of the countryside its character and diversity the Countryside Agency, English Nature and English

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Heritage have developed the *Countryside Character* approach. This approach has identified twenty-two distinctive character zones for the countryside areas of the Borough of Pendle. The defined zones relate to Lancashire County Council's *A Landscape Strategy for Lancashire* (December 2000) and to the Countryside Agency's "Character Map of England". The Planning Co-operative has combined these zones into five areas with similar sensitivity levels providing criteria that establishes principles against which development proposals should be assessed.

3.0 Local Plan Policy

3.1 This supplementary planning guidance is intended to supplement Policies E1 to E5 of the adopted Pendle Local Plan (Appendix 1) which deal with the issues relating to development in the countryside by giving detailed criteria for each of the four levels of countryside sensitivity found within the Borough. These are the Area of Outstanding Natural Beauty, Green Belt and Protected Areas, Sites of Special Scientific Interest and Open Moorland Areas.

3.2 The Borough Council will seek to deliver a sustainable countryside by the implementation of local plan policies, that promote the following aims and objectives of the Supplementary Planning Guidance:

- *Development in the open countryside will be permitted where its overall impact is assessed as being beneficial and it is not detrimental to the landscape protection areas, is environmentally acceptable and protects the landscape character of the area.*
- *In requiring an overall beneficial impact the Council will take account of the contribution which proposals make to the social and economic well being of the countryside, for example by encouraging diversification.*
- *Development proposals will need to demonstrate compatibility with the landscape sensitivity and environmental objectives set out in Supplementary Planning Guidance.*
- *The Council will assess the appropriateness of a proposal to the particular location and the scale of the contribution made to landscape character compared to the opportunities offered by the site.*

4.0 Control of Development in the Open Countryside

4.1 The Town and Country Planning (General Permitted Development) Order 1995 as amended, grants planning permission for a wide range of development associated with agricultural uses of land, on units of 5 hectares or more, and forestry uses. In some cases this permission cannot be exercised unless written notification is given to the Local Planning Authority, who have 28 days for initial consideration of the proposed development. Within this period they may decide whether or not further details must be submitted for prior approval.

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- 4.2 In assessing notifications of permitted development the Local Planning Authority will have regard to:
- the siting, design and external appearance of a proposed agricultural or forestry building and its relationship to its surroundings;
 - the siting and means of construction of roads;
 - the siting of excavations or waste deposits which individually or collectively exceed 0.5 hectares within the unit; and
 - the siting and appearance of fish tanks or cages.
- 4.3 In respect of new buildings in the open countryside granted under permitted development rights, the following shall also apply:
- a) New buildings should be sited adjacent to existing buildings. Where the existing building is listed, however, the Local Planning Authority will require the submission of details within 28 days. In such circumstances, new buildings of modern construction should be sited so as not to adversely affect the setting of the listed building.
 - b) The Local Planning Authority requires the submission of details within the 28 day period where the proposal is for a new building or road within the Area of Outstanding Natural Beauty, or within a designated conservation area.
- 4.4 In respect of agricultural or forestry buildings other than those allowed under permitted development rights, permission will be granted where they;
- are adjacent to existing farm buildings;
 - avoid skyline locations;
 - are built along contours rather than across a slope; and
 - can be “softened” by existing trees or by additional sensitive locally native species planting of shrubs and trees.
- 4.5 Permission will not be granted for livestock units and slurry tanks erected within 400 metres of the site boundary of a protected building, such as residential uses, schools, and other buildings occupied by people, unless it can be shown that the proposal;
- a) would not create significant environmental problems or have a significant adverse effect on residential amenity;
 - b) would not adversely affect the setting of a listed building or the character of a conservation area; and

