

Trawden Forest

Neighbourhood Plan (2018-2030)

Submission Version



Trawden Forest
Parish Council

January 2018

Foreword

This Neighbourhood Plan sets out planning policies for the parish of Trawden Forest. It has been developed with the involvement of local people to ensure that they have a say in how their parish will develop up to 2030. It adds detail to the Pendle Local Plan and, following a successful referendum, will be used alongside the Pendle Local Plan to help determine planning applications in the parish.

The Trawden Forest Neighbourhood Plan is the responsibility of Trawden Forest Parish Council and has been developed by a Steering Group consisting of Parish Council members and other volunteers, with professional advice from Pendle Council's Planning Department. It has been supported by Pendle Borough Council and received financial support from the Government's Neighbourhood Planning Grant Scheme.

One of the main objectives of the Neighbourhood Plan is to direct the amount of housing to be built in Trawden up to 2030 – a figure established in the Pendle Local Plan – to the most appropriate and sustainable locations within the Parish. Where possible the sites selected will help to protect and enhance existing infrastructure assets and provide a positive benefit to residents. As you read through the Plan, you will see how this can be achieved.

There is however, much more to a Neighbourhood Plan than housing development. In the questionnaire delivered to every household in September 2016 we asked local residents for their hopes, concerns and ideas for the village, both now and in the future. From these responses we identified several areas of importance to local people. These have been used to formulate the policies and evidence set out in the following pages.

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1 Introduction and Background

1.1 How the Trawden Forest Neighbourhood Plan fits into the Planning System

- 1.1.1** The Localism Act of 2011 introduced a number of changes to the planning system, including the ability for local communities to prepare Neighbourhood Development Plans. These plans will allow communities to influence future change in their area. The Act also set out a number of requirements, including that all Neighbourhood Plans must have regard to national policies (i.e. the [National Planning Policy Framework](#) (NPPF)) and must be in general conformity with strategic policies of the adopted Local Plan. For us in Trawden Forest, the most important local policy document is the Pendle Local Plan (PLP), the first part of which is the Core Strategy 2011-2030 (PCS) that was formally adopted by Pendle Borough Council on 17th December 2015. The emerging Local Plan Part 2 will contain specific site allocations and detailed policies to help planning officers in Development Management to determine applications for planning permission.
- 1.1.2** The strength of the Trawden Forest Neighbourhood Plan (TFNP) will be the creation of specific planning policy directly relating to Trawden Forest. This is how the local community will shape the future of the villages they live in.
- 1.1.3** Neighbourhood Plans must be compatible with European Union (EU) obligations (N.B. This requirement may disappear following Brexit, but will apply during the period of the plan's creation and probably beyond). Relevant EU obligations to the neighbourhood planning process are those relating to Strategic Environmental Assessment, protected European Habitats and Human Rights Legislation.
- 1.1.4** A fourth basic condition/requirement is that Neighbourhood Plans need to contribute towards the achievement of sustainable development in the plan area. An important part of the process is to ensure that the TFNP has been sustainably prepared and this is evidenced through a Sustainability Appraisal (SA). The SA report for the Pendle Local Plan addresses many of the policies in the TFNP, but a separate SA has been completed for the TFNP. Furthermore, the UK Sustainability Appraisal specifies the requirements for Strategic Environmental Assessment (SEA).
- 1.1.5** The current planning system has given local people the power to decide how the Parish should develop to provide the infrastructure necessary to support the current and growing community. If the TFNP is supported by the majority of voters in a local referendum, the policies contained within it will be applied by the Planning Department at Pendle Borough Council (PBC) when planning applications in Trawden Forest are considered. Without the TFNP, Pendle Council would make these decisions on behalf of the people of Trawden Forest using the policies in the Pendle Core Strategy and Local Plan Part 2 (once adopted). The TFNP aims to build on these policies to meet the needs of the people of Trawden and the other villages in the Parish.

National Planning Policy

- 1.1.6** The National Planning Policy Framework (NPPF) published by the government in March 2012 provides the national planning policies which should be used in the preparation of local plans and neighbourhood plans. At Examination, the submitted TFNP must demonstrate that it is consistent with the policies and intent of the NPPF.

1.1.7 The NPPF contains a number of key principles that will shape the TFNP. Those with particular relevance are itemised below:

- Presumption in favour of sustainable development (para.14)
- Role of Neighbourhood Plans (para.16)
- Recognises intrinsic character and beauty of countryside (para.17)
- Supporting a prosperous rural economy (para.28)
- Boosting the supply of housing (para.47)
- Affordable housing and rural exception sites (para.54)
- The vitality of rural communities (para.55)
- The quality of development (para.58)
- Promoting healthy, inclusive communities (para.69)
- Designation of Local Green Spaces (para.76/77)
- Protecting Green Belt land (para.79/80)
- Conserving and enhancing the natural environment (para.109-115)
- Encourage effective use of brownfield Sites (para. 111)
- Minimise impacts on biodiversity (para.117)
- Conserving and enhancing the historic environment (para.126)
- Neighbourhood Plans (para.183-185)

1.1.8 The National Planning Practice Guidance (NPPG) published in March 2014 supports and adds further context to the government’s National Planning Policy Framework (NPPF) and sets out the Government’s planning policies for England and how these are expected to be applied.

1.1.9 One example: The NPPG includes the following: *“One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.”* (Reference: NPPG – Guidance on the Natural Environment – Landscape.)

The TFNP includes policies on Landscape and the Environment which conform to this principle described in the NPPG.

Pendle Local Plan

1.1.10 When complete the new Pendle Local Plan will be made up of the following documents:

- **Part 1 Core Strategy (2011-2030)** which sets out the vision for the future of Pendle, a clear strategy for the delivery of this vision and the strategic planning policies against which all applications for new development will be assessed.
- **Part 2 Site Allocations and Development Policies** which identifies those sites that are considered to be best placed to help deliver the strategic objectives set out in the Core strategy, and their proposed use.
- **Other Development Plan Documents** which may be prepared to expand on some of the objectives and policies in the two key documents.

Trawden Forest Neighbourhood Plan (TFNP)

- 1.1.11** An application for the Neighbourhood Area Designation was submitted to PBC on 11th July 2016 and consulted on between 22nd July 2016 and 19th August 2016. Representations were considered and an approval decision was issued on 25th August 2016. The TFNP Designated Area is shown in Appendix 1A.
- 1.1.12** The Neighbourhood Plan applies to the whole of the Parish of Trawden Forest and no other Neighbourhood Plan has been made for this neighbourhood area. The plan does not relate to more than one neighbourhood area.
- 1.1.13** The TFNP contains policies that are in conformity with the NPPF and the Pendle Local Plan. These policies are specific to Trawden Forest and reflect the aspirations of the community.
- 1.1.14** The Figure 1 illustrates that there is a two-tier planning system. It also illustrates how the TFNP fits into the local (district-level) planning system. It has the same authority as the emerging Pendle Local Plan Part 2, which conform to the Pendle Core Strategy, which in turn conforms to the NPPF.

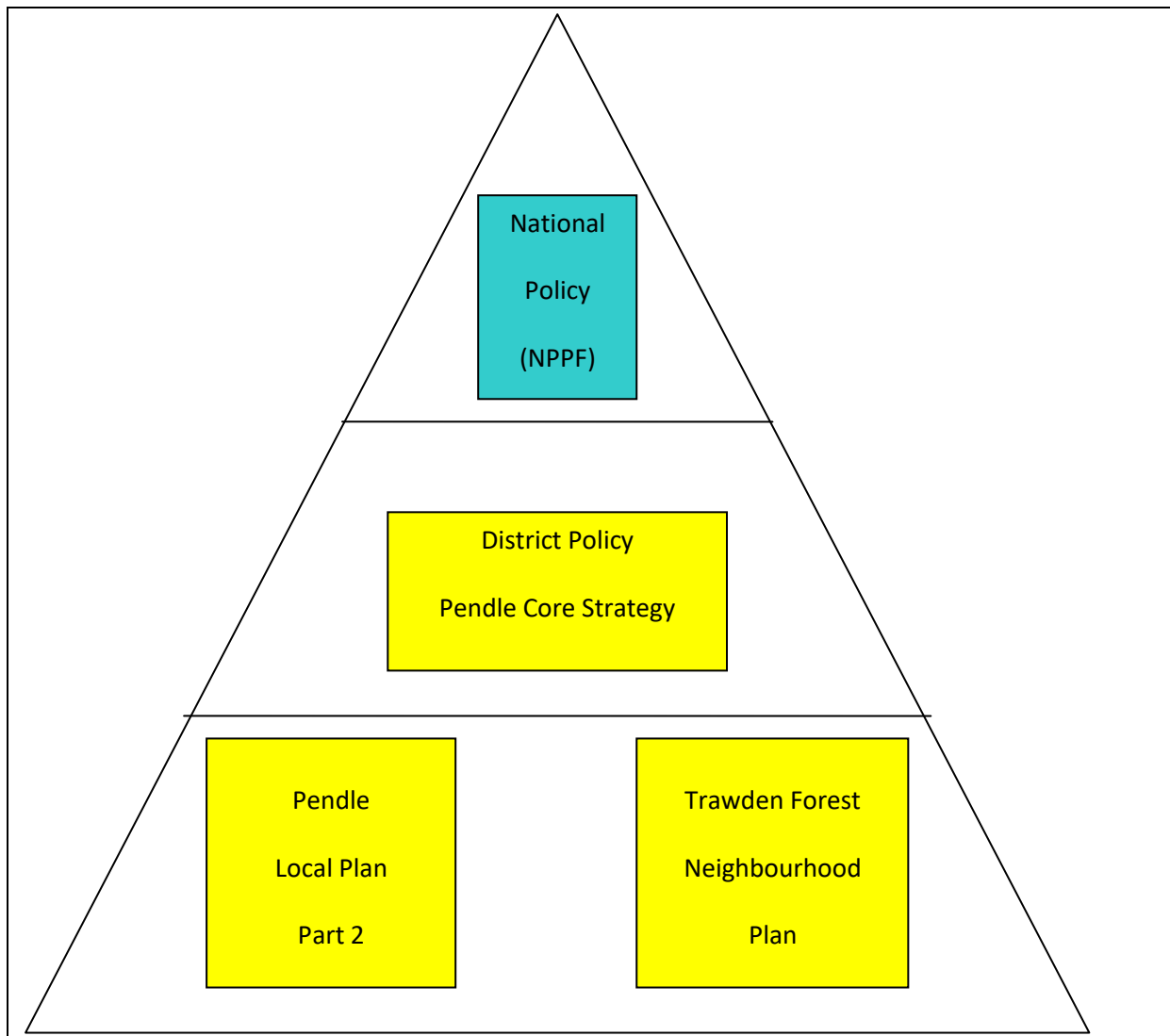


Figure 1. Planning Policy Hierarchy in relation to the Trawden Forest Neighbourhood Plan

- 1.1.15** An application for the Neighbourhood Area Designation was submitted to PBC on 11th July 2016 and consulted on between 22nd July 2016 and 19th August 2016. Representations were considered and an approval decision was issued on 25th August 2016. The TFNP Designated Area is shown in Appendix 1A.
- 1.1.16** The Neighbourhood Plan applies to the whole of the parish of Trawden Forest and no other Neighbourhood Plan has been made for this neighbourhood area. The plan does not relate to more than one neighbourhood area.
- 1.1.17** The Parish Council decided in June 2016 that the parish would benefit from a Neighbourhood Plan, to ensure that the parish will have a say in how it will develop and to better reflect local distinctiveness.
- 1.1.18** This TFNP was developed through 2016 and 2017, based on feedback from a questionnaire distributed to all residents in September 2016, and from a community engagement event in July 2017.
- 1.1.19** Formal consultation with all residents as well as statutory and non-statutory organisations took place from 27th November 2017 to 8th January 2018. The plan was amended in response to comments and suggestions from this consultation. These changes were documented in a Consultation Statement prior to submission to Pendle Council for examination.

1.2 A History of Trawden

Try telling a resident of Trawden that they live in a part of Colne and you will soon be made aware they most definitely do not. The parish of Trawden Forest is composed of three settlements – Trawden in the south, Cotton Tree with Winewall in the north and Wycoller in the east – each with its own distinctive character.

According to historians the first inhabitants settled in the Trawden Forest area between 3000BC and 1800BC. There is widespread evidence for prehistoric activity on the uplands within the Forest reflecting a long period of settlement. Scatters of flints identified as being from the Mesolithic and Neolithic periods have been found on Boulsworth Hill, indicating occupation during the period preceding the first millennium BC. Evidence has also been found of late Bronze Age occupation to the south of Middle Beardshaw Head Farm close to a former rock outcrop.

The earliest recorded settlements in Trawden included vaccaries for rearing cattle and oxen for the Lord of the Manor. The greater part of the land at that time being a deer forest, which also contained wolves and wild boar. In the 14th century, there were five vaccaries, and by 1430 some farms had been created.

Deforestation took place in the 16th century and the land began to be divided into small farms and common land. There were also fish ponds and meres containing fish. In 1801 Boulsworth itself was enclosed by boundary walls.

Between the 13th and 19th centuries, Trawden was one of the first places in the area where coal was mined. This was from small opencast sites and was called sea coal to distinguish it from charcoal. There was a pit at the bottom of Beardshaw. Later one was developed behind Prospect Farm and another on Coal Pit Lane. There was also a gas and coke facility within the area.

In the 18th century, Trawden became a centre for handloom weaving which added to employment in the area and was a main source of wealth, but by the 1850s large mills were being built. There were nine mills in Trawden by the end of the 19th century; only three of these buildings still remain. The mills employed many hundreds of local people. They were built along the ribbon of Trawden Brook. Water was an essential requirement, for the coal boilers and to provide power for the early mills.

While the mills were in operation Trawden village was a thriving community; there were various shops and later a cinema. In general the villagers stayed within the village as their needs were met by the local services provided.

The churches and the chapels provided much of the entertainment and sport in the area. The pubs and clubs provided the rest. The first record of a religious community was the Quakers in 1688. The burial ground still remains on the Mire Ridge. There were also various non-conformist chapels: the Inghamites 1752, Zion Methodists 1882 and Wesleyan Methodists.

Most of Trawden was built of stone that was quarried locally. Stone quarries and outcrops occur along the hillsides and this stone was used for the walling of the buildings and the field boundaries. Large quarries were cut at Winewall, close to the hamlet, and Wycoller at Foster's Leap (an outcrop created during the Ice Age).

Farmers were mostly self-sufficient, growing oats and raising pigs. There was a local mill for the grinding of cereals. Trawdeners were known for being entrepreneurs. There were a number of people who went from hauling with horses and carts to using wagons. Money was hard to earn, and Trawdeners were sometimes thought to be 'tight' as they were reluctant to part with their hard earned money. They were always keen on new ideas, and this attitude still tends to prevail today.

The area has now gone from an industrial village to something of a back-water. Trawden is a desirable rural retreat, with no major roads running through it. However there is still easy access to the motorway and major road network.

Much of the history of Trawden Forest is still recorded today in its eclectic mix of preserved old buildings, its farms, its dry stone walls and its street names.

1.3 Trawden Forest Today

- 1.3.1** Trawden has a distinct character that is unlike most other parts of Pendle, and Lancashire in general. In appearance it has more in common with other stone-built South Pennine towns and villages across the border in West Yorkshire.
- 1.3.2** There are few traces left of the industry that led to the growth of Trawden Forest in the 19th and early 20th centuries. Over the past 70 years it has changed from small industrial villages with mills and manufacturing employment, to become three largely residential villages.
- 1.3.3** Housing in the parish has evolved over the last century. The original 19th century terraced cottages in the Hollin Hall, Colne Road and Church Street areas being supplemented by further terraced housing in the Edwardian and pre-war periods, for example along Cotton Tree Lane and Skipton Road. The post-war era saw the development of Holme Crescent, Leyland Close and Boulsworth Drive. The 21st century has witnessed new developments at Weavers Court, Floats Mill and again at Cotton Tree Lane.
- 1.3.4** The close proximity of larger conurbations and the widespread use of private transport have resulted in the closure of many local businesses. But the village retains a strong community spirit, as is shown by the success of the recently opened Community Centre, and plans for a Community Shop.
- 1.3.5** The parish has a craft centre and three cafes, catering for a growing tourist industry. This is mainly based upon Wycoller Country Park which comprises an historic hamlet and a wooded valley with a network of footpaths for walkers.

Geography

- 1.3.6** The parish of Trawden Forest consists of three 'villages': Trawden, Winewall (with Cotton Tree), and Wycoller. But it is usual for local people to simply refer to 'Trawden' when they actually mean the whole parish of Trawden Forest.
- 1.3.7** Trawden Forest lies in the Borough of Pendle located in the North West of England. The Borough of Pendle is one of 12 district councils in the county of Lancashire.
- 1.3.8** Within the Borough of Pendle, the parish of Trawden Forest shares its borders with the town of Nelson to the west, the town of Colne to the North West and the parish of Laneshawbridge to the north. Also to the west, the parish shares a border with the Briercliffe parish of Burnley. To the south lies the parish of Wadsworth (in the district of Calderdale). To the east lie the town of Keighley and parish of Haworth, Cross Roads and Stanbury (both part of the City of Bradford). Both Calderdale and Bradford are part of the county of West Yorkshire. These shared borders are shown on the map in Appendix 1B.
- 1.3.9** Trawden Forest Parish Council meets monthly and has ten Councillors, six for the Trawden Ward and four for the Cotton Tree Ward (which incorporates Winewall and Wycoller).
- 1.3.10** Trawden Forest parish covers 25.3 square kilometres and at the 2011 census had a population of 2,765, giving it a population density of 109 persons per square kilometre. This

is considerably lower than the density for the Borough of Pendle as a whole (528 persons per square kilometre) and illustrates the rural nature of most of the parish.

- 1.3.11** The population is concentrated in a ribbon settlement along the principal road of the parish (the B6250) extending approximately 2.5 km from the boundary with Colne, through Cotton Tree and on to St Mary's Church.
- 1.3.12** There is a side 'spur' of development at Cotton Tree, which runs up Winewall and on to Lane Top, Well Head, and New Row. These together form one of the three 'villages' or settlements in Trawden Forest, referred to in the TFNP as Winewall (including Cotton Tree). The focal point is The Cotton Tree Inn with the adjacent Ball Grove Playground and Park.
- 1.3.13** The 'village' of Trawden radiates out from St Mary's Church, the four roads being: Burnley Road, Church Street, Colne Road and Lane House Lane (through to Hollin Hall). Burnley Road runs immediately out into open countryside, and the village has built up around the other three roads. The focal point of the village is the junction of Church Street and the Tram Tracks (a cobbled lane running behind Church Street) where the Community Centre and the other village pub, The Trawden Arms, are located.
- 1.3.14** The third 'village' is the hamlet of Wycoller which lies 3 km to the east of Winewall.
- 1.3.15** The eastern two thirds of the parish is open countryside and moorland with a scattering of hill farms. The dominant feature is Boulsworth Hill, the highest point in the South Pennines of south-eastern Lancashire, which is designated as a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC) and a Special Protection Area (SPA).