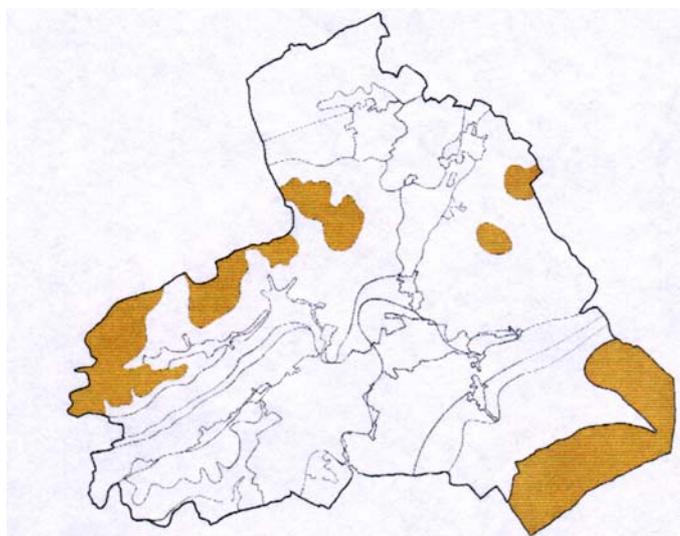
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- c) would not result in a significant pollution hazard.
- 4.6 The detailed design and external appearance of buildings requiring planning permission and those granted permitted development rights should be sensitive to the landscape setting and the countryside character assessment as defined by the Countryside Agency. Policy D1 of the adopted Local Plan considers ‘The use of building materials’ in new development, and should also be used in conjunction with the detailed guidance appropriate for the individual character areas.

5.0 The Countryside Character Approach – Control of Development

- 5.1 Using the Countryside Agency’s Character Map, The Planning Co-operative has defined five character zones for the countryside areas of Pendle within which specific development guidelines will apply. These zones have special landscape characteristics, features and patterns which make them recognisable to those that live and work in them. By giving particular emphasis to the intrinsic value and distinctiveness of local places, the need to conserve and enhance the landscapes that provide the setting to towns and villages is demonstrated.

5.2.1 *Moorland Hills/Moorland Plateaux*



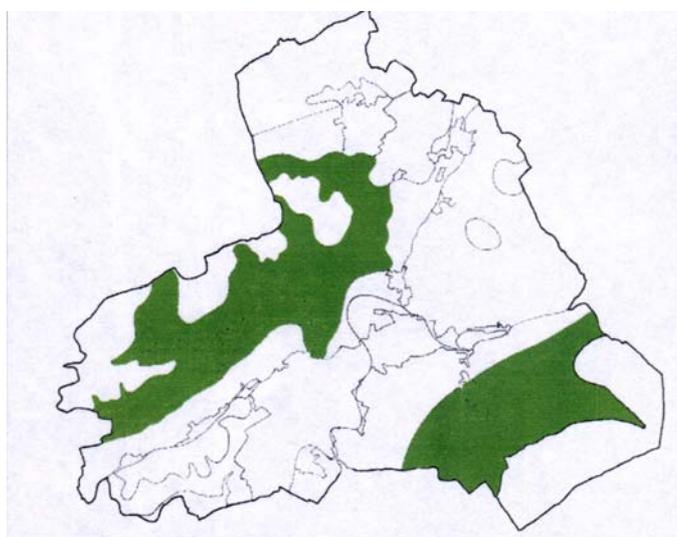
The sensitivity of the South Pennine Moors above the Colne valley, Pendle Hill and Kelbrook Moor, Roger Moor and Bleara Moor mean that most conventional forms of development will be unacceptably intrusive. Only structures that appear as part of the natural landscape could be acceptable in terms of their impact on landscape character. (Wind farm and telecommunications masts proposals are dealt with in detail in a later section of this guidance.)

In moorland areas the criteria to be applied to proposed development is:

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- no visibility against the skyline and minimal visibility within the landscape in either nearby or distant views;
- screening through the use of natural landform;
- a maximum of single storey height;
- minimisation of building across contours and roof ridges and slopes parallel to contours;
- the use of local stone and dark materials in natural colours such as matt dark grey, matt dark brown and matt dark olive;
- no prominent equipment, signs or demarcation that would have an adverse effect on the overall quality of the landscape in either nearby or distant views; and
- minimal openings in walls and restoration of dry stone walls respecting local style and construction; and
- boundary treatment restricted to stone walls.

5.2 *Moorland Fringe*



New development in the moorland fringe areas such as the Forest of Trawden and Barley, Blacko and Higherford should be limited in scale to modest schemes in or on the edge of settlement boundaries, where these make a positive contribution to landscape character.

In the moorland fringes the following development criteria will apply:

- development will only be permitted where it closely relates to an existing settlement, building group or defined landform;

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- massing of units to form clusters of inter-connected small scale building elements will be encouraged;
- avoidance of visibility against the skyline and minimal visibility within the landscape;
- screening through use of natural and re-profiled landform;
- a mixture of single and two storey height within any building cluster;
- minimisation of building across contours;
- walling materials of local stone in natural colours and textures such as neutral grey;
- roofs in dark grey/blue or stone coloured materials;
- limited openings in walls, generally less than 25% of the surface area;
- simple details to openings and roof edges;
- minimal ancillary built elements, tanks or storage;
- boundary treatment restricted to stone walls or hedges in locally native species supplemented, if necessary, by stockproof fencing;
- no prominent equipment, aerials or signs that would have an adverse effect on the landscape in nearby or distant views;
- minimal surface area of site, such as within the traditional farmyard enclosure, used for hardstanding and surfacing restricted to permeable materials; and
- careful surfacing and boundary treatments of access roads and tracks in order to produce a “natural” appearance, in accordance with modern highway standards.