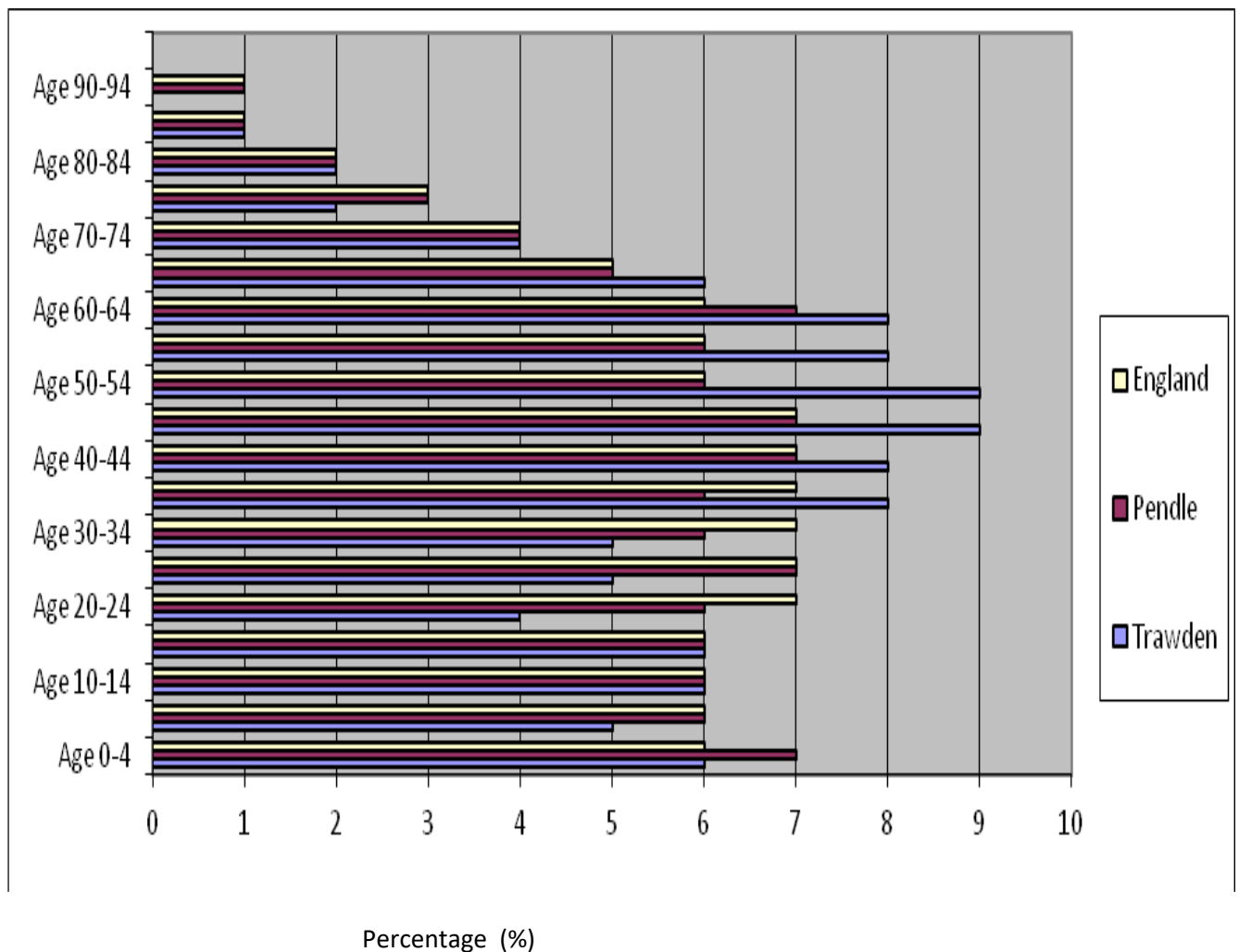
Population

- 1.3.16** The age structure of the population of Trawden Forest differs significantly from that for Pendle, the North West and England as a whole, all of which have similar averages. Trawden Forest has fewer younger people and fewer people of pensionable age. The parish has a tendency towards a 'middle-aged' population: 54% of the population is aged 35-69 while the comparative figure for Pendle and for England as a whole for this age group is 44%. This Age Distribution is illustrated in Figures 2 and 3 below.

Figure 2 Population
(2011 census)

	Populations			% of total		
	Trawden	Pendle	England	Trawden	Pendle	England
Age 0-4	155	6362	3318449	5.6	7.1	6.3
Age 5-9	132	5463	2972632	4.8	6.1	5.6
Age 10-14	168	5359	3080929	6.1	6.0	5.8
Age 15-19	158	5485	3340265	5.7	6.1	6.3
Age 20-24	116	5722	3595321	4.2	6.4	6.8
Age 25-29	140	6301	3650881	5.1	7.0	6.9
Age 30-34	139	5722	3509221	5.0	6.4	6.6
Age 35-39	221	5557	3549116	8.0	6.2	6.7
Age 40-44	218	6146	3885934	7.9	6.9	7.3
Age 45-49	236	5979	3879815	8.5	6.7	7.3
Age 50-54	237	5747	3400095	8.6	6.4	6.4
Age 55-59	208	5283	2996992	7.5	5.9	5.7
Age 60-64	208	5976	3172277	7.5	6.7	6.0
Age 65-69	160	4307	2508154	5.8	4.8	4.7
Age 70-74	108	3355	2044129	3.9	3.8	3.9
Age 75-79	64	2670	1669345	2.3	3.0	3.1
Age 80-84	53	2116	1258773	1.9	2.4	2.4
Age 85-89	32	1292	776311	1.2	1.4	1.5
Age 90-94	12	463	313722	0.4	0.5	0.6
Age 95 and over	0	147	90095	0.0	0.2	0.2
Totals	2765	89452	53012456	100.0	100.0	100.0

Figure 3 Population Distribution by Age Ranges



1.3.17 The ethnic mix of the population differs even more significantly from the borough and national averages. In 2011 the majority ethnic group was White (98.4%), substantially higher than the comparative figures for Pendle (79.9%) and England (85.4%).

1.3.18 The Pendle Local Plan includes an estimate that the population of Pendle will increase by 4.4% within the plan period (2030) but no separate figure is available for the parish.

Housing and Households

1.3.19 In 2011 Trawden Forest had 1174 household spaces. If the borough-wide estimated increase is applied to this number it would increase by 51 households to 1225 by the end of the Plan Period (2030).

1.3.20 The Rightmove website gives average property prices for sales in 2016. The average for Trawden was £164,000. This is higher than Colne (£121,000) and Nelson (£69,000) but lower than Foulridge (£221,000). Whereas house prices nationally have returned to the levels of 2007/08, those in this part of Lancashire have not. Prices were down 7% in 2016 from the previous year, and down 24% from 2010. These figures are only a guide, because

the types of property sold in 2016 may differ from earlier years. But it is safe to assume that the picture is one of property values failing to recover to the levels of eight years previously.

- 1.3.21** Terraced housing accounts for 57.5% of the housing stock in Trawden Forest, compared to only 24.5% in England generally.
- 1.3.22** There are very few flats or apartments in the parish: only 2.4% of households compared to over 21% nationally. This may help to explain the low percentages of people in the 20-34 age group.
- 1.3.23** Of the 1174 households, only one quarter (25%) were single person households. This compares to 33% for Pendle and 30% for England. This is probably a consequence of the housing stock having fewer properties suitable for single occupancy, and hence the low proportions of younger people and people of a pensionable age in the parish.
- 1.3.24** A high percentage (86%) of households in Trawden Forest are owner-occupied. The comparative figures for Pendle and for England as a whole are 68% and 64%.
- 1.3.25** Of households that are rented, only 4% are Social Housing compared to 12% in Pendle and 18% in England.
- 1.3.26** The Borough of Pendle has a particular problem with overcrowded accommodation, with over 4% of households exceeding five people. But Trawden Forest has only 14 households in this category (1.2% of its households) which is below the national average (2.3%). This may be a reflection of the age structure of the population: i.e. fewer young people.
- 1.3.27** Estimates of overcrowding based on the Office of National Statistics Occupancy Ratings also show that Trawden Forest is below average (2.5%), compared with Pendle (5.5%) and nationally (8.7%).
- 1.3.28** The converse of this is the number of households which are estimated to be 'under-occupied', that is have spare rooms. Trawden Forest at 86% is significantly higher than Pendle (77%) and England (72%).
- 1.3.29** The Borough of Pendle also has a high level of deprivation: in 2010 it was in the top 12% of most deprived local authorities in England. Deprivation is measured in four ways: unemployment, lack of educational qualifications, health and disability, and housing. Levels of deprivation are higher in other parts of the borough: 46% of households in Trawden Forest had (in 2011) at least one measure of deprivation, significantly lower than Pendle (63%) and England as a whole (56%). The parish also compares well when multiple measures of deprivation are compared: Trawden Forest 18% compared with Pendle (31%) and England (24%).
- 1.3.30** Similarly with health statistics. Trawden Forest residents are on average healthier than those in other parts of the borough, and slightly more so than the national average. Estimates of the percentages of the population in bad or very bad health are: Trawden Forest 5%, Pendle 7% and England 5.5%.

Economic Activity

- 1.3.31** Trawden Forest has an above average number of people who are economically active (75% of those people aged 16-74). The comparative figure for Pendle is 66% and for England 70%.
- 1.3.32** In 2013, the unemployment rate was 3.1% compared to 7% for Pendle and 6.3% nationally. (These are the percentages of people in the 16-74 age group who are in or looking for employment.)
- 1.3.33** Trawden Forest has higher levels of both employment and self-employment than the borough and national averages. This is probably partially a consequence of the weighting of the age structure of the parish to the 34-69 age group. See figure 4.

Figure 4.			
<u>Employment Statistics</u>			
Percentages of all people aged 16-74 in 2011			
	Trawden	Pendle	England
Employees	57%	50%	52%
Self-employed	13%	9%	10%
Students	3%	3%	3%
Unemployed	2%	5%	4%
Economically Active (Total)	75%	66%	70%

- 1.3.34** Trawden Forest has been described as a dormitory parish, in that the majority of the economically active population leave the parish to work in neighbouring towns.
- 1.3.35** The Pendle Companies Register for 2016/17 lists only eight businesses within the parish, none of which employs more than 50 people.
- 1.3.36** It is estimated that there are fewer than 150 jobs in these eight companies, in a parish which has more than 1500 economically active residents. However this figure does not take into account the self-employed and those who work from home and have not registered as a company. But it does illustrate that Trawden Forest is typically a place that people return to after a day's work elsewhere.

Natural and Historic Environment

1.3.37 The parish lies within a landscape of importance. The Lancashire Landscape Character Assessment (2000) describes the South Pennine landscape as follows:

- extensive areas of blanket bog on moorland tops
- impoverished areas of wet and dry upland heathland
- large areas of upland acid grassland
- frequent springs and flushes
- fast flowing streams and rivers, and reservoirs
- some upland hay meadows in valleys
- grasslands upland oak and mixed ash woodlands in valleys

1.3.38 Agriculture consists mainly of the grazing of sheep and livestock. As such it is considered as 'low grade' farmland. However, the countryside itself is of high quality and the importance of the habitats and species found within it are widely recognised.

1.3.39 The peat moorland and blanket bogs along the fringes of Boulsworth Hill are internationally recognised for their upland birds and plants. The area is designated as a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC) and a Special Protection Area (SPA). Details of the habitats and species in this protected area appear in the Pendle Biodiversity Audit (2010). The extent of this area is shown on the map in Appendix 16.

1.3.40 The southern and eastern edges of the parish lie within this specially protected area, which makes up more than 45% of the area of the Parish.

1.3.41 There are nine Biological Heritage Sites (BHS) (see Appendix 16):

Wycoller Beck	Bank House Flushes
Turnholes Flushes & Grassland	Turnholes Clough
The Crank, Wycoller	Coldwell Reservoirs
Colne Water Pasture	Antley Gate Bog
Gilford Clough	

In addition there are two sites of Local Natural Importance (LNI): Flake Hill Moor and Antley Gate.

Although there is no Local Nature Reserve (LNR) within the parish, there is one in Ball Grove Park adjacent to the Trawden Forest parish boundary.

1.3.42 Farms and hamlets are set within an historic landscape of dry stone walls of millstone grit. Around Wycoller there are significant remains of medieval field enclosures called Vaccaries: large irregular slabs of stone dating from the 13th Century or possibly earlier. The value of this historic landscape is recognised through its designation as a Conservation Area.

1.3.43 The Parish contains four scheduled monuments:

- Wycoller Hall (remains)
- The Hall Bridge, Wycoller (The 'Clapper Bridge')
- Wycoller Packhorse Bridge
- Bank House Bridge (The 'Clam Bridge'), Wycoller Dene

1.3.44 In total there are 39 listed buildings in the parish, six of which are designated II*. (See Appendix 2). Other non-designated heritage assets make an important contribution to the locally distinctive character of the parish, and the steering group is currently compiling a list to be submitted to Pendle Council as possible candidates for the Local List.

Tourism

1.3.45 There is a small but increasing tourist industry in the Parish. East Lancashire has few tourist locations and Trawden Forest is popular with ramblers and others who appreciate its wide open spaces.

1.3.46 Wycoller Country Park is a popular tourist destination. In addition there are a number of locally organised events such as the annual Beer Festival, the Village Show, the Garden Festival and the Arts Trail, which attract visitors from outside the parish, who are drawn to the friendly and welcoming village atmosphere.

2 Key Issues for Trawden Forest

2.1 Introduction

- 2.1.1** The Key Issues have been identified following consultation with residents, consisting of responses to the questionnaire sent out in September 2016 and feedback from the community engagement event in July 2017, together with informal comments put forward directly to the Parish Council.
- 2.1.2** In the questionnaire residents were directly asked to comment on issues that they would like to see addressed in the Neighbourhood Plan. The results indicated that a more comprehensive approach to development is preferred rather than a Plan which addresses only one or two specific factors. Development which enhances the community, which is of high quality, proportionate to the size of the villages within the parish, and in keeping with the existing environment and surroundings, is generally supported.
- 2.1.3** The feedback form asked for responses in four broad categories (Housing, Heritage & Tourism, Landscape & Environment and Lifestyle & Wellbeing) and produced comments, thoughts and opinions about what people would like to see included in the Neighbourhood Plan. Pamphlets were delivered to all addresses in the parish. The feedback documents are available on the Parish Council website.
- 2.1.4** The following sections provide a summary of the key issues raised:

2.2 Housing & Land Development

2.2.1 Quality & Design

Consultation responses showed that there is a desire for good quality housing designed to be in keeping with the existing character of the village and the rural environment.

2.2.2 Housing Numbers

In order to be in conformity with the emerging Pendle Local Plan Part 2, the Trawden Forest Neighbourhood Plan is required to support the provision of new houses, as specified in the Local Plan, for the period up to 2030. The consultation responses indicated that overdevelopment was a concern for many residents. There were some concerns that large scale developments in Trawden would spoil the character of the village, and a strong theme was that developments should be limited in size to something appropriate to their situation.

2.2.3 Location of new Housing Development

The Neighbourhood Plan has a role in determining the location of sites for new housing development in the village. The Strategic Housing Land Availability Assessment (SHLAA) prepared by Pendle Council contains a number of sites, but it was clear from the public consultation and from other feedback to the Parish Council

that some of the sites proposed were not widely supported by residents. Several key principles emerged from the residents' comments including:

- Brownfield sites are preferred over Greenfield sites;
- There are concerns that any development has clear boundaries and does not lead to further opportunistic development creating sprawling village boundaries. In particular, because the settlements lie in a steep-sided valley, there was opposition to development which would spread up the valley sides into fields and open land;
- Small-scale developments are preferred over large housing estates;
- Development which has a detrimental effect on the overall character of the village and on community infrastructure is opposed.

Note: As a result of these concerns the Parish Council decided to undertake a Site Assessment exercise to identify preferred sites for development as part of the Neighbourhood Plan process. The Steering Group adopted a reduced version of the Site Assessment method developed by Pendle Council, using a scoring system devised by them. This appraisal process and resulting scores are set out later in the Neighbourhood Plan. The outcome of the appraisal was that the Neighbourhood Plan recommends several sites to be taken forward as preferred sites and this is incorporated into Policy 2 of the plan. Along with the site assessment, a Sustainability Appraisal has also been carried out to verify the scores and to support the allocation of the sites. Further details of the Sustainability Appraisal process are available on the Parish Council website.

2.2.4 Parking

A strong theme from the feedback and consultation was the serious parking problems which exist in the village, particularly in the Hollin Hall, Lanehouse and Colne Road areas. The Neighbourhood Plan should contain a policy which helps to address these problems.

2.3 Protecting the Environment, Green Spaces, character and amenities of Trawden Forest

2.3.1 General

Protection of the environment and character of Trawden Forest featured highly in the responses to the feedback questionnaire sent out to residents. There were several aspects to this:

- It is important to protect and improve the local heritage of the parish;
- The villages which make up Trawden Forest have unique identities and it is important that these identities are retained;
- The green spaces and rural environment of Trawden Forest are an important amenity for residents;
- The green spaces and rural environment, and especially Wycoller Country Park, are seen as tourist assets which encourage visitors to come to the area;

- Open spaces such as the Recreation Ground (the 'Rec') and Ball Grove Park are important assets and should be protected from development;
- Amenities such as the Community Centre and village surgery are valued by residents and should be supported and protected.

2.3.2 Heritage Buildings and Features

Trawden Forest has many historic buildings, sites and features such as the remains of Wycoller Hall, the Packhorse Bridge and the numerous examples of vaccary walling. There is a conservation area which encompasses all the villages in the parish. Residents wish to see this rich historic landscape enhanced rather than threatened by development. Therefore the Steering Group decided that Trawden Forest Parish Council would develop a Local List of Heritage Assets, to supplement the existing register of Listed Buildings and Scheduled Monuments, and to provide a means of formalising their protection.

2.3.3 Bridleways, Footpaths, Tourism and the Landscape

Trawden Forest covers a very large area with unspoilt moors up to the summit of Boulsworth Hill, and it contains many miles of footpaths. The Pennine Bridleway passes through the Parish. These open spaces and routes are regularly used by walkers, runners, cyclists, horse riders, and are an important factor in Trawden's role as a tourist destination. Trawden Forest residents feel strongly that these routes, and the landscape that they pass through, should be protected. They are part of the reason why they want to live in the villages.

2.3.4 The Natural Environment, Lifestyle and Wellbeing

The open green spaces within easy reach of the villages are felt by residents to form an important natural habitat for wildlife. The moorland, woods and waterways are all places where wildlife thrives and is enjoyed by residents and visitors alike. There is a general wish to preserve this and not see unnecessary destruction through overdevelopment. The access to open and green spaces is seen as contributing to the health and wellbeing of residents.

2.4 Summary

- ### **2.4.1**
- The Neighbourhood Plan should address protection of all these features. The overriding message is that sensitive, well-thought out development, in keeping with the village size and character is supported. Any development that erodes or detracts from the character of the village or threatens its tourist industry is not supported. Plan policies should protect significant local views, promote good quality design, protect built and natural heritage assets and landscaping for biodiversity, and protect open spaces and amenities for the wellbeing of residents.

3 Vision, Objectives, Measures and Policies

3.1 The Vision

The Neighbourhood Plan vision is for Trawden Forest to be a self-sustaining, harmonious and vibrant community that offers its residents a safe, friendly and thriving environment in which to live and play, and also offers a natural and historic environment which encourages others to visit and experience our beautiful countryside and rich heritage.

3.2 Objectives

3.2.1 The following five Objectives for the Trawden Forest Neighbourhood Plan have been proposed by the Steering Group following consideration of the results of the various public consultations. The Objectives address the Key Issues identified in the previous section.

i. Protect the existing character and distinctiveness of the villages within the Parish of Trawden Forest

The Neighbourhood Plan should identify areas which will be protected from development. These should include areas which define Trawden Forest's unique townscapes, its heritage assets and its valuable green open spaces.

Developments should not have an adverse impact on the landscape, nor on views of the villages from roads, paths and bridleways.

ii. Meet the demand for housing

The location of development should be determined by the Neighbourhood Plan following thorough site assessment. Site assessments will include consideration of any flooding risks.

The size of individual developments should be small and of a size that is in keeping with the character and surroundings of the village.

The level of residential development should at least meet the number set out in the Local Plan Part 2: Scoping Report and Methodology. In addition the plan should determine conditions for any later 'windfall' developments in the period to 2030.

iii. Address the serious parking problems in the villages

Retain existing off-street parking spaces and where possible reduce on-street parking.

iv. Support Trawden Forest's amenities

Identify the locally-valued amenities in the Parish and protect them from inappropriate development.

v. Encourage tourism and protect open spaces

Support small businesses which serve the tourist industry. Protect the assets which attract tourists.

Protect open spaces and encourage their use for recreation and leisure.

3.2.2 The Objectives cover a range of issues that together provide a basis on which the sustainability performance of the TFNP can be assessed. They also accord with the strategic objectives of the Pendle Local Plan.

3.2.3 They reflect the nature of the parish and the direction the local community wants the TFNP to take, especially in maintaining the special character and identity of Trawden Forest. They also accept and welcome change that will enable the local communities to grow in a sustainable way.

3.3 Measures / Monitoring Indicators

3.3.1 The Vision is an important statement of how we wish the parish to develop over the period covered by the neighbourhood plan, and the previous section contains specific Objectives for achieving the Vision. In order to judge how successful the TFNP is in meeting these Objectives we need to identify certain measures. For each Objective we have identified one or two measures to monitor and review how the policies of the TFNP are performing.

3.3.2 The following measures are proposed for the five Objectives of the Neighbourhood Plan:

i. Protect the existing character and distinctiveness of the villages within the parish of Trawden Forest.

- the number of consented applications affecting designated heritage sites
- the number of consented applications affecting designated environmental assets

ii. Meet the demand for housing

- the number of open market homes provided compared to the numbers designated in the plan
- the number of affordable homes being provided

iii. Address the serious parking problems in the villages

- the numbers of on-road parked vehicles within the parish (see footnote *)

iv. Support Trawden Forest's amenities

- the extent of services and amenities created (and retained)

v. Encourage tourism and protect open spaces

- estimates of visitor numbers
- usage statistics for the recreation ground

* Footnote: The steering group agreed that it would be sensible to undertake the initial parking survey immediately prior to the TFNP being 'made'. The methodology will be to count on-road parked cars in various pre-designated stretches of road, on different days of the week (Wednesday and Sunday) and that there would be two Wednesday counts (at noon and at 8pm).

3.3.3 Monitoring & Review

The TFNP will be monitored by Trawden Forest Parish Council and Pendle Borough Council on a regular basis as part of Pendle Council's Authority's Monitoring Report (AMR) (see Pendle Core Strategy Chapter 13). The objectives and measures will form the basis for the Parish Council's monitoring activity, but other data collected and reported at a parish level relevant to the plan will be included.

It is expected that the TFNP will be formally reviewed on a 5-year cycle, or to coincide with the review of the Pendle Local Plan if the cycle is different.

3.4 The Policies

- 3.4.1** The TFNP contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the communities' vision for the Parish.
- 3.4.2** When the TFNP is made and becomes part of the statutory development plan, these policies will be used by officers of Pendle Council in the determination of planning applications within the parish. Importantly, the policies will sit alongside the policies of the Local Plan Part 1: Core Strategy and emerging Local Plan Part 2. For that reason, the TFNP policies do not seek to repeat the Local Plan policies, but merely look to refine or add further interpretation for applying these to the TFNP area. The TFNP should therefore be read in conjunction with the Local Plan Parts 1 and 2, and with the saved policies in the Replacement Pendle Local Plan (2001-2016), until such time that they are replaced. Also, where appropriate, policies in the Joint Minerals and Waste Local Plan should also be taken into consideration.
- 3.4.3** Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and Pendle Local Plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence. The evidence documentation is available either directly or via a link on the Parish website. Appendix 11 contains a complete list of these documents.

3.4.4 The following is a summary list of the 9 policies.

Policy 1 Location of Development

Support appropriate developments within the Settlement Boundary.

Policy 2 Housing Site Allocations

Allocate Sites to meet the number of houses in the Pendle Local Plan.

Policy 3 Windfall Sites

Support the appropriate development of 'Windfall' sites of up to 9 houses within the Settlement Boundary.

Policy 4 Parking

Measures to reduce the amount of on-road parking.

Policy 5 Wycoller Country Park

Support efforts to maintain the amenities and promote tourism at Wycoller.

Policy 6 Heritage Assets

Support the conservation and enhancement of the Parish's heritage with emphasis on the emerging Local List of assets.

Policy 7 Areas of Townscape Character

Designate Areas of Townscape Character and specify design conditions on developments to maintain the character of these areas.

Policy 8 Protect Locally Valued Resources

Designate certain buildings as Locally Valued Resources: the Community Centre, the village pubs, village shop (when opened) etc. Prevent the change of use or loss of these assets other than in exceptional circumstances.

Policy 9 Protect Open Spaces and Local Green Space

Prevent developments which adversely affect the designated Open and Local Green Spaces.

3.4.5 The following sections of the TFNP detail the nine Policies in four groupings:

Section 4: Housing and Land Development (Policies 1-4)

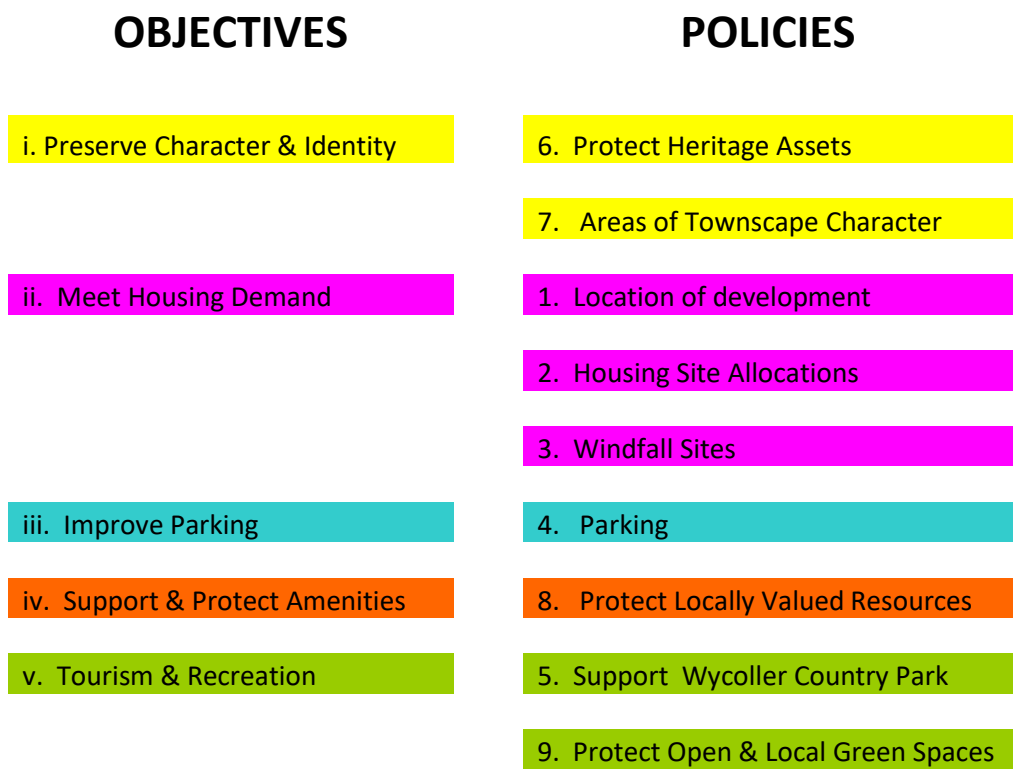
Section 5: Heritage and Tourism (Policies 5 and 6)

Section 6: Landscape and Environment (Policy 7)

Section 7: Lifestyle and Wellbeing (Policies 8 and 9)

3.4.6 Figure 5 illustrates how the nine Policies are intended to address the five Objectives of the TFNP.

Figure 5



3.5 Contributing to Sustainable Development

3.5.1 Sustainable development is often defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The Government’s National Planning Policy Framework identifies three dimensions to sustainable development: economic, social and environmental. Each policy in the Neighbourhood Plan has been assessed using sustainability objectives developed by Pendle Council, to ensure that they contribute to sustainable development.

3.5.2 In addition, in the [Trawden Forest Sustainability Appraisal](#), the preferred development sites allocated under Policy 2 have been assessed against the sustainability objectives developed by Pendle Council. All the preferred allocations were shown to have positive or neutral effects on sustainability.

3.5.3 For more information about the sustainability objectives used, and the results of the TFNP Sustainability Appraisal refer to the documents on the Parish Council website.

4. Housing and Land Development

Policy 1 Location of Development

Development proposals within the Settlement Boundaries of Trawden and Cotton Tree, as shown on the Proposals Map (see Appendices 3, 4 and 18), will be supported provided that they are appropriate in scale, massing, and character, and that the proposals have had due regard to the policies contained elsewhere in this Plan and where applicable the Pendle Local Plan.

The re-use of previously-developed (Brownfield) sites will be encouraged.

Proposals to develop outside a settlement boundary, in the open countryside, will only be permitted in the following circumstances:

- (1) Where it requires a countryside location for tourist related purposes as described under Policy 5, or to support agricultural and other land-based rural businesses; or**
- (2) Where it is in a sustainable location adjacent to the settlement boundary and complies with all other policies in this Neighbourhood Plan and the Pendle Local Plan.**

(Key linkages: the Pendle Core Strategy Policies SDP2 and ENV1, and the NPPF paragraphs 54, 55, 79 (Green Belt), 109, 111. The policy is also consistent with the principles concerning Settlement Boundaries in Section 6 of the emerging Pendle Local Plan Part 2.)

- 4.1.1** This policy establishes the key spatial priority for the TFNP. It supports development proposals in the two established settlements (i.e. Trawden and Cotton Tree which have defined settlement boundaries), and especially on previously developed land, in line with the principles of sustainable development as set out in the NPPF, the Pendle Local Plan Part 1: Core Strategy and the emerging Pendle Local Plan Part 2: Site Allocations & Development Policies.
- 4.1.2** The purpose of the policy is to promote housing and other development proposals within the designated settlement boundaries for Trawden and Cotton Tree. Development in the open countryside must be in a sustainable location adjacent to a designated settlement boundary or require a countryside location. (Note: Cotton Tree, although within the Parish of Trawden Forest is partially within the settlement boundary of Colne). There are development proposals for large housing schemes in the area that would require encroachment into the countryside outside the established settlements of Trawden and Cotton Tree/Winewall, and these are not compatible with maintaining the distinctive character and identity of the villages and their surrounding landscape.
- 4.1.3** The Settlement Boundary has been amended to take account of sites allocated for development (Policy 2), in order to incorporate those sites adjacent to the boundary which appear in the list of preferred sites.
- 4.1.4** The approach to planning positively for development will be to encourage modest proposals inside the existing settlements that can be satisfactorily accommodated without

undermining the quality of life for local people. Whilst it does not necessarily rule out proposals outside of the settlements, the policy expects that the countryside policies of the Local Plan and of the NPPF will continue to apply significant policy constraints to development in the open countryside.

Policy 2 Housing Site Allocations

Over the period 2018-30 provision will be made for the development of sites to meet, as a minimum, the housing requirement for Trawden Forest as set out in the Pendle Local Plan (Parts 1 and 2).

The following five sites, as shown on the proposals map (see Appendices 6C and 18), are allocated for housing development:

Land North of Dean Street	Reference 009
Land adjacent to 37 Hollin Hall	Reference 011
Rear Black Carr (East of river)	Reference 012
Hall House Farm	Reference 014
Black Carr Mill	Reference 015

Proposals for the development of these sites should:

- i) Reflect local distinctiveness and be readily assimilated particularly in terms of: the extent and amount of development; scale; layout; open spaces; appearance; and material;
- ii) Respect and enhance the historic environment of the parish and its heritage and natural assets;
- iii) Ensure that locally important views and vistas are maintained or enhanced; these are described in Policy 7 (Areas of Townscape Character);
- iv) Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character;
- v) Not lead to increases in flood risk or drainage problems;
- vi) Take account of information and design guidance included in the Pendle Core Strategy (Policy LIV5) and where appropriate the Character Appraisal for the Trawden Forest Conservation Area and Policy 7 in this plan;
- vii) Incorporate features to improve environmental performance and/or reduce carbon emissions, unless it is demonstrated to be not practicable and viable;
- viii) Produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design;
- ix) Not result in the loss of any community building or heritage asset unless it can be demonstrated that it is no longer viable, adhering to the approach given in policy ENV1 of the Pendle Local Plan;
- x) Be compatible with and do not prejudice any intended use of adjacent sites and land uses;
- xi) Provide 20% of the site as affordable homes (for sites of 5 or more dwellings).

(Key linkages: NPPF paragraphs 47, 49, 50, 51, 58, 59, 110, 111 and to the Pendle Core Strategy Policies SDP1, LIV1, LIV4 and ENV2, and to the emerging Pendle Local Plan 2 section 3 (Housing Requirement) and Section 4 (Selection Methodology)).

Housing Requirement

- 4.2.1** The Pendle Core Strategy (paras 7.26-7.32 and Policy SDP3) proposes that Rural Pendle (which includes the parish of Trawden Forest) should provide 12% of the Pendle total for new housing in the plan period.
- 4.2.2** The Scoping Report and Methodology of the emerging Pendle Local Plan Part 2 calculates a 'balanced distribution' between the parishes within Rural Pendle and proposes that Trawden Forest be allocated 15% of the total.

- 4.2.3** Table 3.11 (Proposed distribution of new housing in Pendle, 2011-2030) of that report includes the following figures:

Pendle Housing Requirement	4808
Rural Pendle Housing Requirement (12%)	577
Trawden Forest Housing Requirement (15%)	87

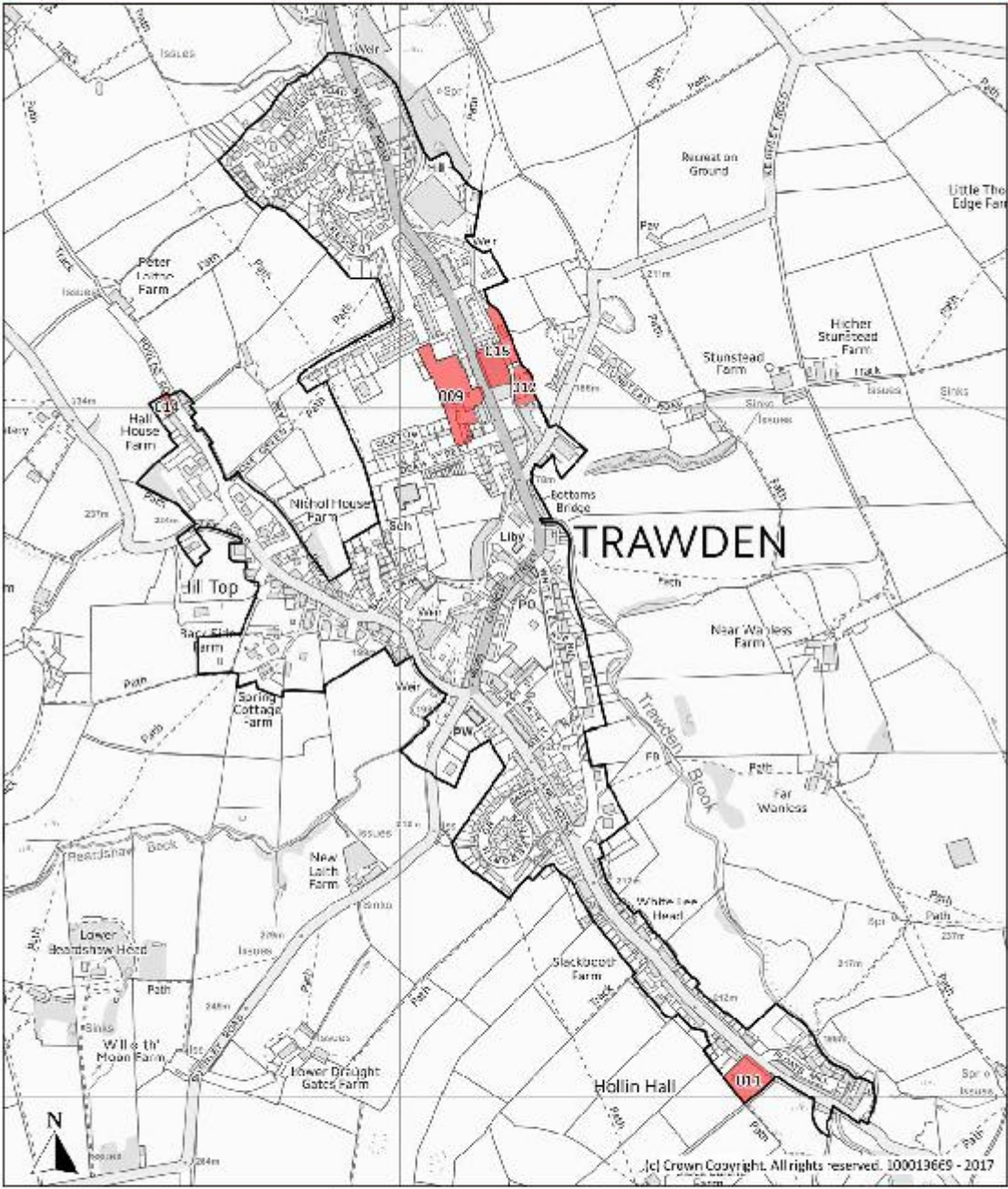
Trawden's requirement of 87 is increased by a 10% contingency (to 96) before being adjusted downwards taking into account developments completed since 2011 (29 houses). The figure is also reduced by existing planning commitments (i.e. planning permissions). The report shows permissions for 28 houses to 31st March 2017. This last figure excludes any lapsed permissions or approved sites which are no longer likely to be developed. The list of existing commitments as at 31st March appears in Appendix 5.

- 4.2.4** The above numbers result in an adjusted housing requirement for Trawden Forest for the period from 1st April 2017 through to 2030 of 39 houses.
- 4.2.5** Therefore **39 houses** is taken as a minimum number to be allocated under this Policy.

Site Assessment

- 4.2.6** The **method** used in assessing sites for allocation is fully described in Appendix 6A.
- 4.2.7** The full **list of sites** considered is given in Appendix 6B.
- 4.2.8** The detailed **scoring and results** of the site assessment exercise appear in Appendix 6C.
- 4.2.9** The outcome of the site assessment process is that under this Policy 2 of the TFNP five sites are supported for development, as listed in the Policy text above.
- 4.2.10** The following map shows the location of the five sites allocated following Stage 2 of the assessment process. Appendix 6C contains individual site maps.

TRAWDEN FOREST NEIGHBOURHOOD PLAN



Description

Housing Allocations

Scale: SCALE: 1:7,500 @ A4

Date: 25th October 2017

Key

- Housing Allocation
- Settlement Boundary



4.2.11 Development Concepts

The TFNP Steering Group expressed certain ideas on how the selected sites should be developed. These are only general ideas, because the designs would be developed adhering to the other Policies of the TFNP, including the guidelines in the Policy text above.

The Steering Group expected that the two 'valley bottom' sites at and adjacent to **Black Carr Mill (sites 012 and 015)** would be developed in a style similar to that adopted in the developments at Becksides Close and Forest Bank. These two new allocated sites are relatively unobtrusive with respect to views from roads and footpaths on higher ground. Because they lie within Flood Zone 3, the Steering Group considered that development plans incorporating 3 storey town houses would be acceptable.