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5.4 *Valley Sides/Western Industrial Foothills*



Land in the valley sides tends to be less steep, well drained and divided into small fields. This zone includes the Pennine farmland slopes, pasture including the settlements of Fence and Higham, the Colne hillsides, Pendle fields and Calder slopes. Strict control will be exercised over the encroachment of the urban valley into these areas. Modest expansion of villages, and development within them, will be allowed where this brings about an improvement in countryside character.

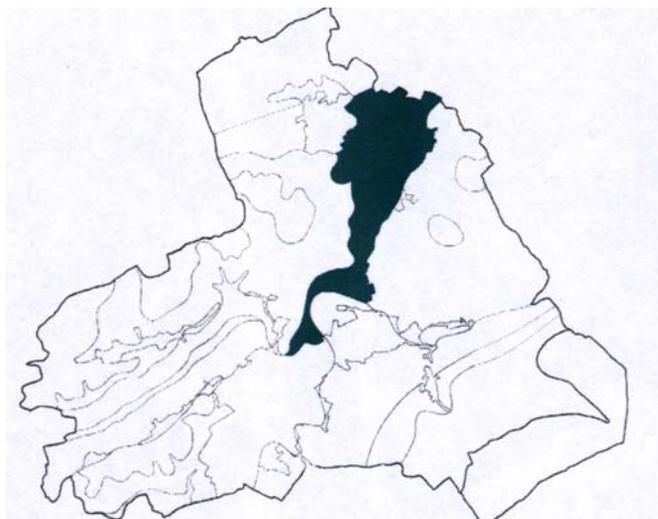
Within the valley sides the following criteria will apply:

- development only where related to an existing settlement or groups of buildings;
- development to be contained by natural landform and established planting to restrict visibility from surrounding countryside and routes;
- massing of any buildings visible from the surrounding countryside to form clusters of inter-connected small scale building elements;
- avoid visibility against skyline;
- additional screening through re-profiled landform and new tree planting, especially at the edges of existing settlements;
- mixture of single and two storey height within any building cluster;
- minimisation of building across contours;
- walling of any units visible from the surrounding countryside to be in natural colours, tones and textures such as neutral grey;
- roofs in dark grey/blue or stone coloured materials;

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- limited openings in walls of any units visible from the surrounding countryside, generally less than 25% of the surface area;
- simple details to openings and roof edges;
- boundary treatment at edge of development restricted to stone walls or substantial hedges in locally native species and repair of degraded sections of principal stone walls alongside footpaths and lanes;
- no prominent equipment, aerials or signs to be visible from the surrounding countryside;
- surface area of site used for private hard standings to use permeable materials; and
- garden areas of decorative planting and other domestic uses sited to minimise visibility from surrounding countryside and routes.

5.5 *Rural Valleys/Eastern Industrial Foothills*



The rural valley area of Pendle has strong linear features in the form of the canal, the track bed of the old railway and the main road between the motorway and Skipton. This zone includes the Earby rural valley that runs from north of Foulridge to Earby where it merges into the drumlin field. Protection of the southern part of the rural valley from development is important to maintain the clear break with the urbanised valley to the south. Enhancement of existing woodland and appropriate “rounding off” of villages will be permitted where this would bring about an improvement in landscape character.