The development on **Land North of Dean Street (ref. 009)** should blend with the existing new houses on Dean Street adjacent to this new site, the new development being in effect a continuation of the existing development. Once again the Steering Group considered the inclusion of 3 storey houses to be acceptable, but only in the lower section adjacent to the road, although on this site the flood risk is less relevant.

The small development at **Hall House Farm (ref. 014)** should be of a design which adds to the attractive mix of styles along Foulds Road. It should adhere to the guidance in Policy 7 (Areas of Townscape Character) and to the Landscape section of Policy ENV1 of the Pendle Local Plan.

The development Adjacent to **37 Hollin Hall (ref. 011)** is in 2 parts: two homes and a parking area containing 16 bays. This is a Greenfield site and the Steering Group expects that designs will be appropriate to a rural location, and be as unobtrusive as possible within the landscape. The fact that the proposal is for two bungalows will assist in this requirement. The site is at risk from surface water flooding so should take account of the recommendations of the Pendle Local Plan Policy ENV7 (Surface Water Runoff – Greenfield sites). The 16 parking bays should be set into the banking with a central entrance and a screening wall so that the car park is as unobtrusive as possible when viewed from the footpaths on the hillside opposite (between Far Wanless and Alderbarrow).

4.2.12 Flood Risk Assessment

Several of the selected sites lie fully or partially within Flood Zone 3, therefore the TFNP Steering Group commissioned an assessment which applied the Sequential and Exception tests where applicable, as recommended by the NPPF (paras. 100-102). Flood Risk Consultancy of Elm Street Business Park, Burnley undertook the assessment and reported to the Parish Council on 25th August 2017. The full [Flood Risk Assessment Report](#) can be viewed on the Parish Council website, but the findings are summarised briefly here:

Land Adjacent to 37 Hollin Hall (ref. 011) lies within Flood Zone 1 and therefore automatically passes the Sequential Test.

The site at Hall House Farm (ref. 014) lies within Flood Zone 1 and also automatically passes the Sequential Test.

Land North of Dean Street (ref. 009) lies 97% in Flood Zone 1 and all development will be within that part of the site. Therefore this too passes the Sequential Test.

The remaining two sites (Black Carr Mill refs. 012 & 015) both lie totally or partially within Flood Zones 2 and 3a and so the Sequential and Exception tests have been applied. The exception tests for the two sites show that in principle the wider sustainability benefits of development on these sites outweigh the risk of flooding; however, this is subject to site specific flood risk assessments providing evidence that suitable and robust measures can be incorporated into any given development plan to minimise the impact of flooding to both the properties and people to an acceptable level, over its design lifetime.

Refer to Appendix 13 for a map of the Flood Zones.

Policy 3 Housing Windfall Sites

Proposals for small scale housing developments within the Settlement Boundaries of Trawden and Cotton Tree, as shown on the Proposals Map, will be supported, provided their design accords with the following principles. They should:

- i) Reflect local distinctiveness and be readily assimilated particularly in terms of: the extent and amount of development; scale; layout; open spaces; appearance; and material;**
- ii) Respect and enhance the historic environment of the parish and its heritage and natural assets;**
- iii) Ensure that locally important views and vistas are maintained or enhanced;**
- iv) Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character;**
- v) Not lead to increases in flood risk or drainage problems;**
- vi) Take account of information and design guidance included in the Pendle Core Strategy (Policy LIV5) and where appropriate the Character Appraisal for the Trawden Forest Conservation Area and Policy 7 in this plan;**
- vii) Incorporate features to improve environmental performance and/or reduce carbon emissions, unless it is demonstrated to be not practicable and viable;**
- viii) Produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design;**
- ix) Not result in the loss of any community building or heritage asset unless it can be demonstrated that it is no longer viable, adhering to the approach given in policy ENV1 of the Pendle Local Plan;**
- x) Be compatible with and do not prejudice any intended use of adjacent sites and land uses.**
- xi) Provide 20% of the site as affordable homes (for sites of 5 or more dwellings).**

(Key linkages: Pendle Core Strategy policies SDP2, SDP3, ENV2 and LIV4, and to the NPPF para's 48, 50, 53, 58 and 59.)

4.3.1 There will continue to be opportunities arising on previously developed land for new housing within the settlement boundaries; these are known as – ‘windfall’ sites. Over the last 10 years 76 net new homes have been completed within the built-up area boundaries of the parish, equating to an average of 8 net new homes per year.

4.3.2 The policy defines ‘**small scale**’ as being of 9 or fewer net new homes (i.e. taking into account any existing homes lost to the redevelopment of the site). Of the 21 housing schemes completed in the area since 2006, only one scheme (Empress Mill, Hollin Hall) has been for more than 9 homes, so this threshold is not only appropriate in terms of allowing for the incremental growth of the settlements but is also in line with local market trends. The preference for small sites is that they will be distributed across the settlements and over the full plan period, rather than a smaller number of larger sites in fewer locations. This will enable the impacts of development on the local environment and on the local roads to be more manageable.

- 4.3.3** The policy also makes clear that ‘windfall’ proposals for greater than that number of new homes within the settlement boundaries will be resisted. This will extend to include attempts to subdivide larger sites of a unified character, which will not be supported. However, redevelopments of existing larger buildings such as former mills will be exempted from this restriction provided that any additional building outside the footprint of the original building does not exceed the maximum of 9 new homes.
- 4.3.4** It is important that as many affordable homes are delivered as possible in the parish, in line with the Pendle Core Strategy policy on rural sites, so that the level of housing need already identified, as well as need that emerges throughout the plan period, is met. The policy threshold of up to 9 dwellings will require schemes delivering between 5 and 9 dwellings to provide 20% affordable homes (i.e. 1 or 2 homes) in line with the Pendle Core Strategy Policy LIV4.
- 4.3.5** The policy requires all such windfall site proposals to deliver those homes on-site rather than meet the need through financial contributions for provision elsewhere in the area. It accepts that the requirement must enable feasible and viable development proposals and will expect evidence to be provided if this cannot be achieved before off-site contributions are considered. In any event, the policy supports Policy LIV4 of the adopted Pendle Core Strategy which allows the use of a Local Occupancy condition on sites in Rural Pendle to favour households with a local connection in the allocation of affordable homes on the first and subsequent tenancies.
- 4.3.6** In all cases, the policy requires proposals to demonstrate that they have responded to the design guidance provided, and that they adhere to the other policies of the TFNP; in particular the guidance in Policy 7 of the TFNP which designates Areas of Townscape Character.
- 4.3.7** Traditional buildings need not be copied rigidly. Modern interpretations of old forms may be acceptable. Consultations with interested local residents, the Council’s Conservation Officer and local interest groups such as the Civic Trust are recommended. The objectives are to establish a sympathetic relationship with existing buildings and enhance their setting and to give the new buildings a sense of belonging with their older neighbours.
- 4.3.8** Residential gardens are not considered as previously developed land. Redevelopment of residential gardens to provide additional housing is not supported where the proposal is of a form or density which would cause harm to the amenities of the surrounding dwellings.

Policy 4 Parking

Any opportunities that arise to enhance parking provision throughout the village will be supported.

This Policy sets standards for new residential developments; encourages the provision of additional off-street parking spaces; prevents the loss of existing non-designated off-street parking spaces; encourages provision for electric and hybrid vehicles; and designates Protected Car Parks:

- **Developers will be required to provide appropriate car parking for new residential developments. As a minimum developers must comply with the parking standards set out in the adopted Pendle Local Plan, but they are also encouraged to reflect the parking guidelines set out in Appendix 8 of this neighbourhood plan, to help reduce the future potential for on-street parking and congestion;**
- **The Parish Council will seek to work with developers and other organisations and bodies to promote the provision of additional or communal off-street car parking to meet the needs of the Parish, with a particular focus on areas where blocked and congested streets and pavement parking are prevalent;**
- **Developments within a defined settlement boundary, which propose to remove off-street parking spaces on a site will only be permitted where an equivalent or greater number of accessible off-street parking spaces can be made available on, or within the immediate vicinity, of the site;**

Where planning permission is necessary for the alteration or extension of a property support will not be given for the conversion of garage space to habitable rooms or other residential uses unless there is adequate space to park vehicles off the public highway in line with the parking standards;

- **New developments should incorporate appropriate facilities for charging plug-in electric and hybrid vehicles;**
- **Car parks shown on the Policies Map (see Appendices 9C and 18) are protected from development.**

To be counted as a parking space a garage must be a minimum of 3.0m wide by 7.0m long (internal dimensions).

Where a garage is proposed it should be designed to reflect the architectural style of the house it serves and be set back from the street frontage. The driveway must be of sufficient length to allow for a second car to park clear of the pavement, whilst providing space for the garage door to open.

(Key linkages: the NPPF paragraphs 35 and 39, and Policy ENV4 of the Pendle Core Strategy.)

- 4.4.1** Adequate off-street parking should be provided, recognising the necessary high usage of private transport in rural locations and the existing problems with on-street parking in the parish.
- 4.4.2** The Parish's long history of settlement means that the road network is little changed from that shown on maps of the 19th century. Essentially the village has a road network meant for less populated and mobile times. The stretches of road along Lane House, Hollin Hall and Colne Road up to Hill Top are narrow, bordered by terraced cottages and have insufficient parking spaces. A terraced cottage typically has one roadside parking space. Where both sides of the road are built up and the road is narrow, roadside parking is only possible on one side or not at all, therefore some properties have no parking space whatsoever. The free flow of traffic is often impeded by large vehicles delivering to properties and poor parking by other vehicles. This adversely affects essential access by other larger vehicles such as buses, road sweepers, snow ploughs, refuse collection lorries and Emergency Vehicles.
- 4.4.3** The provision of car parking associated with new developments should adhere to, and where possible exceed, the guidelines set out in the adopted Pendle Local Plan . In those areas of the village with exceptional parking problems, new residential developments should adhere to the suggested number of spaces shown in Appendix 8, rather than the minimum number. The development at Weaver's Court demonstrates the need for a greater number of spaces than the usual minimum requirement: residents there sometimes park on areas outside the development, and those areas are already inadequate for their intended use by the residents of properties in Colne Road.
- 4.4.4** In addition, the Parish wishes to encourage developments that incorporate additional off-street parking spaces for the benefit of other residents. Where appropriate these additional spaces should be allocated to residents with insufficient parking space adjacent to their own properties.
- 4.4.5** Electric vehicles are likely to come to dominate the UK car market over the next 20 years. The government has indicated that it will ban the sale of cars with purely petrol or diesel engines in 2040. National Grid says that 43% of British homes do not have access to off-street parking and the proportion in Trawden is likely to be far greater. It is sensible to insist that all new developments incorporate access to a charging point.
- 4.4.6** At the current time there is no universal charging system: for example a plug for a Tesla will not fit a Nissan Leaf. But work is underway to establish a standard charging system, and until such a system is announced new developments should as a minimum include a power supply to an appropriate point. Once the standard is established the appropriate connection should be provided either in the garage or at an accessible point in the driveway.
- 4.4.7** Existing and new car parking sites will be protected by designating them as Protected Car Parks. The Parish Council will maintain a list of these Protected Car Parks. The list of these is shown on the Proposals Map (see Appendices 9C). The list is as follows:

The Old Mill car park at the end of Hollin Hall
 Top of Back Colne Road
 3 spaces outside Old Josephs Barn
 Top of Back Lane

Ball Grove car park
Community Centre
Current Library Building
3 spaces to the side of the Victorian Toilet, Skipton Road
Harambee Surgery
4 Spaces at Rye Croft
Bowling Green, Hollin Hall
Ash Villas

5. Heritage and Tourism

Policy 5 Wycoller Country Park

In Wycoller Country Park (as defined on the proposals map) development proposals which encourage tourism will be supported. Re-use of existing buildings is preferred ahead of new build. Proposals should have no significant adverse impact on the landscape, biodiversity, natural heritage, cultural heritage or local community; should be of an appropriate scale and design; and should not result in any additional pressure on the existing infrastructure without adequate mitigation.

Improvements to existing tourist attractions and facilities, including extensions, will be supported where they respect the character of the existing building.

(Key linkages: the NPPF para 28, and Pendle Core Strategy policy WRK5.)

- 5.1.1** The area covered by this Policy is shown in Appendix 9D. Wycoller Country Park is one of the prettiest country parks in Lancashire. The area is known for its association with the Brontë sisters who referred to many of the nearby landmarks in books such as Wuthering Heights and Jane Eyre. The exclusion of visitors' cars from the village and the attractive appearance of the many historic buildings creates a unique feeling of tranquillity which is rarely experienced today. The Country Park is set in a wooded valley, with fields separated by vaccary walls, and is criss-crossed by footpaths accessible to visitors. The park contains four scheduled monuments: the remains of Wycoller Hall and three historic bridges.
- 5.1.2** Its amenities include a privately-operated Craft Centre with Café, the Aisled Barn (a listed building) containing a visitor information point, a public toilet block and Pepper Hill Barn (used as an education and meetings facility). The tourist map of the Country Park is shown in Appendix 12.
- 5.1.3** The Country Park is important in terms of biodiversity, ecological networks and wildlife sites. Two non-statutory County Wildlife Sites lie within the designated area:

Bank House Flushes	(4.5 hectares of 'fen' and grassland)
The Crank	(0.5 hectares to the north of Bank House)

and three other County Wildlife Sites are adjacent to the designated area:

Wycoller Beck	(16.6 hectares to the north of the area)
Turnholes Flushes and Grassland	(4.2 hectares to the south)
Turnholes Clough	(3 hectares to the south)

- 5.1.4** Near Oak House Farm there is an area (maintained by Lancashire County Council) described as a Special Wildflower Roadside Verge.
- 5.1.5** The Parish Council is aware of the recent decision (May 2017) by Lancashire County Council (LCC) to reduce significantly its expenditure on Countryside Services. This will impact Wycoller Country Park in two ways:
- there will no longer be a professional Ranger at the site;
 - the level of maintenance will be reduced to a minimum compatible only with visitor safety.
- 5.1.6** The County Council intends to seek businesses and organisations which would use the Country Park in ways which encourage tourism while maintaining the Park's character and beauty.
- 5.1.7** Supporting Wycoller Country Park received the largest number of positive responses of all the areas in the TFNP questionnaire delivered to residents in September 2016. This reflects the fact that the Country Park attracts many visitors from within the Parish as well as those from farther afield. A good number of local people use the park regularly, sometimes even daily.
- 5.1.8** For this reason the Neighbourhood Plan supports LCC in its objectives. The Parish Council will work with LCC to help promote Wycoller Country Park as a special visitor experience.
- 5.1.9** The protection of most of the heritage assets within Wycoller Country Park is already covered by the statutory protection afforded to them as scheduled monuments, listed buildings, or as entries in the emerging Local List which is referred to under Policy 6 (Heritage Assets).
- 5.1.10** This Policy supports enhancements to the infrastructure of the Country Park, such as:
- improvements to Rights of Way (footpaths and bridleways);
 - improvements which enhance sites of importance for biodiversity
 - improvements to the safety of cars parked in the Country Park's two car parks;
 - improvements to Tourist Information (Displays, Leaflets and Signage).

The improvement in security at the Car Parks is of particular relevance. The Trawden Road Car Park has suffered from a large number of break-ins and thefts from vehicles in recent times. This has deterred some visitors, especially local residents who hear of the problem.

- 5.1.11** The Policy supports projects to enhance sites for biodiversity, such as the one being proposed by the landowner at Parson Lee Farm in the southeast of the policy area. This is outside the LCC owned area of the park, but within the area designated under this Policy. The project would make available two areas: one alongside the beck in Smithy Clough, and another in Deep Clough Beck; both areas to be planted with mixed broad leaf trees. Work will be undertaken in conjunction with The Woodland Trust.
- 5.1.12** The Policy supports the conversion of existing buildings to provide new tourist facilities on condition that such developments are sustainable and do not detract from the character of

the Country Park or its landscape. These developments may be conversions to holiday accommodation, or for new tourist activities which may arise from LCC's tendering process.



Clam Bridge



Wycoller Hall (Ruins)

Policy 6 Heritage Assets

Development should respect, and where possible enhance, the setting, character, and appearance of Heritage Assets within the Neighbourhood Plan area. The Parish Council will prepare a list of non-designated heritage assets which have particular local significance and which should be taken into consideration in planning decisions.

Where possible, and subject to viability considerations, Heritage Assets should be used to reinforce local distinctiveness and contribute to the social and economic well-being of the area.

Development that is likely to cause harm to a designated Heritage Asset will only be allowed where all reasonable efforts have been made to mitigate the effects of the proposal and the public benefits of the scheme clearly outweigh the potential harm.

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

(Key linkages: Pendle Local Plan Part 1: Core Strategy policies ENV1 and ENV2, and to the NPPF paras 60, 126, 127, 128, 129, 135 and 140.)

- 5.2.1** Chapter 12 of the National Planning Policy Framework “Conserving and Enhancing the Historic Environment” recognises that the nation’s heritage assets are an irreplaceable resource and establishes a policy framework to safeguard them in a manner appropriate to their significance.
- 5.2.2** The South Pennines are rich in historic and archaeologically important sites and Trawden Forest, with a history that can be traced back 700 years, is an important part of that tapestry. There is particular significance in the area around the hamlet of Wycoller with its three historic bridges and the remains of Wycoller Hall, all of which are Scheduled Monuments.
- 5.2.3** When the Trawden Forest list of non-designated assets has been accepted by Pendle Council for entry to their Local List , heritage assets in the parish will comprise of the entries on the Local List, the four Scheduled Monuments, the other 35 Listed Buildings (see Appendix 2) and the three Conservation Areas. The Scheduled Monuments, Listed Buildings and the Conservation Areas are protected under Policy ENV1 of the PLP. The principal focus of this TFNP policy is on the protection of non-designated heritage assets on the Local List.
- 5.2.4** Local Lists play an important role in reinforcing a sense of local identity and distinctiveness and are a means for a community to jointly identify heritage assets that are valued locally. When considering assets for inclusion the Steering Group applies predetermined local selection criteria which include age, rarity, aesthetic value, social and communal value, archaeological interest, landmark status and any historic association including links to

prominent local figures. Assets are assessed to determine suitability for inclusion. So sufficient data needs to be gathered to support each asset and explain its significance. Public consultation is important in drawing up the local list, as when a local list is adopted the assets on the list merit consideration when planning applications are being determined. The Local List may be added to over time.

- 5.2.5** The Trawden Forest Local List (maintained by Pendle Council) is currently being prepared, and when adopted, is likely to contain 30-40 structures. These may include 16th, 17th, 18th and 19th Century houses, farms and barns, historic (vaccary) walling and early gate-posts, the Church, three chapels, mill chimneys and a rare cast iron Victorian Toilet.
- 5.2.6** The criteria used when considering assets for inclusion in the Local List are shown in Appendix 14. The emerging Local List is being developed in accordance with the advice given in the Historic England document Local Heritage Listing Advice Note No. 7.
- 5.2.7** In addition to individual buildings and structures, Conservation Areas are also heritage assets. Wycoller and Winewall were designated as Conservation Areas before the decision was taken to designate the whole of Trawden Forest as a Conservation Area. Although the Conservation Area designation is now parish-wide, the original designations were never removed.



Vaccary (Orthostat) Wall



Victorian Toilet

6. Landscape and Environment

Policy 7 Areas of Townscape Character

The Neighbourhood Plan designates the following as Areas of Townscape Character, as shown on the Proposals Map in Appendices 9B and 18:

Lane Top, Well Head and New Row (Winewall)
Hill Top and Fould's Road (Trawden)
Lane House and Hollin Hall
Church Street, Clogg Head and Old Chelsea

Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate that they have had regard to the potential impact on the character and appearance of the area.

In particular, proposals should:

- i. retain trees, frontage walls and hedgerows which contribute to the character and appearance of the area;
- ii. retain areas of open space, (including, private yards and gardens) which are open to public view and contribute to the character and appearance of the area;
- iii. consider the impact on long range views of the area from roads and footpaths;
- iv. avoid the demolition of existing buildings which contribute to the character and appearance of the area; and
- v. use materials which are in-keeping with the materials of the existing buildings.

Lane Top, Well Head and New Row

Proposals for development in the area of Hill Top should consider the impact on long range views from the north, and proposals for Well Head and New Row should consider the impact on views from the west and northwest.

Proposals should consider the impact on the historic 17th century built environment at Lane Top.

Hill Top and Foulds Road

Proposals for development along Foulds Road should consider the impact on long range views across the valley from the east. The open fields below Foulds Road and above Dean Street and Hall Road, and those between Dean Street and Hall Road should be protected from development to retain the special settlement character of this area.

Proposals should consider the impact on the historic 17th century built environment at Hill Top.

Lane House and Hollin Hall

The scale, height and form of new developments should fit unobtrusively with the existing building and the character of the street scene.

Spacing between buildings should respect the character of the street scene. Any gaps which provide views out to the surrounding countryside should be maintained.

Church Street, Clogg Head and Old Chelsea

The scale, height and form of new developments should fit unobtrusively with the existing building and the character of the street scene.

The open space bordered by Dean Street, Old Chelsea and Back Lane should be protected from development to retain the special settlement character of this area.

(Key linkages: Pendle Core Strategy Policies ENV1 and ENV2, and to the NPPF para's 58, 59 and 60.)

- 6.1.1 The character of Trawden Forest is derived from its mix of building layouts, styles and periods, which together combine to form a particular townscape. This varies from area to area. Local residents value this character, which gives each area an individual identity.
- 6.1.2 The policy requires those making development proposals to demonstrate (in their Design & Access Statements where applicable) the way in which the proposals have had regard to the specific defined townscape character of Trawden Forest. Its intention is to ensure that this character is conserved and, where possible, enhanced by any new development proposals.
- 6.1.3 It is noted that Policy ENV2 of the Pendle Core Strategy requires that “(development) proposals should contribute to the sense of place and make a positive contribution to the historic environment and local identity and character”. This Policy requires Pendle Borough Council to pay particular attention to any proposals for development or redevelopment, having regard to the special character of the townscape in the specific areas identified in this policy.
- 6.1.4 Policy 12 of the Replacement Pendle Local Plan (2001-2016) identified two areas of land, at Back Lane and Dean Street, and designated them as **Sites of Settlement Character**. (See Appendix 17). The Pendle Core Strategy (2011-2030) and emerging Local Plan Part 2 no longer include a policy for Sites of Settlement Character. The purpose of this TFNP policy is to create its own list and retain a means of limiting the impact of development in these two and other areas of special character.
- 6.1.5 The TFNP designates four **Areas of Townscape Character** as shown on the Proposals Map, and two of these areas incorporate the two areas currently designated as Sites of Settlement Character.

The Hill Top and Foulds Road Area of Townscape Character is defined to incorporate the Dean Street Site of Settlement Character. The original designation of Settlement Character

reflected the uniqueness of the landscape, with rows of terraced houses running in parallel directly up the hillside with green fields in between. One objective of the TFNP's Areas of Townscape Character is to protect the long range views such as those from the east across to Foulds Road. Both designations require the preservation of the green field's above Dean Street. The area designated in the TFNP has been extended to include the fields between the terraces. In this way it meets the objective of the original designation too.

In a similar way, the Church Street, Clogg Head and Chelsea Area of Townscape Character has been drawn to incorporate the Back Lane Site of Settlement Character.

- 6.1.6** The following descriptions of the Areas of Townscape Character draw on the Assessment of the Special Historic and Architectural Interest, Character and Appearance of the Trawden Conservation Area (2005) prepared for Pendle Council. The four designated areas are distinct and help to reflect how the settlements have developed over time.

6.1.7 Lane Top, Well Head and New Row (Winewall)

This area is linear in that buildings gather around a principal road and do not extend to any great depth on either side. However, where the road twists and turns at Lane Top, Winewall, this may not be immediately evident.

The area is highly visible in the landscape. The Trawden Brook valley allows very clear views of Winewall and Lane Top from various directions. Almost everything is prominent and easily seen from several viewpoints. The eastern valley slope of Trawden Brook has Lane Top and New Row at the top with nineteenth century Winewall running down the hill below. The view across to New Row from Heifer Lane and eastern Colne is particularly appealing. Buildings are of varied styles and the variety of heights and roofscapes adds to this appeal. An important factor in this is the setting of the cottages and houses against the skyline with the green fields below. Fortunately these fields lie within the Green Belt. However a recent Green Belt review recommended the release of this parcel of land from the Green Belt. Trawden Forest Parish Council opposed this change, and the TFNP opposes any further attempts to release it.



Winewall Farm

The townscape is informal and vernacular, tightly clustered with level changes, walls, paths and lanes, enclosures and mixed building types and aspects dominating the scene. Together with adjacent early fields and boundaries, the hamlet exhibits a strongly historic appearance and character. There are several listed buildings at Lane Top, mostly of the seventeenth century; these include Winewall House and Spergarth Cottage. Around this earlier core extends a small Georgian era development on New Row. These are more ordered, with buildings normally aligning themselves to the road or track, which itself follows the contour rather than running across it. Many of these buildings are weaver`s cottages of a simpler vernacular style than earlier buildings.

6.1.8 Hill Top and Fould's Road (Trawden)

Many of the statements relating to Lane Top and New Row can also be applied to Hill Top and Fould's Road in Trawden village. This area lies on the opposite side of the valley. Again there is a mix of periods and styles which blend together harmoniously. These include several seventeenth century cottages and houses, and cottages of the Georgian era on Fould's Road. There are several listed buildings in this area, including Dent House and Old Joseph's Farmhouse, whilst Yeoman Hey (no.25) is a weaver's cottage with fine examples of the tiny second floor windows associated with this type of dwelling. Once again the townscape exhibits a strongly historic appearance and character.

Hill Top and Fould's Road sit on the western valley slope of Trawden Brook with nineteenth century Trawden below, with only a few fields critically separating the two. As with New Row, an important factor in the attractiveness of this townscape is the setting of a linear development framed by green fields below, and in the case of Fould's Road, green fields above. There are views of this area from Rock Lane, from the Rec and from a number of footpaths running along the eastern brow of the valley opposite.

The green fields above and below Fould's Road do not lie within the Green Belt, but they are mostly outside the Settlement Boundary, and as such are protected by Policy 1 of the TFNP. The area to the south of Goose Green Lane and west of the end of Dean Street is Greenfield. So are the fields north of Goose Green Lane, between Fould's Road and Holme Crescent.



Foulds Road from Mire Ridge

6.1.9 Lane House and Hollin Hall

South of St Mary's Church rows of weaver's cottages run in a long line along Lane House Lane. This forms a highly visible linear development and the best section of Georgian period development within the parish of Trawden Forest.

The area contains a number of interesting buildings, including the former Zion Chapel and the Trawden Literary Institute. The latter dates from 1880, is built on two storeys set back and partly hidden from the road. Its simple form is an important feature of Lane House. Neither of these buildings is a designated listed building, but they are both entries on the emerging Trawden Forest Local List.



Lane House from the Church Tower



Hollin Hall (circa. 1900)



Hollin Hall

6.1.10 Church Street, Clogg Head and Old Chelsea

Skipton Road, the principal road into Trawden reaches the Trawden Arms and starts to rise quite steeply at Church Street. Church Street is actually a much earlier road – an extension of Keighley Road that drops down (as Rock Lane) from Stunstead. Here the townscape is varied and contains houses from the eighteenth and nineteenth century merged together.

The grouping of terraces is important as they create intimate, enclosed spaces. For example, Clogg Head, a narrow street, forms such a space with a splayed corner at its Church Street end. This leads through the area known as Old Chelsea to a winding lane by Beardshaw Beck, then rising up a flight of stone steps to the former Sun Inn.

The space formed by the buildings along Church Street is small in scale and full of interest, brought about by the difference in the elevational treatment of the buildings. From the bottom of the street at the Trawden Arms it is not possible to see the church at the top. It is with an air of expectancy that one proceeds up the street to see what is around the bend at the top, and one is greeted by the most imposing building in Trawden, the tower of the parish church. Along the way the articulation of the elevations expresses the different designs of the terraces. The frontage of the Old Bakery still retains the stonework to its door and windows. The three-storeyed building also retains its loading door at first floor level. This building is another addition to the emerging Trawden Forest Local List.

The area is bordered in the east by the 'Tram Tracks', one of two stretches of these tracks in the parish. The one in this area of townscape character consists of a 400m stretch of cobbles (sometimes referred to as 'setts') running from Lane House on the south side generally downhill to Church Street to the north. The cobbles are circa 1.8m wide throughout their length. This is the remains of the Colne and Trawden Light Railway, which operated between 1903 and 1934. The Tram Tracks are a candidate for inclusion on the emerging Local List.



Church Street

7. Lifestyle and Wellbeing

Policy 8 Protection of Locally Valued Resources

The change of use of shops, leisure, sporting and community facilities will only be permitted if it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes and/or alternative provision is made. Specifically, any proposal for change of use, which would adversely affect or result in the loss of a Locally Valued Resource (as defined in the list below) will not be permitted unless it has been clearly demonstrated to be the most locally acceptable solution, taking into account all relevant factors including:

- full exploration of options to secure the continuation of the facility;
- designation as an Asset of Community Value (**)
- community purchase
- possible alternative provision

to the extent that each factor is applicable.

(Key linkages: Policy SUP1 of the Pendle Core Strategy is strengthened by the above Policy 8. Also conforms to NPPF para's 28, 69 and 70)

7.1.1 The following community assets are defined as Locally Valued Resources:

Trawden School	Ball Grove Cafe
Village Community Centre	Community Shop/Post Office(*)
Harambee Surgery & Dispensary	The Trawden Arms
St Mary's Church	The Cotton Tree Inn
Old Rock Café	Wycoller Visitor Centre
Wycoller Craft Centre	Cockhill Club

The list of Locally Valued Resources will be reviewed on an annual basis.

Footnotes:

** An Asset of Community Value is a building which a community group has formally requested the Council to list as being of value to that community. This is a new legal right, introduced in the Localism Act 2011 and designed to give communities the opportunity to control the assets and facilities that matter to them. If an asset is listed, and comes up for sale, community groups can be given a total of six months to put together a bid to buy it. Parish councils, community organisations or neighbourhood forums can nominate both privately and publicly owned assets which they feel offer community value.

* The Community Shop/Post Office is not yet in operation. The Community Centre Trustees have been granted a 125 year lease on the former library building and work is planned to set up this enterprise in Spring 2018. Although it appears in the list, it will only be identified as a facility for policy protection once it is in operation.

- 7.1.2** Trawden Forest, when compared to villages of similar size (e.g. Fence and Foulridge), has an under-representation in retail service provision. This may in part be due to the absence of passing trade, and the proximity to several supermarkets in Colne. Historically it once accommodated various independent retailers, but with the increasing mobility of residents and competition from elsewhere, these have been lost in recent decades. But this illustrates the importance of the new Community Shop/Post Office. This Policy aims to prevent any future loss of services and facilities to ensure the continued sustainability of the village.
- 7.1.3** The importance of rural services is recognised in the National Planning Policy Framework as contributing to a prosperous rural economy and promoting healthy communities. To ensure the ongoing prosperity of the Parish, it is essential that Trawden retains and provides local services that sustain the vitality of the community and encourage local spending.
- 7.1.4** The consultation and survey results for the Trawden Forest Neighbourhood Plan show that the services and facilities currently available in the parish are greatly valued resources. 89% of respondents to the Questionnaire supported the need to safeguard existing community facilities. The Parish Council has identified some of these as of particular importance. Consequently it was decided that a list of Locally Valued Resources be drawn up and be reviewed on a regular basis.

Policy 9 Protecting Designated Open Spaces & Local Green Spaces

Open Spaces

This Policy protects a number of Designated Open Spaces, as listed in Appendix 10 and shown on the Proposals Map (see Appendices 9A and 18). Each of these areas contributes to local amenity, character and green infrastructure. Some of the sites are important for biodiversity, and as ecological corridors and provide special habitats for wildlife.

Development will only be permitted in exceptional circumstances where, as part of the proposal:

- a new and appropriate alternative space can be provided to compensate for the loss of local public amenity and community wellbeing; or,
- it can be demonstrated that any damage to open space (green infrastructure) and/or local character can be mitigated;
- or the existing space is enhanced.

Local Green Spaces

The Policy provides further protection to three locally important places designated as Local Green Spaces. These are also shown on the Proposals Map. New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated in accordance with Green Belt policy established in the National Planning Policy Framework.

(Key linkages: Pendle Core Strategy Policy ENV1. NPPF paras 74, 76, 77 and 78)

7.2.1 By protecting and enhancing Open Spaces and Local Green Spaces this Policy aims to achieve the following:

- promoting more active lifestyles thereby improving people's health and well being;
- providing places for outdoor recreation and play;
- creating, maintaining and improving wildlife habitats and giving people access to nature;
- helping to mitigate the effects of climate change, making the area more resilient;
- providing a network of multi-functional spaces which allow for the movement of people and wildlife, including the establishment of an ecological network;
- creating attractive environments for people to live and work;
- preserving landscape character.

7.2.2 There are numerous small areas of open space and woodland within the settlements of Trawden Forest which are valued for their local amenity value and for informal or formal recreational purposes. This policy proposes a number of these sites be protected from development by their designation as Open Space in accordance with the NPPF. The list of Open Spaces is based upon a list of 30 Open Spaces which were identified in the Pendle Open Spaces Audit of 2008. See appendices 10 and 15. The 30 Open Spaces are of different types:

<u>Typology</u>	<u>No. of sites</u>
Natural Green Spaces	2
Allotments	3
The Bowling Club	1
Pockets of Woodland	13
Green corridor	1
Cemeteries	2
Park (Ball Grove)	1
Equipped Play Area	2
Other Play Area	1
Amenity Green Spaces	4

7.2.3 The NPPF paragraph 77 advises that the Local Green Space designation will not be appropriate for most green areas or open space. However, the Steering Group considered three other open spaces to be of sufficient importance to warrant this additional protection. The following are designated as Local Green Spaces:

Trawden Recreation Ground (The 'Rec')
 The Poetry Garden
 The Millennium Garden

All three spaces meet the criteria specified in the NPPF for designating Local Green Spaces. The Rec because of its recreational value, and the two gardens because of their local significance as focal points for their areas, their historic connections and, in the case of the Poetry Garden, the literary connection.

7.2.4 The Rec has been assessed to have particular significance for the parish. It is situated high above the Trawden Brook valley and is used by residents from all three of the parish's 'villages' (Trawden, Winewall with Cotton Tree and Wycoller). Its uses are varied, including supporting the local football club (Trawden Celtic) which also runs several junior teams. It is an important amenity for dog-walkers, joggers and residents simply out for a stroll. The annual village show, reputedly the largest village show in England, is held on the Rec each August. Loss of this resource would have a significant negative impact on the health and wellbeing of our local community and adversely impact the range of social and leisure activities available in the Parish.

7.2.5 The two garden spaces are also of particular significance to the residents of the parish. They were both dilapidated sites which have been renovated and maintained by local people, and now provide attractive focal points for Cotton Tree and Trawden village.

7.2.6 The Millennium Garden is on the site of an old garage which was derelict and had become an eye-sore as you entered the village. The site was inherited by the Parish, the garage was removed and a garden created to a design which was considered the best following a competition for local people. The garden lies across the road from land planted with black poplars. These trees are also known as cotton trees, from which the area acquired its name. The original poplars were felled in 2016, because they were deemed to have become dangerous. To retain the historic connection, new young black poplars were planted nearby shortly afterwards.

7.2.7 The Poetry Garden is on a site formerly occupied by a public toilet which had been demolished by Pendle Council. The garden design was a local one and it became a place to promote and record the work of local poets. An initial competition was held, and received lots of entries. The two poems judged to be the best entries were engraved and mounted in the garden. Features that are relevant to the history of the parish were added: a water pump from a local farm and a very large pan that is reputed to have come from Hartley's Jam Factory. On special occasions adults and children have written commemorative poems which have been added. Both gardens are now lovingly maintained by local volunteers who are known as Trawden in Bloom. This group is currently planting 2 special wildflower gardens at Gladstone Terrace and Old Chelsea. They also maintain beds and planters throughout the Parish.



The Poetry Garden

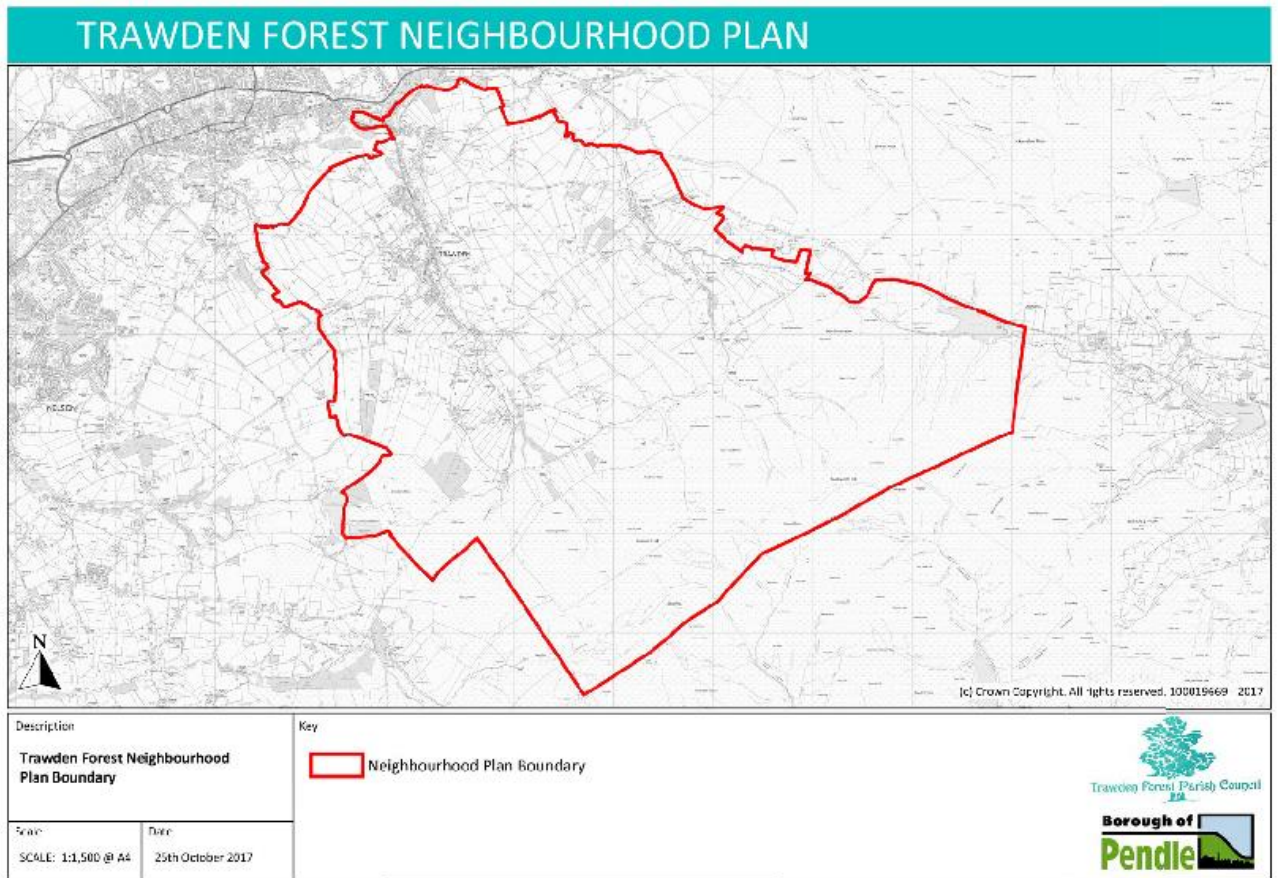
8. The Next Steps

- 8.1** The pre-submission consultation in accordance with Regulation 14, on the Trawden Forest Neighbourhood Plan took place from Monday 27th November 2017 to Monday the 8th of January 2018.
- 8.2** The TFNP Steering Group considered the responses from the consultation and the Draft Plan has since been amended accordingly.
- 8.3** This amended version of the plan is submitted to Pendle Council along with a Consultation Statement which describes how the representations received have been considered and used to influence and inform the content of the Plan.
- 8.4** The submitted plan will then be published for a further six weeks period of public consultation under Regulation 16. Following this, the Plan will be subjected to an Independent Examination by an Examiner selected jointly by Pendle Council and Trawden Forest Parish Council to consider both whether the Plan meets the basic conditions, and any outstanding objections.
- 8.5** Should the examiner recommend that the Neighbourhood Plan can proceed to public referendum (either with or without changes), those people living within the designated neighbourhood area, who are included on the Electoral register, will be invited to vote. The examiner may extend the referendum area beyond the parish boundary if he/she considers it appropriate.
- 8.6** If a simple majority of those voting (e.g 50% of turnout + 1) are in favour of the plan it will be formally 'made' (adopted) and become part of the development plan for the Parish.