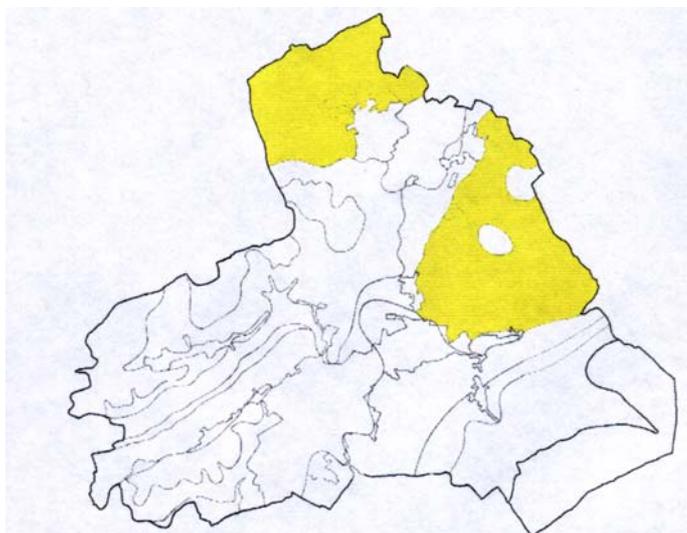
Within the rural valleys the following criteria will apply:

- development should consist of “rounding off” of an existing settlement or significant group of buildings;

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- development should be contained within valleys, avoiding prominent locations visible from the surrounding countryside;
- buildings at the edge of settlements or groups should be massed to form clusters of inter-connected small scale elements;
- additional screening should be provided through new tree planting, especially at the edges of existing settlements;
- walling of any units visible from the surrounding countryside should be in natural colours, tones and textures such as neutral matt grey finishes;
- roofs should be in dark grey/blue or stone coloured materials;
- simple details to openings and roof edges;
- boundaries at the edge of developments should comprise substantial hedges in locally native species, or, dry stone walls; and
- garden areas should be sited to avoid screen fencing, decorative planting, sheds, conservatories and other ancillary domestic uses that are prominent in views from the surrounding countryside.

5.6 *Drumlin Field and Rolling Upland Farmland*



The rolling farmland areas of Pendle comprise traditional farm buildings and stone walls. There are few clusters of buildings and no significant settlements. In the drumlins the landscape is completely dominated by pasture and trees and the lack of field walls contrasts with most other areas in the Borough of Pendle. This zone includes the Barnoldswick drumlins, a low-lying area in the broad valley at the northern end of the Borough.

Control will be exercised over any outward expansion of Barnoldswick, which is located among the drumlins in the lee of Weets Hill. Elsewhere, no

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development other than extensions to existing buildings, or new buildings associated with an established group of farm buildings as part of a diversification scheme.

Conversion of buildings to new uses must maintain the rural character and appearance of the building. Schemes for the replacement of traditional buildings must demonstrate a positive gain to landscape character through excellence of design.

Within the drumlins and rolling farmland the following criteria will apply:

- development should consist of “rounding off” of an existing settlement and should be defined by settlement form, natural landform and established planting;
- walling materials should be in natural colours, tones and textures such as neutral grey;
- roofs in dark grey/blue or stone coloured materials;
- where development is closely related to an existing building group, massing and details of new buildings should be based on existing form, avoiding free-standing detached buildings;
- screening should be through careful siting, relationship with existing buildings and tree groups and new tree planting;
- avoid visibility against the skyline;
- minimise building across contours;
- minimal ancillary built elements, tanks or storage;
- boundary treatment restricted to stone walls (in rolling farmland) or substantial hedges in locally native species (in drumlins), supplemented, if necessary, by stockproof fencing;
- no prominent equipment, aerials or signs that could be visible from the surrounding countryside;
- minimal surface area of site to be used for hardstanding and surfacing restricted to permeable crushed stone or similar; and
- garden areas of decorative planting and other domestic uses sited to minimise visibility from surrounding routes and the countryside.

6 Design and Materials for Agricultural Buildings

- 6.1 The detailed design and external appearance of buildings in the countryside should be sensitive to the landscape setting. As many new agricultural

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buildings are simple, shed-like structures, they need to be well designed and constructed and conform to a colour scheme reflecting those of existing traditional farm buildings.

The materials and colours recommended for livestock buildings are;

Roofs – BS 08 B29 (Vandyke Brown)

BS 12 B27 (Olive Green)

Upper Walls – Stained dark brown timber slatted board (Yorkshire Board).

Lower Walls – Painted concrete block, to match existing buildings.

- 6.2 Silos, tanks and other plant should be sited so as to be as inconspicuous as possible and be coloured in a neutral matt dark grey, matt dark brown or olive and should not display prominent lettering, logos or other advertisements.
- 6.3 Where it is unclear from the planning application or notification, or where it is apparent that the proposal would not conform to the guidelines, the Local Planning Authority may require the submission of further details.