Appendices

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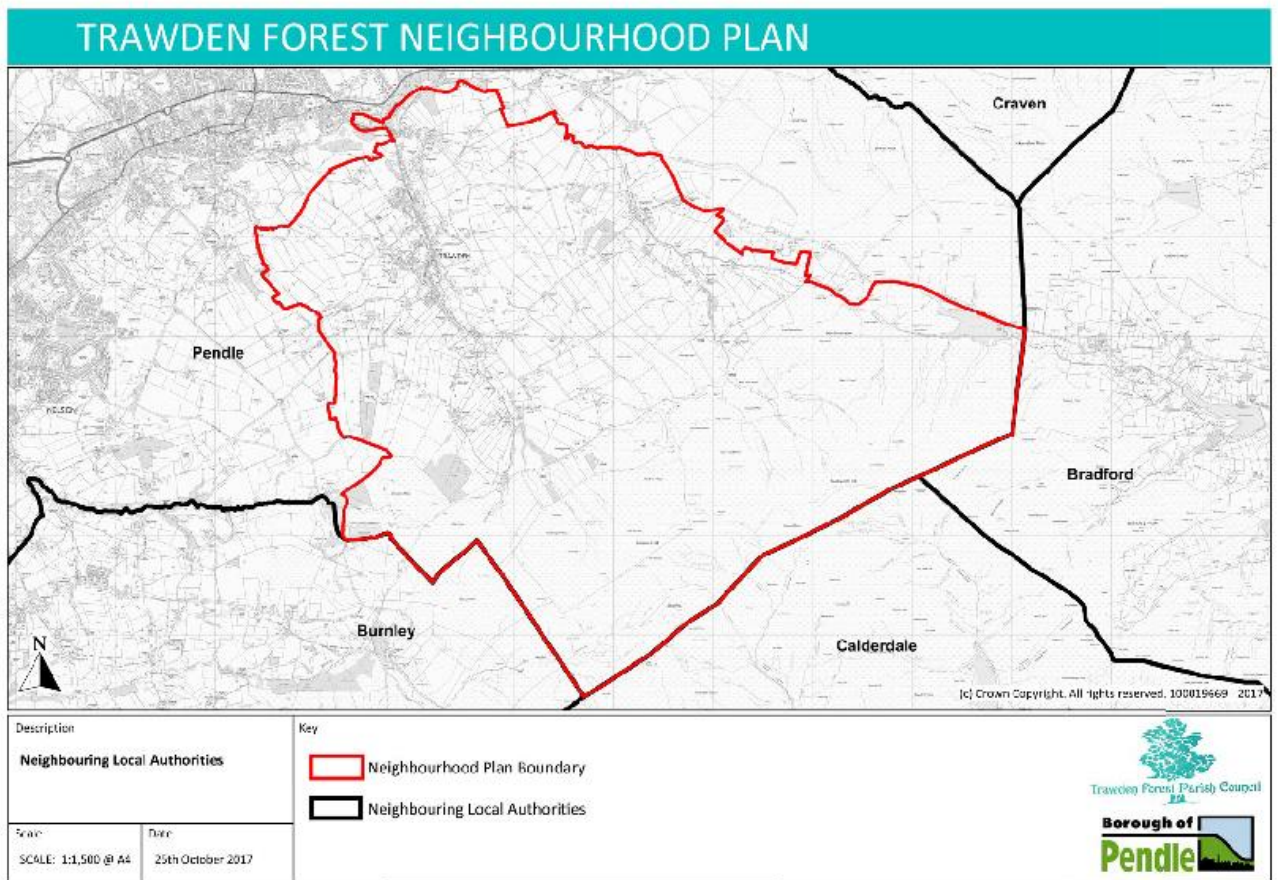
Appendix 1A – Map of Designated Area for TFNP



For more detailed map click the link and choose Appendix 1A:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 1B – TFNP Shared Borders



For more detailed map click the link and choose Appendix 1B:

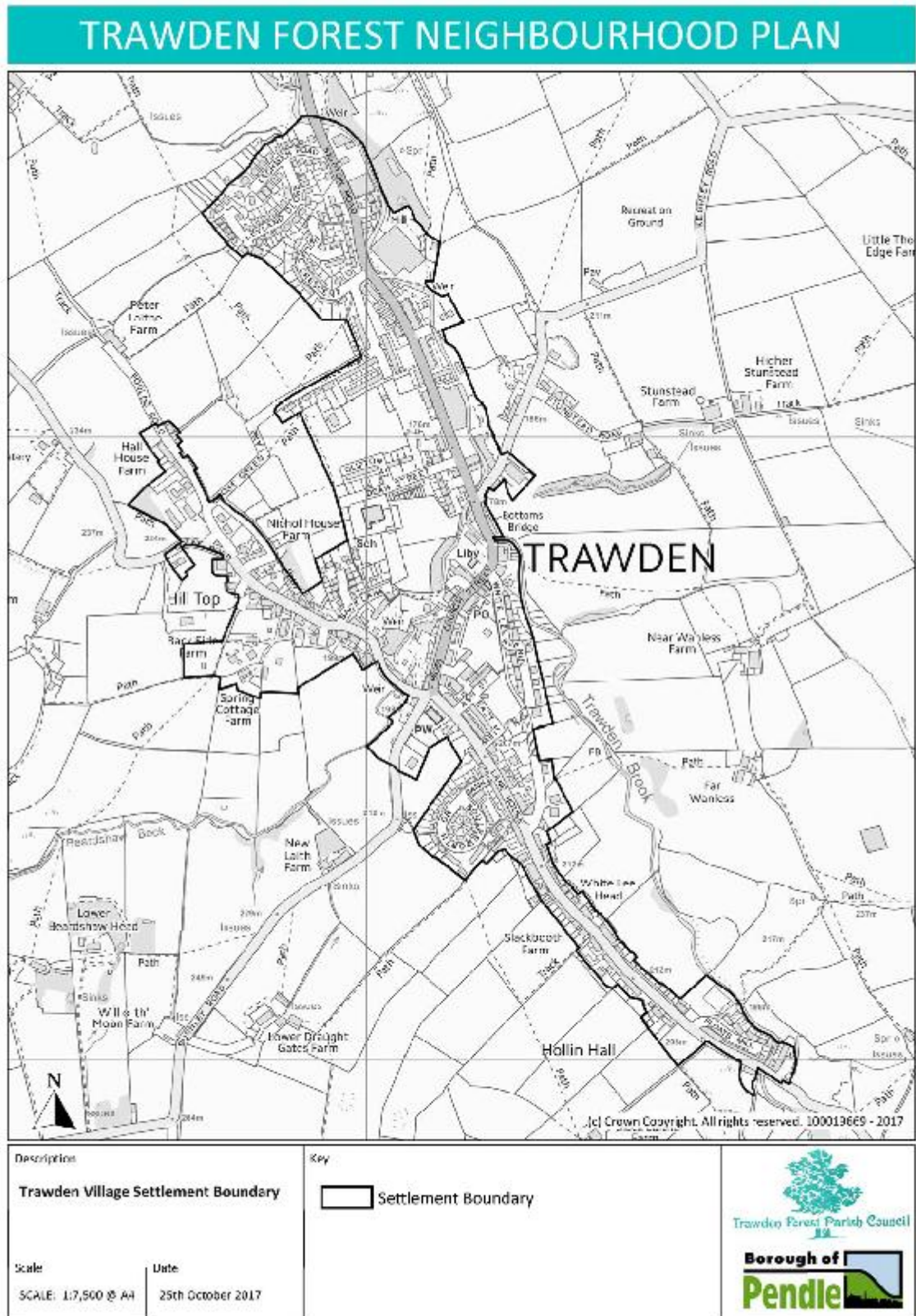
<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 2

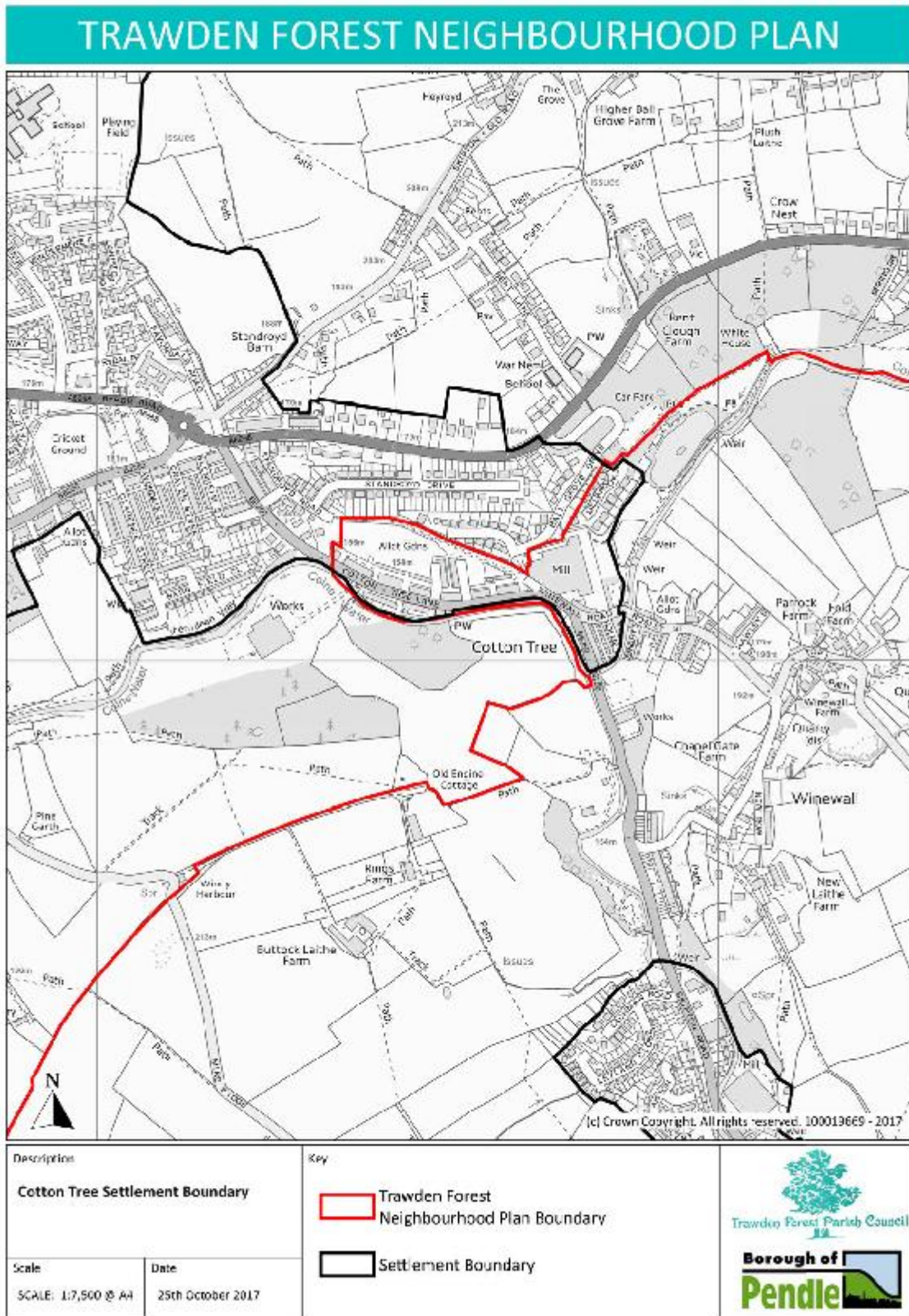
Listed Buildings in Trawden Forest

Building Name	Street
Bank House Bridge (II*)	Wycoller Road
Barn adjoining New Laithe Farmhouse	Burnley Road
Barn at Lowlands Farm	Wycoller Road
Barn SE of Wycoller Hall	Wycoller Road
Bell Turret to west of Trawden Hall	Colne Road
Bottoms Farmhouse	Lane House Lane (Hollin Hall)
Clapper Bridge (II*)	Wycoller Road
Cottage east of Wycoller House	Wycoller Road
Dent House Farmhouse	
Far Wanless Farmhouse	
Fold Farmhouse	Lane Top Winewall
Grain kiln with stable, to rear of No 39 (II*)	Lane Top, Winewall
Higher Oakenbank	
Hill Top (Nos 5 and 6)	Colne Road
House adjoining Wycoller Farm	Wycoller Road
Laithe Hills Cottage	Wycoller Road
Lowlands Farmhouse	Wycoller Road
Middle Beardshaw Head Farmhouse and barn attached to east	
Midge Hole Bridge	Trawden Brook at Midgehole
New Laith Farmhouse	Burnley Road
Nichol House Farmhouse, Cottage (no 28) and barn	
Old Joseph's Farmhouse	Colne Road
Pack Horse Bridge (II*)	Wycoller Road
Pierson's Farmhouse (II*)	Wycoller Road
Remains of Vaccary Walls	Wycoller
Remains of Wycoller Hall, including boundary wall to river (II*)	Wycoller Road
Seghole Bridge	Tributary to Trawden Brook at Seghole
Seghole Farmhouse	
Stunstead Cottages (Nos 3,4 and 5)	
Sun Inn	Colne Road
The Old Farmhouse, Hill Top Farm Cottage, The Old Barn and Stables Corner	Hill Top, Winewall
Thistleholme	Wycoller Road
Winewall Bridge	Winewall Road
Winewall Farmhouse (No 31), No 29 and No 33	Lane Top, Winewall
Winewall House and Spergarth Cottage,	Lane Top, Winewall
Wycoller Beck Farm	Wycoller Road
Wycoller Cottage	Wycoller Road
Wycoller House	Wycoller Road
Yeoman Hey and Dent Cottage	Colne Road

Appendix 3 Trawden Village Settlement Boundary



Appendix 4 – Cotton Tree Settlement Boundary



Appendix 5

Existing Open Planning Permissions at 31st March 2017

Site Ref	Site Name	Street	App Ref	No Dwellings
TN063	Higher Stunstead Farm	Stunstead Road	16/0284/FUL	4
TN064	Alderhurst Head Farm	Hollin Hall	16/0522/FUL	1
TN030	Herders Inn	Lancs Moor Road	13/15/0304/P	2
TN047	Former Chelsea Bakery	Church Street	13/11/0538/P	2
TN052	The Old Rock	Keighley Road	13/13/0362/P	2
TN053	Land at Green Meadow	Colne Road	13/13/0427/P	5
TN054	The Sun Inn	Back Colne Lane	13/13/0486/P	5
TN057	Land adj to 1 Hall Road	Hall Road	13/14/0149/P	1
TN058	Cemetery House	Colne Road	13/14/0243/P	1
TN059	Pinetree Court	Keighley Road	13/14/0427/P	2
TN061	Far Wanless Farm	Hollin Hall	13/15/0491/P	2
TN062	Land at Rock lane	Rock Lane	13/15/0596/P	1

Appendix 6A Site Assessment Methodology

1. A key issue for the Trawden Forest Neighbourhood Plan is to identify how the parish will meet the requirement for modest growth. In doing this, the Plan is guided by Policy SDP2 of the Pendle Core Strategy:

The selection of sites for new development should ensure that land and other resources are used effectively. The Council will encourage the reuse of vacant buildings and previously developed land, provided they are not of high environmental value. Where Greenfield land is required for development, such sites should be in a sustainable location and well related to an existing settlement.

2. The Site Assessment methodology used here is a two-stage process. An initial assessment is done to quickly identify sites with significant constraints and which are unlikely to be adequately addressed over the lifetime of the plan, if ever. As such they will not be considered further for allocation in the plan.
3. The second stage uses a point-scoring system against a list of criteria recently compiled by Pendle Council for application in their own site assessment exercises for the emerging Local Plan Part 2. The list compiled by Pendle contains 66 criteria. The Neighbourhood Plan Steering Group considered that the full list included criteria only appropriate to a borough-wide assessment, and that a subset of the full list is appropriate for Trawden Forest. The 39 criteria used are listed in Appendix 6D. The full description of each of the criteria can be viewed on-line within the emerging Pendle Local Plan Part 2 – Site Allocations & Development Policies – Site Assessment Criteria. The original criteria numbering system is maintained in Trawden’s version in order to enable use of the Pendle assessment guidance. Reasons for excluding specific criteria from Pendle’s list are given in Appendix 6D.
4. The criteria are grouped under the following eight headings:

	<u>No. of criteria</u>
General criteria (size, location)	2
Brownfield/Greenfield	1
Availability	9
Achievability	2
Infrastructure	6
Natural Environment	9
Historic & Built Environment	2
Other Environmental Factors	8

A site is awarded from 1 to 5 points based on guidelines attached to each of the criteria. Each site is ‘scored’ out of a possible 195 points (5 x 39).

5. The Steering Group considered using ‘weighted’ scores to give more significance to some criteria over others. However we have taken the advice of Pendle Council:

From past experience we have found that employing an unweighted approach across a number of categories places the focus on the attributes of the site rather than the scoring methodology. To do this effectively we consider the overall and average scores for each of the different sections independently, rather than rely on an overall average score. This helps

to demonstrate the particular strengths and weaknesses of a site, allowing for a balanced assessment.

6. The sources of the data on which scores are assessed are those recommended in the Pendle Criteria Table, supplemented by local knowledge.

Appendix 6B

Sites Assessed

1. The starting point for the site selection process was a comprehensive list of sites with the potential for development during the plan period (2018-2030).

2. A list of sites was compiled from:

Pendle's list of SHLAA Sites without planning permission
 Pendle's list of other sites for consideration as at June 2016
 Sites arising from the 'Call for Sites' (February-April 2017)
 Sites identified by local knowledge and information.