7 Woodland Cover and Wetlands

- 7.1 Proposals to improve woodland cover in appropriate locations that reflect the identified landscape character will normally be encouraged. As woodland is particularly sparse on the uplands of east Lancashire, planning permission will generally be granted for the establishment of areas of multi-purpose woodland provided that:
 1. the tree planting relates to the surrounding landscape;
 2. where planting occurs on land 200m above sea level, it should consist of locally native species, be limited to clough woodlands and tree groups associated with farmsteads and settlements, and should not intrude on the predominantly open uplands; and
 3. there is an emphasis on the renewal and enhancement of existing woodlands and hedgerows and regard is had for any existing nature conservation value of the site.
- 7.2 There are opportunities for producing wood and wood products on farms to prevent deterioration of the woodland resource, but any associated new buildings may need planning permission. Persons interested in planting should contact the Council's Conservation and Environmental Improvements Officer in the first instance.
- 7.3 Ponds, water and wetlands, where engineering operations are intended and the proposal is not for agricultural or forestry purposes, will require planning permission. The Local Planning Authority will be concerned to protect the amenity and landscape features of the site and will consult English Nature and the Environment Agency in certain circumstances.

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8 Proposals to Diversify the Rural Economy: Agricultural Land & Buildings

- 8.1 The general decline in the agricultural economy is leading to a trend towards the diversification of farming activities. Innovative marketing is required to ensure that less productive livestock and crops provide a viable alternative to traditional farming. Tourism and recreation is also increasingly becoming more active within the rural economy. Proposals that assist with this diversification, or are of social or economic benefit, are welcomed by the Local Planning Authority provided the proposal would safeguard features of acknowledged importance and protect the landscape character of the area. Diversification schemes may not always be beneficial in landscape terms.
- 8.2 The Local Planning Authority recognises that some diversification proposals will perpetuate the agricultural enterprise in its entirety. These include enterprises such as those concerned with organic production of livestock and crops, alternative agricultural production, eg. sheep and goat milk, fish (provided there are no visitor facilities proposed), deer and alternative crop production. The production of biomass fuel will be encouraged as the Non-Fossil Fuel Obligation (NFFO) requires a proportion of electricity to be obtained from renewable energy sources.
- 8.3 Diversification proposals may also provide for additional enterprise connected with agriculture but genuinely ancillary to the farm. In order to maintain the farm as a going concern, such uses would normally require planning permission but would normally be granted, subject to amenity issues and agricultural building conversion criteria.
- 8.4 Proposals to convert rural buildings into dwellings in the countryside should be considered with regard to the policies of the Local Plan.
- 8.5 Other diversification proposals that relate to the conversion of existing buildings for processes other than for agricultural products, light engineering workshops or timber processing and craft workshops with no retail element, should conform to Local Plan policy.
- 8.6 Proposals for diversification which would result in a change from agricultural enterprise and which comprise visitor oriented facilities catering for tourism or recreation, need very careful consideration. Some small scale activities can be determined with reference to Local Plan policy, for example the creation of bed and breakfast accommodation within existing farm buildings.
- 8.7 Activities that require further buildings, in addition to those to be converted, will need additional land. Such uses vary widely in the area of land required from large golf courses to land for stabling a single horse. Golf courses can be intrusive features in the landscape, where their design introduces uncharacteristic features such as ornamental planting or bunkers to an otherwise rural scene. It is important to assess whether the change of use would result in an undesirable intrusion into the open countryside. Proposals

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in respect of such development will be determined with regard to the following guidelines:

- a) the proposal should retain the greater part of the farm land and building in agricultural use; and
- b) the proposal should not adversely affect the landscape setting of the farmland and building.

9 Equestrian Development

- 9.1 There has been a trend in recent years towards hobby farming, of which horse paddocks and “horsiculture” are a particular feature. Equestrian centres provide an opportunity for diversification but large indoor riding schools and paddocks with floodlighting can be detrimental to landscape character. Horse paddocks and equestrian developments should normally be sited adjacent to existing buildings, or should be sited so that they may be effectively screened by existing trees and hedging. Permission will normally be granted where there is access to public bridleways and where they would not have an adverse impact on the landscape or character of the surrounding area.
- 9.2 Equestrian development is inappropriate in the Special Protection Areas and Sites of Special Scientific Interest and could be in conflict with the A.O.N.B. or Green Belt. Such development in these areas will be strictly controlled.
- 9.3 As equestrian development normally requires the improvement of existing boundary treatments, additional locally native species planting will be required. A landscape proposal scheme should be submitted to, and approved by, the Local Planning Authority.
- 9.4 Should a building become redundant for use as stables it must be removed from the site and the land restored to open uses. A condition will normally be applied to any permission to that effect.
- 9.5 All equestrian developments will normally be required to provide a generous belt of screen planting beyond the area to be fenced, using locally native species trees and shrubs. Where there are existing stone walls, these should normally be retained and no stone should be removed from the site. Where some wall adjustment is needed, the stone should be used in order to provide for an effective boundary in character with the landscape and supplemented by locally native species planting.

10 Other Animal-based Uses Excluding Agriculture

- 10.1 Such development, that includes dog kennels and catteries or similar uses, normally requires new buildings and extensive fenced areas. It is recognised that the countryside (except in the A.O.N.B. Special Protection Areas, Sites of Special Scientific Interest and Green Belt) can be an appropriate location for such uses, subject to an existing access arrangement. However, it is also important to ensure that the landscape character of the area is protected. A

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landscape proposal scheme should be submitted to, and approved by, the Local Planning Authority.

11 Private Gardens in the Countryside

11.1 Garden extensions into the countryside require planning permission. When an application is made it should include a landscape proposal scheme in respect of the new boundary arrangements. Planning permission for gardens that are “excessive” will not normally be granted. The Local Planning Authority considers the following to be excessive:

- if the proposed extension would project beyond the line of other existing garden extensions;
- if the garden extension is in the Green Belt, A.O.N.B., statutory or non statutory wildlife site, and is greater than 0.05 hectares; or
- if the garden extension is in the open countryside and is greater than 0.1 hectares.

11.2 Where the existing boundary is a stone wall the materials should be reused for the new countryside edge. Where there are garden extensions into the open countryside which do not have planning permission, the Local Planning Authority will normally take appropriate enforcement action.

12 Holiday Villages and Caravan Parks

12.1 Planning Policy Guidance Note 21, *Tourism*, outlines the Government’s views on the economic significance of tourism and its environmental and social impacts. Annexe B to PPG 21 deals specifically with issues relating to holiday and touring caravans. It states that “*local planning authorities should investigate whether there are adequate facilities for both the touring caravanner to have reasonable freedom to wander and for the static caravanner to have reasonable choice of sites. This objective needs to be reconciled with the protection of those environments which attract holidaymakers....*” (Annexe B, Para 3).

12.2 However, caravans, chalets and holiday villages can detract from the rural character of some areas as they introduce urban features such as gardens. When considering planning applications for holiday villages and caravan parks within countryside areas the Local Planning Authority will have regard to issues relating to;

- landscape design;
- habitat management;
- natural assets/ wildlife resources;
- water conservation and quality;
- transport facilities and appropriate car parking and landscaping;
- waste disposal and recycling;

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- energy efficiency; and
- village or park opening periods

12.3 In line with guidance in Annexe B and C of PPG 21, the Local Planning Authority will give sympathetic consideration to applications to extend the holiday season. Applicants will need to demonstrate that the extended opening period will help spread seasonal loading, assist in encouraging full time job opportunities and help to support other businesses which rely on the tourist trade for their survival.

13 Sport, Recreation and Informal Tourism

13.1 Planning Policy Guidance Note 17, *Sport and Recreation*, recognises the importance of sport and recreational land uses, and gives guidance on their location. It advises that these uses should be appropriate and in harmony with the countryside. It indicates that recreational facilities may be an appropriate use for urban fringe land or land in the *Rural Valleys*, and, in terms of outdoor activities, Green Belt land, subject to environmental considerations. Proposals that increase access to the urban fringe for sport and recreation, including changes of use from agriculture, will normally be encouraged.

13.2 The provision or relocation of built facilities for sport will be supported within the urban fringe where it can be demonstrated that there is clear demand for the facility and where no suitable site within the urban area can be found. Proposals for these uses should demonstrate that they are accessible by public transport, foot and cycle, as well as providing suitable car parking facilities.

13.3 Permission will not generally be granted for development associated with informal tourism within a Special Protection Area, S.S.S.I., an Open Moorland area or Important Wildlife Site.

13.4 Where permission is granted, additional woodland planting will normally be required and a landscape scheme should be submitted to, and approved by, the Local Planning Authority.

14 Motorised Sport Activities

14.1 Most motor sports activities operate under permitted development rights. The temporary use of open land is allowed for not more than 14 days in each calendar year for motor sports racing and practice and 14 days for other motor sports activities, such as training. Permitted development rights do not apply in S.S.S.I.s and planning permission is therefore required for motor sports activities in these areas.