3. The following list was compiled:

Site Ref.	Description & Pendle Reference
001	Stanroyd Mill (CE080)
002	Black Carr Mill & Rock (P090)
003	Back Side (Bright Terr) (P221)
004	S of Green Meadow (P229)
005	E of Ryecroft (P121)
006	Rear of Hawley Street (P231)
007	Chapel Gate Meadows (P242)
008	Former Winewall Mill (P059)
009	Land north of Dean St (P276)
010	Private Allotments
011	Land adjacent to 37 Hollin Hall (P279)
012	Rear Black Carr (across river)
013	Concept Staging Ltd (P287)
014	Hall House Farm (P959)
015	Black Carr Mill
016	Joe Meadow and Little Wood (P269)
017	Land adj to Winewall Lane (P262)
018	Land adj to Goat Hse, Rock Lane (P271)

Appendix 6C Results of the Site Assessment

1. Several sites were rejected during Stage 1 of the selection process because they lie within the Green Belt:

Ref 006 Rear of Hawley St (P231)
Ref 007 Chapel Gate Meadows (P242)
Ref 008 Former Winewall Mill (P059)
Ref 017 Land Adj to Winewall Lane (P262)

Appendix 7 illustrates the extent of the Green Belt.

It was noted that Ref 008 (Former Winewall Mill) is a brownfield site and would probably be a suitable development site, but a Neighbourhood Plan does not have the authority to change Green Belt designations, so the site was excluded. A second reason for exclusion was that it would have reduced the 'green wedge' between the Trawden and Colne settlement boundaries; the reservation of this 'wedge' was considered important by a high proportion of those responding to the 2016 questionnaire.

2. Four other sites were excluded at Stage 1:

Private allotments (Ref 010) are designated Open Spaces and cannot be developed.

Sites Ref 001, Ref 002 and 013 were excluded because, although appearing in the SHLAA, have since been withdrawn. However site Ref 002 has been redefined and part of it is now included as site Ref 015.

3. The remaining 10 sites were taken forward to Stage 2 of the selection process. The results of the scoring exercise are shown in the table (Figure 6) in Appendix 6C.

Figure 6 - Trawden Forest Neighbourhood Plan												
Site Ref	Description and Pendle Reference	Site Locn and Size	Brownfield or Greenfield	Site Availability	Site Achievable	Infra-Structure	Biodiversity Geodiversity	Heritage Assets	Other Env Factors	Total out of 195	Site Capacity	Ranking
001	Stanroyd Mill (CE080)			Site no longer available						0	45	
002	Black Carr Mill & Rock (P090)			Full Site no longer available						0	22	
003	Back Side (Bright Terr) (P221)	10	5	31	3	23	39	8	34	153	11	7th
004	S Of Green Meadow (P229)	6	1	26	3	16	28	8	31	119	57	10th
005	E of Ryecroft (P121)	7	2	27	5	20	33	8	33	135	24	9th
006	Rear of Hawley St (P231)			Green Belt and not in or adjacent to Settlement Boundary						0	10	
007	Chapel Gate Meadows (P242)			Green Belt and not in or adjacent to Settlement Boundary						0	75	
008	Former Winewall Mill (P059)			Green Belt and not in or adjacent to Settlement Boundary						0	17	
009	P276 Land N of Dean St	10	2	33	9	27	38	10	31	160	20	3rd
010	Private Allotments			Designated Open Space						0	0	
011	P279 Land adj to 37 Hollin Hall	8	1	36	7	23	38	10	35	158	2	4th =
012	Rear Black Carr (across River)	10	5	29	5	29	43	10	27	158	10	4th =
013	P287 Concept Staging Ltd			Site no longer available						0	25	
014	Hall House Farm (P959)	10	2	33	5	29	41	9	38	167	2	1st
015	Black Carr Mill	10	5	32	7	27	45	9	30	165	16	2nd
016	P269 Joe Meadow/Little Wood	7	2	30	7	26	31	8	36	147	22	8th
017	P262 Land adj to Winewall Ln			Green Belt and not in or adjacent to Settlement Boundary						0	3	
018	P271 Land adj to Goat Hse, Rock Ln	6	2	34	7	24	36	9	38	156	4	6th

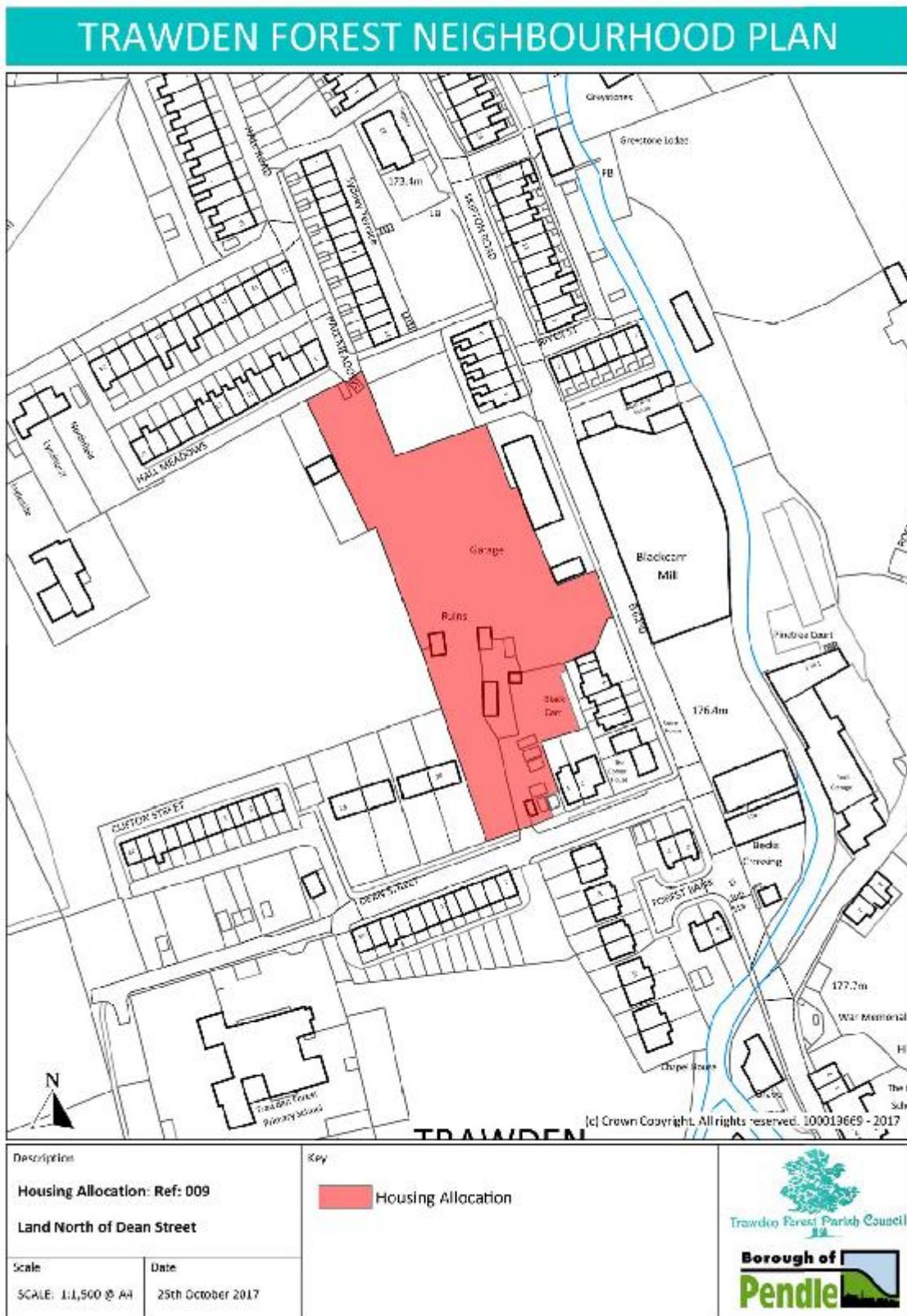
Based on the site assessments, the following sites all scored at least 158 points and could be brought forward:

Ref 009 Land North of Dean St (P276)	0.65 ha	20 homes
Ref 011 Land Adj to 37 Hollin Hall (P279)	0.19 ha	2 homes*
Ref 012 Rear Black Carr (across river)	0.14 ha	10 homes
Ref 014 Hall House Farm (P959)	0.05 ha	2 homes
Ref 015 Black Carr Mill	0.37 ha	16 homes

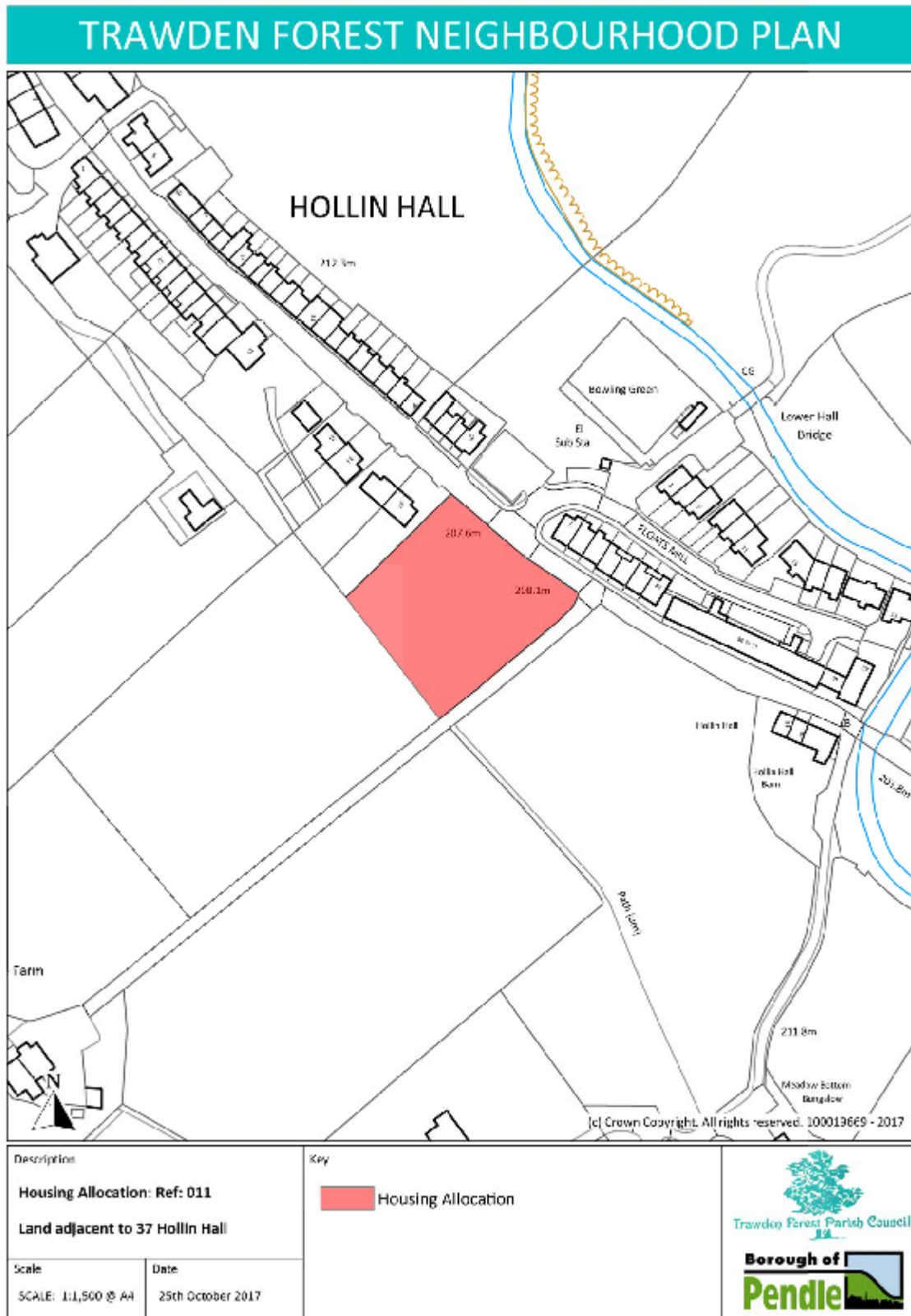
* Site Ref 011 was scored only on the basis that the development includes two dwellings. In fact the proposed development also includes additional parking for Hollin Hall residents (16 bays). The selection criteria used in the assessment exercise did not score any additional points for this positive aspect of a site. In view of the importance of improving parking in Trawden Forest, as covered by Policy 4, the opinion of the Steering Group was that if a criteria had been added for sites which benefit the community in this way, then this site (Ref. 011) would have received additional points (probably 5). The site would have scored 163 points and appeared higher in the ranking.

4. The chosen cut-off at 158 points was considered appropriate because it was the point at which the minimum number of houses required by the Pendle Core Strategy was achieved. In fact the three highest scoring sites totalled 38, which is one fewer than the 39 required. It was considered prudent to surpass the minimum by a reasonable margin to cover possible later withdrawals or non-completions. The decision to include the two sites scoring 158 points was subsequently endorsed by the TFNP Sustainability Appraisal of Sites. The five sites allocated by this process all scored positive or neutral against the sustainability objectives.
5. The result of the Site Allocation process is that under Policy 2 of the TFNP five sites are supported for development, providing a total of 50 homes. Maps of the five sites are provided on the following pages.

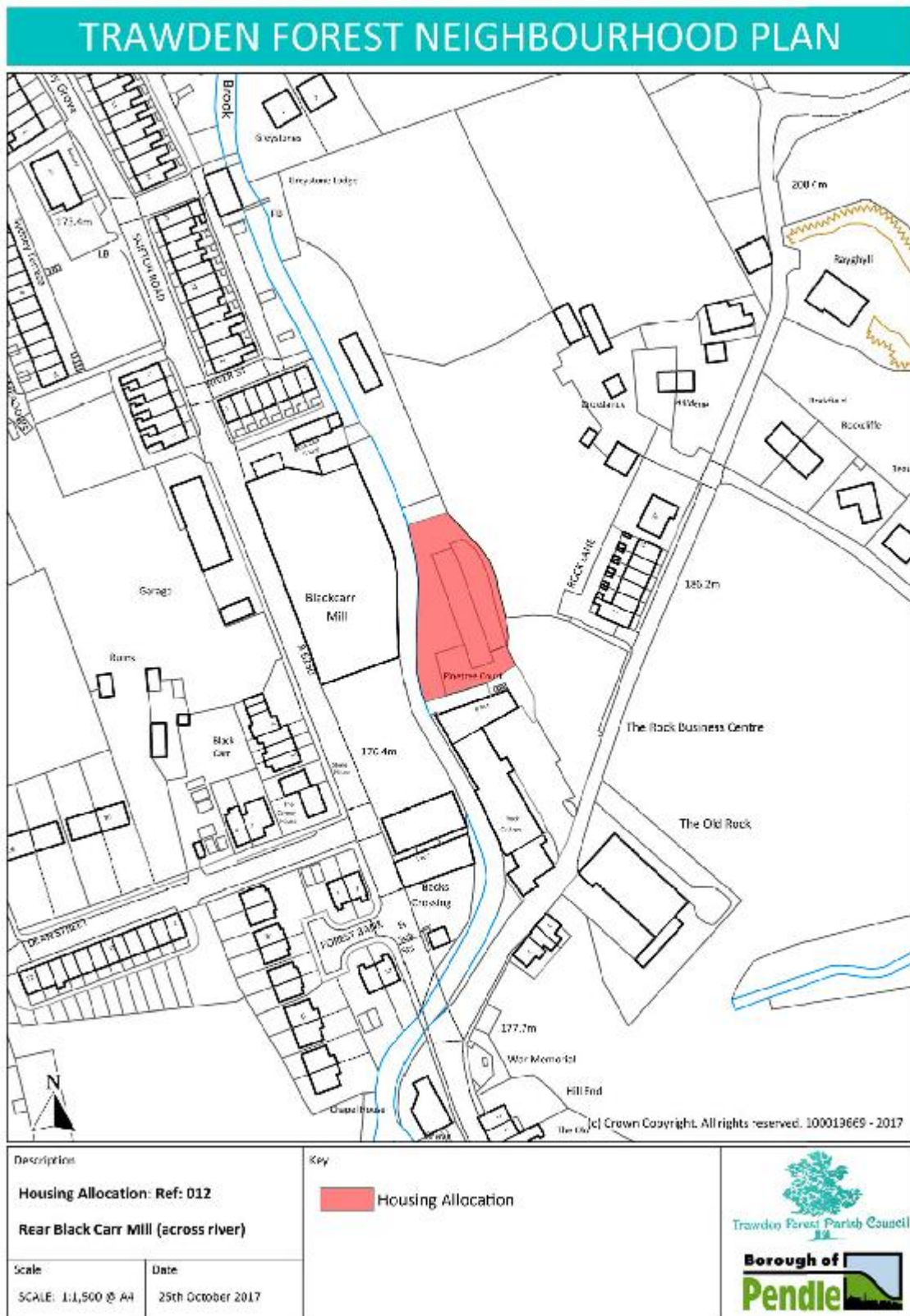
Land North of Dean Street (Ref 009) (P276)



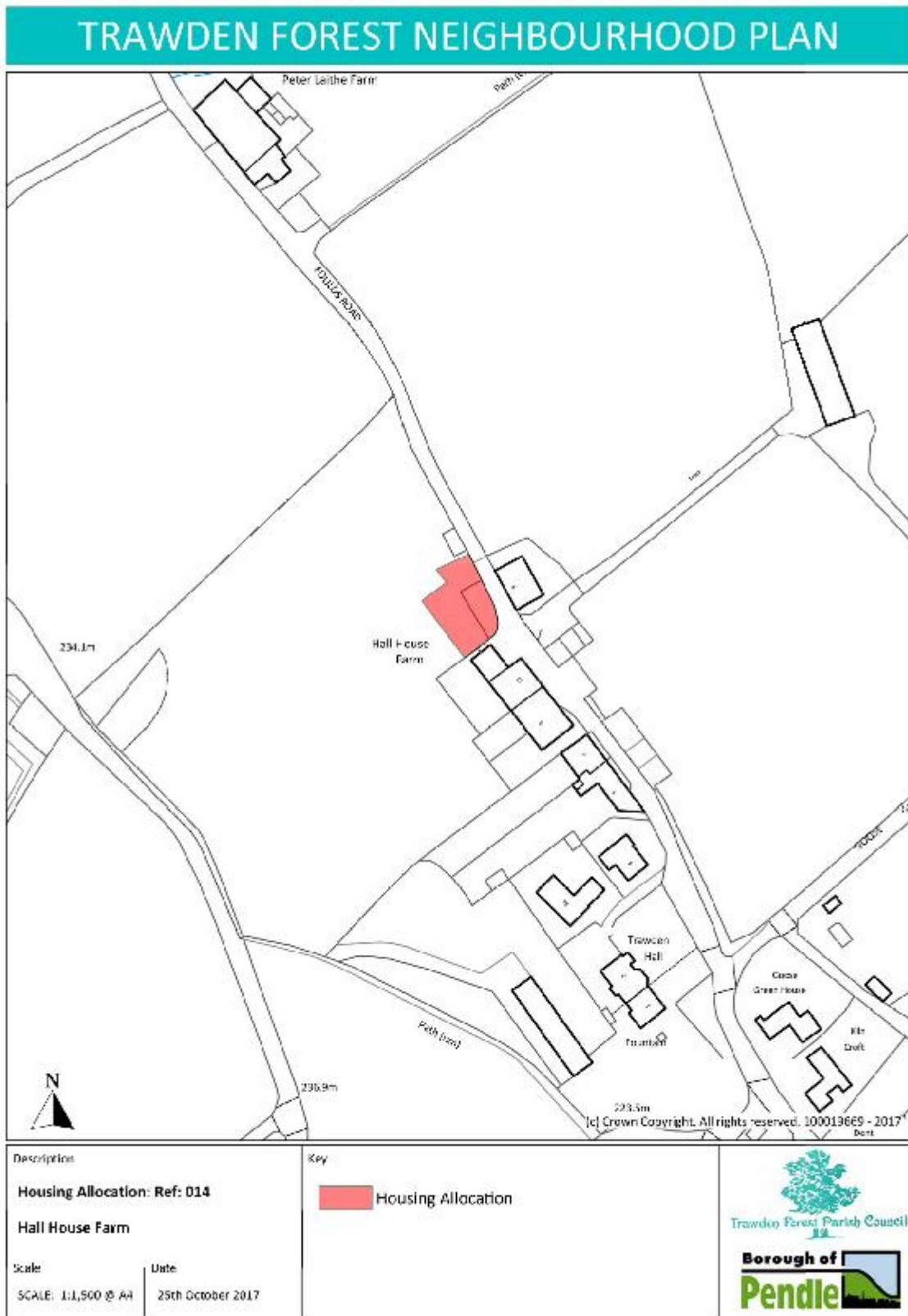
Land Adjacent to 37 Hollin Hall (Ref 011) (P279)