14.2 Planning applications for new or improved motor sports facilities require special consideration in countryside locations. Such facilities will not normally be permitted in the A.O.N.B., the S.P.A./S.S.S.I., Open Moorland areas, Important Wildlife sites or other sites of acknowledged importance.

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- 14.3 Proposals for such uses, likely to cause disturbance by way of noise and/or nuisance, will not be permitted unless they;
- a) demonstrate the suitability of the chosen site;
 - b) identify the methods for noise mitigation;
 - c) provide for the maintenance of the natural environment;
 - d) pay particular attention to any adverse impact on the amenity of residents and other users of the countryside;
 - e) demonstrate that there will be no impact on the surrounding area through an increase in traffic;
 - f) ensure landscape conservation, ecological and archaeological interests are protected.
- 14.4 Proposals for such uses will not normally be granted adjacent to residential areas or where they adversely affect well used public rights of way where an appropriate diversion cannot be made.

15 Lighting in the Countryside

- 15.1 Light pollution is a particular problem in the countryside where dark skies at night are one of the special qualities of the rural landscape. Artificial lighting can obscure vision of the stars, it can destroy local character by introducing a suburban feel into rural areas, intrude on residential amenity and impact on ecology and wildlife.
- 15.2 National Planning Policy Guidance on *Planning and Pollution Control* (PPG 23), permits local authorities to take account of the effects of light when preparing local plan policies and supplementary planning guidance. Proposals that involve outdoor lighting schemes should normally submit details of such schemes as part of the planning application. The Local Planning Authority will normally resist outdoor lighting schemes that would seriously detract from:
- the generally unlit rural character of the landscape;
 - residential amenity; or
 - highway safety.
- 15.3 Applications for development requiring, or likely to require, external lighting shall normally include details of lighting schemes that should demonstrate that;
- the proposed lighting scheme is the minimum required to undertake the lighting task;

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- light spillage is minimised;
 - landscaping measures have been provided to screen the lighting installation from view from neighbouring countryside areas; and
 - there will be no dazzling or distraction of drivers using nearby highways.
- 15.4 Additional information that should be provided in support of a planning application involving lighting schemes includes;
- a statement of why the lighting is required, the proposed frequency of use, and the hours of illumination;
 - a site plan showing the area to be lit relative to the surrounding area, indicating parking and access arrangements where appropriate, and highlighting any significant landscape features;
 - details of the number, location and height of the proposed lighting columns or other fixtures;
 - the type, number, mounting height and alignment of the luminaires;
 - the beam angles and upward waste light ratio for each light;
- 15.5 The use of planning conditions are an important way in which authorities can influence the design of lighting installations and mitigate their impact on the character of countryside areas. In relation to lighting, conditions may cover such matters as:
- hours of illumination;
 - light levels;
 - column heights;
 - specification and colour treatment for lamps and luminaires;
 - avoidance of distraction to the highway;
 - levels of impact on nearby dwellings;
 - use of demountable columns;
 - retention of screening vegetation;
 - use of planting and bunding to contain lighting effects;
 - review of lighting impacts after installation.
- 15.6 Where there is an accepted need for village lighting, occupiers in houses facing streets are encouraged to mount low-level lights on their property as part of a “local lights” scheme. By correctly fitting energy-efficient lights of an appropriate wattage, for example above a front door, footways can be lit with minimum glare and light trespass into neighbours’ properties, and with less visual intrusion than if public lamps and columns are used.

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16 Development in Flood Risk Areas

- 16.1 Development in countryside areas at risk from flooding will not generally be permitted. Flood risk areas are defined on the Pendle Local Plan proposals map and developers are encouraged to contact the Local Planning Authority in the first instance, if their proposal is located within these areas.
- 16.2 The increased run off from built development into nearby watercourses causes a potential flood risk. When development occurs, developers will need to fund provision and maintenance of adequate defences as part of the development and ensure a sustainable design that minimises surface water run-off.

17 Wind Energy

- 17.1 The upland areas of Pendle have high wind speeds and are one of the locations suitable for wind farms. However, these locations are often in attractive rural locations where this type of development could have a wide visual impact.
- 17.2 To enable proper assessment, proposals for individual wind turbines or groups of turbines (wind farms) will need to be supported by the following information:

- On-site wind speed and direction data. This may involve the erection of an anemometer mast to provide continuous readings over a period not less than six months. The energy rating of the proposed turbines and projected energy output based on wind speed data should also be indicated.

The erection of an anemometer mast will require temporary planning permission, which will be subject to an assessment of its impact. The granting of planning permission for an anemometer mast does not indicate that a wind power development will be acceptable at that location.

- Identification of the extent of land to be occupied by turbines; the number, height and siting of the turbines and ancillary features including access tracks, perimeter fencing, borrow pits, power transmission equipment and its housing, temporary construction compounds, parking areas and the means of connection to the electricity grid.
- An appropriate noise assessment. Early consultation with the Council's Environmental Services is advisable in all cases to discuss site specific requirements.
- An "Environmental Statement" detailing the likely environmental effects of the proposal is also required if;
 - a) the development involves the installation of more than two turbines; or
 - b) the hub height of any turbine or height of any structure exceeds 15 metres.

The Environmental Statement should include comprehensive information from, for example, ornithological, botanical, landscape and archaeological

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field surveys. An Environmental Statement will be expected to give full consideration to the effect of the proposal on recreation.

17.3 A proposal for wind power development will be considered against the following criteria;

- the development, including any transmission lines and pylons between the development and the point of connection to the grid, should not have an adverse effect on the overall quality of the landscape;
- the development should not have a significantly detrimental effect on any Area of Outstanding Natural Beauty, Site of Special Scientific Interest/Special Protection Area, Open Moorland area, Green Belt, Important Wildlife Site, a Scheduled Ancient Monument, the setting of a listed building or the character or appearance of a conservation area;
- the development should not cause unacceptable harm to the residential amenity of neighbouring occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light;
- access for construction traffic should be provided without giving rise to highway danger and without permanent and significant damage to the environment;
- the colour of the turbines should be white/off white or light grey matt finishes as these colours are the most appropriate for a wide range of landscape backgrounds, light and weather conditions;
- measures should be taken to mitigate any electromagnetic disturbance that may be caused to any existing transmitting or receiving systems; and
- the proposal should include a means of securing the removal of the wind turbines when redundant and details of the restoration of the site. This decommissioning process will be secured by a condition on any planning approval, based on the following principles:
 - a) If any wind turbine ceases to operate for a continuous period of 6 months, it shall be deemed to have been abandoned and should be removed from the site within 3 months thereafter.
 - b) When a wind farm reaches the end of its operational life, all structures, buildings, plant and access roads will be removed within six months and the area fully restored to a use and condition appropriate to its surroundings.

17.4 Developers should adopt a sequential approach to wind farm proposals. Wind farms within, or adjacent to, Areas of Outstanding Natural Beauty, Special Protection Areas, Sites of Special Scientific Interest, conservation areas or where the development would affect the setting of a listed building or archaeological remains of national importance will only be granted planning

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permission in exceptional circumstances and where it can be demonstrated that there are no suitable sites elsewhere.

18.0 Telecommunications Masts

- 18.1 Telecommunication masts can be intrusive in landscapes with a remote rural character. Many have permitted development rights but applicants will need to submit details of the proposal to the local authority for prior approval. National planning policy is designed to facilitate the growth of existing systems but the rapid expansion of the mobile telephone network has already had a significant landscape impact where masts can be visually intrusive. The Council seeks to minimise the impact of new development by encouraging multiple use of masts and existing structures. Separate Supplementary Planning Guidance has been produced relating to telecommunications masts development and this is available at Nelson Town Hall or by telephoning one of the following contacts.

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Contacts

Christine Douglas	Principal Planning Officer Development Plans and Policy	Tel: 01282 661716
Rob Buffham	Planning Officer Development Plans and Policy	Tel: 01282 661723
Chris Binney	Conservation and Environmental Improvements Officer	Tel: 01282 661629
Stuart Arnott	Principal Environmental Health Officer	Tel: 01282 661124

Background Sources

DETR	<i>Planning Policy Guidance Note 7, The Countryside</i>	Feb 1997
DETR	<i>Planning Policy Guidance Note 17, Sport and Recreation</i>	Sept 1991
DETR	<i>Planning Policy Guidance Note 21, Tourism</i>	Nov 1992
DETR	<i>Planning Policy Guidance Note 23, Planning and Pollution Control</i>	Aug 1994
DETR	<i>Our Countryside: the future</i>	Nov 2000
Lancashire County Council	<i>A Landscape Strategy for Lancashire</i>	Dec 2000
The Planning Co-operative	<i>Countryside Character Zones – Pendle</i>	Nov 2000

Development Plans & Policy
Planning & Building Control
Town Hall
September 2002