Rear Black Carr Mill (across river) (Ref 012)

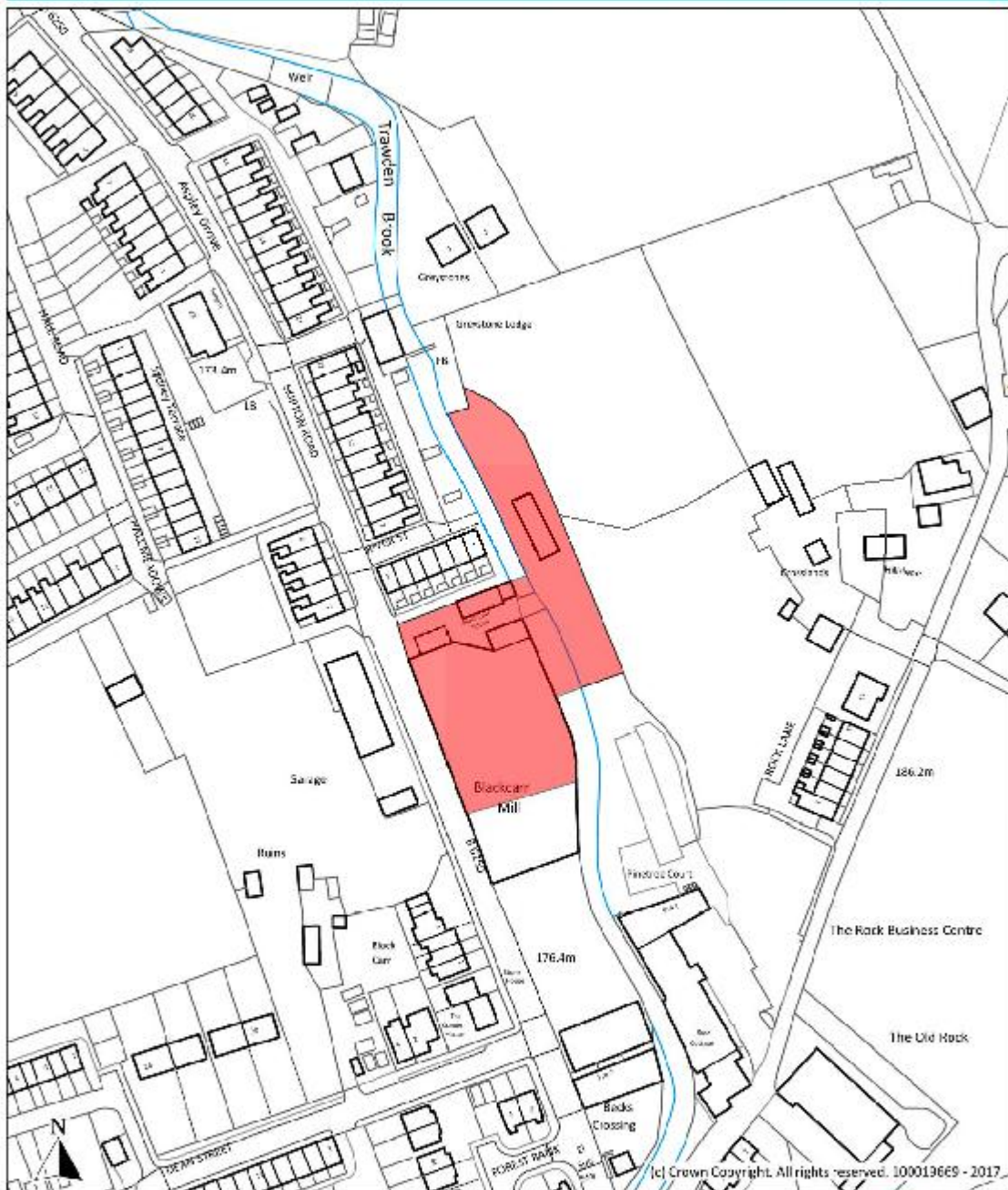


Hall House Farm (Ref 014) (P959)



Black Carr Mill (Ref 015)

TRAWDEN FOREST NEIGHBOURHOOD PLAN



[c] Crown Copyright. All rights reserved. 100013669 - 2017

Description Housing Allocation: Ref: 015 Black Carr Mill		Key <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="width: 20px; height: 10px; background-color: red; margin-right: 5px;"></div> Housing Allocation </div>	 Trawden Forest Parish Council
Scale SCALE: 1:1,500 @ A4	Date 25th October 2017		

Appendix 6D Criteria Used to Support Policy 2

This appendix lists the criteria used in assessing the candidate sites. It is a subset of the list designed by Pendle and proposed in their emerging Local Plan 2.

For details of how each criteria is 'scored' (from 1 to 5) refer to the document: Pendle Local Plan Part 2: Site Allocations and Development Policies (2016).

The list adopted by the TFNP consists of the following 39 criteria, retaining their original Pendle numbers, and grouped under 8 headings:

General Criteria (Location & Size)

- 0.1 What is the overall area of the site?
- 0.3 Location in relation to Settlement Boundary

Greenfield/Brownfield

- 0.4 How much of the site can be regarded as previously developed land?

Site Availability

- 1.2 Are the owner(s) of the freehold known?
- 1.3 Is the site already owned by a developer?
- 1.4 Are the owners of the site likely to bring forward for development?
- 1.5 Is the site currently designated for a particular use in an adopted Development Plan?
- 1.6 Is there a valid permission for the proposed site?
- 1.7 Is the proposed use the only acceptable form of built development on the site?
- 1.8 Is the site likely to be reserved for a specific end user or specialist use?
- 1.9 When is the site likely to be available for development?
- 1.10 Previously Developed Land: how long has the site been vacant?

Achievability

- 2.5 Is there any potential to extend the proposed development onto adjacent land in the future?
- 2.6 Is the site being actively marketed for the proposed use?

Infrastructure

- 3.1 Is access to the site constrained? (eg. by ransom strips)
- 3.2 Is there an existing vehicular access into the site?
- 3.3 Is the capacity of the road network constrained in the immediate vicinity of site, or close by?
- 3.4 Are any infrastructure works required to provide adequate connections to essential utilities?
- 3.5 Is any part of the site within the buffer zone of high pressure gas pipeline (150m) or overhead electricity cables (100m)?
- 3.6 Will the topography of the site lead to a reduction to the net development area, or require engineering solutions that will constrain the size and shape of the plots / plateau available for development?

Natural Environment (Biodiversity/Geodiversity)

- 3.7 Would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological or biodiversity value?
- 3.8 Do records show the presence of priority habitats or priority species on, or near, the site?
- 3.9 Would development of the site be likely to result in any adverse impacts for an ecological network or a wildlife corridor?
- 3.10 Would development of the site be likely to result in the loss of trees, hedgerows or shrubs protected by a TPO?
- 3.11 Would development of the site be likely to result in the loss of agricultural land?
- 3.12 Would development of the site be likely to result in the loss of Green Belt land?
- 3.13 Would development of the site be likely to result in the loss of designated open space, common land, village green or local green space?
- 3.16 In the context of the landscape character type in which the site is situated, describe how development of the site for this proposed use would be likely to impact on the wider landscape.
- 3.17 How visible is the site in the landscape from public vantage points? (Roads, public footpaths, viewpoints etc.)

Heritage Assets

- 3.18 Would development of the site be likely to result in any harm to the significance of a heritage asset, its setting or the wider historic environment?
(Listed buildings, scheduled monuments, conservation areas, special landscape features, archaeological remains etc.)
- 3.19 Would development of the site be likely to contribute towards the coalescence of settlements?

Other Environmental Factors

- 3.20 Have any potential sources of contamination been identified?
- 3.21 Are there any potential adverse impacts arising from on-site structures, unstable land, culverted and watercourses
- 3.22 Is the site potentially affected by former coal mining activities, or are there any potentially workable mineral deposits on or under the site?
- 3.23 What is the likely risk and extent of flooding on the site?
- 3.24 What is the likely risk and extent of surface water flooding on the site?
- 3.26 Is the proposed development likely to have an adverse impact on surrounding users? If yes, could these be overcome through mitigation measures?
- 3.27 What is the potential for adjacent land uses to constrain the type and quality of uses that could potentially occupy this site? (ie. in terms of noise and light pollution, traffic generation etc.)
- 3.28 What is the overall perception of the area in the immediate vicinity of the site?

The above TFNP list was created by changing or excluding criteria in the full Pendle list. The changes/exclusions were as follows:

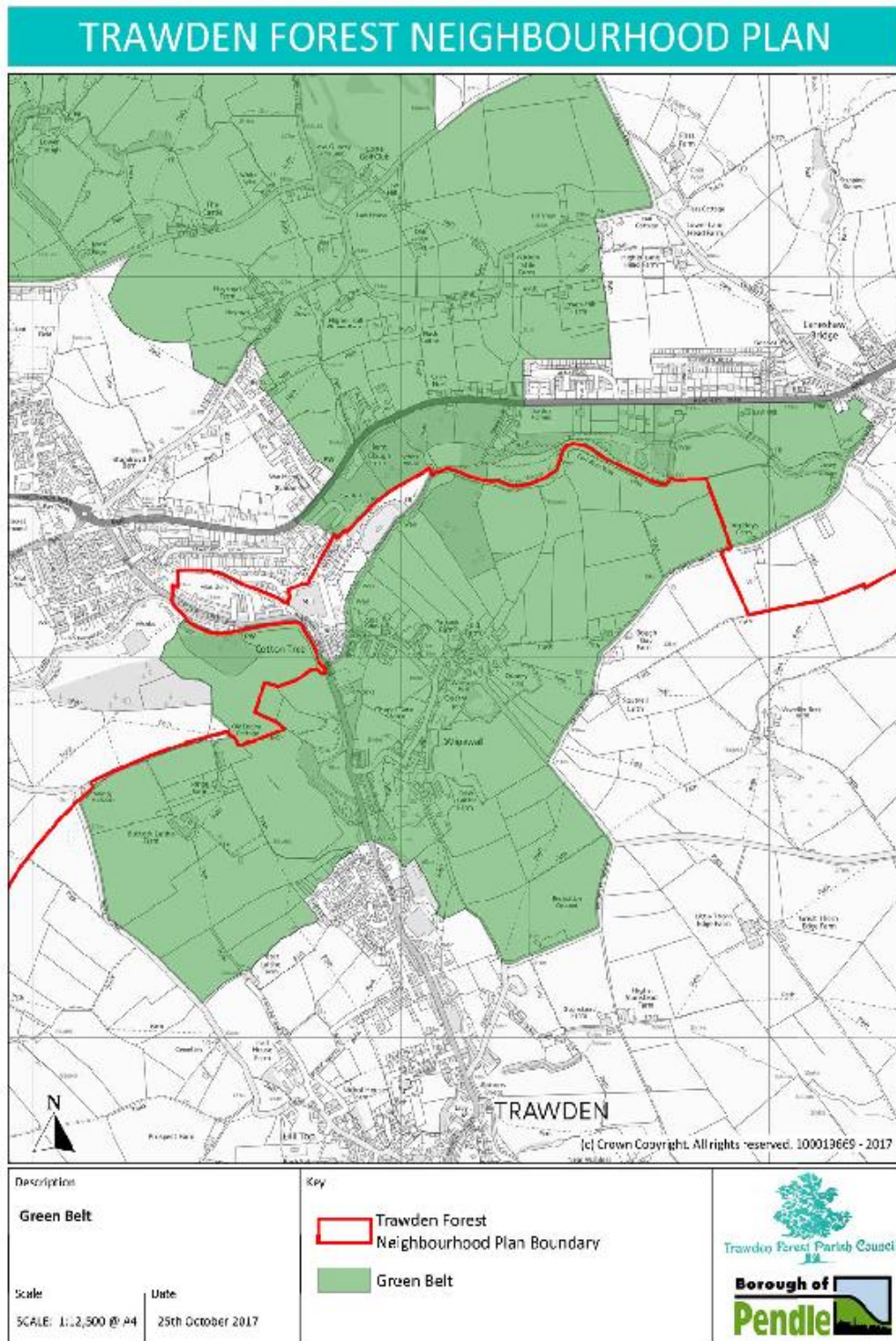
- Criteria 0.1 Reduce the minimum area required from 0.25ha to 0.1ha. Smaller sites may be appropriate and should be assessed. (Minimum number of houses on a site before it is to be assessed is therefore 2, rather than Pendle's minimum of 7). Policy 3

(Windfall Sites) applies to sites of up to 9 houses which emerge once the Plan has been implemented. But these are in addition to the site allocations in Policy 2.

- Criteria 0.2 Not a scoring criteria, for information only. Therefore exclude.
- Criteria 1.1 This criteria (length of time vacant PDL) not considered appropriate.
- Criteria 2.1 This criteria is one which cannot be assessed at this stage, so exclude it.
- Criteria 2.2 Not applicable to sites in Trawden village. Criteria excluded.
- Criteria 2.3 Strength of Market demand. This is difficult to assess and is likely to be similar for the whole area in question. Exclude the criteria.
- Criteria 2.4 A similar or identical score would apply to the whole village. Exclude criteria. This criteria is more relevant to a borough-wide allocation exercise.
- Criteria 3.14 Applies to the Trough of Bowland AOB only, so exclude.
- Criteria 3.15 Not a scoring criteria, for context only. Therefore exclude.
- Criteria 3.25 Aquifers, groundwater safeguard zone. This is difficult to assess as part of this exercise. It would be something to confirm later. It's applicability within the Trawden Settlement Boundary is unlikely. Exclude the criteria.
- Criteria 3.29 Through 3.44 are excluded. Similar scoring would apply to all sites in Trawden village. These criteria are more applicable to a borough-wide allocation exercise.
- Criteria 3.45 is excluded. Only sites in the parish (designated plan area) are included.
- Criteria 3.46 is not applicable.

These changes reduce the number of criteria to be used in the TFNP assessment exercise from Pendle's 66 down to 39 for Trawden Forest.

Appendix 7 – Map of the Green Belt



For more detailed map click the link and choose Appendix 7:

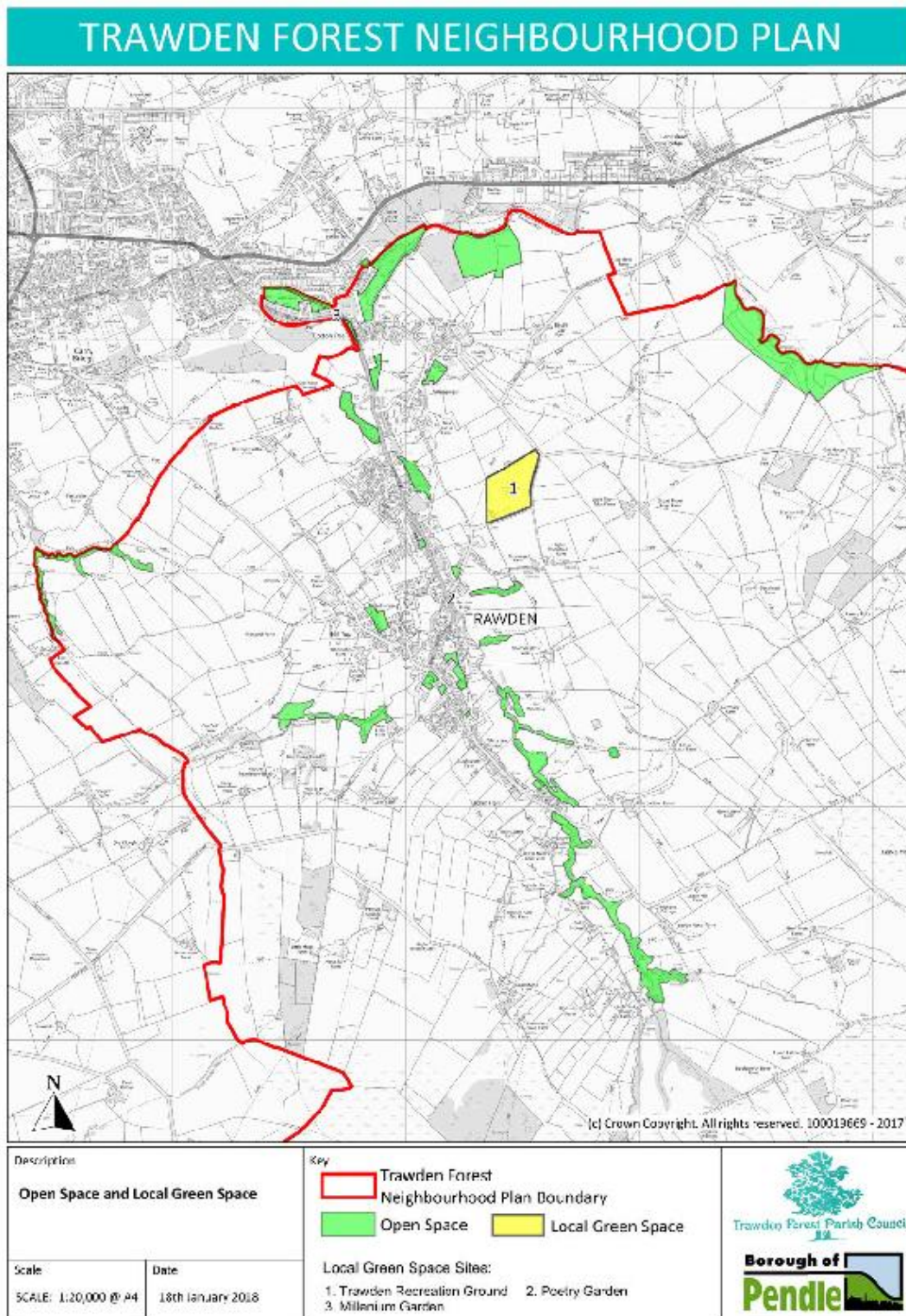
<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 8 – Parking Spaces (Guidelines)

Property	4/4+ beds		3 beds		2 beds		1 bed	
	Minimum No. of Spaces	Suggested No. of Spaces	Minimum No. of Spaces	Suggested No. of Spaces	Minimum No. of Spaces	Suggested No. of Spaces	Minimum No. of Spaces	Suggested No. of Spaces
Detached	3	4	2	3	2	2	1	2
Semi-detached	3	4	2	3	2	2	1	2
Terraced	2	2.5	2	2.5	2	2	1	1.5
Apartment	2	2.5	2	2.5	2	2	1	1.5

A garage may be included as a qualifying parking space if it meets a minimum size of 3.0m x 7m

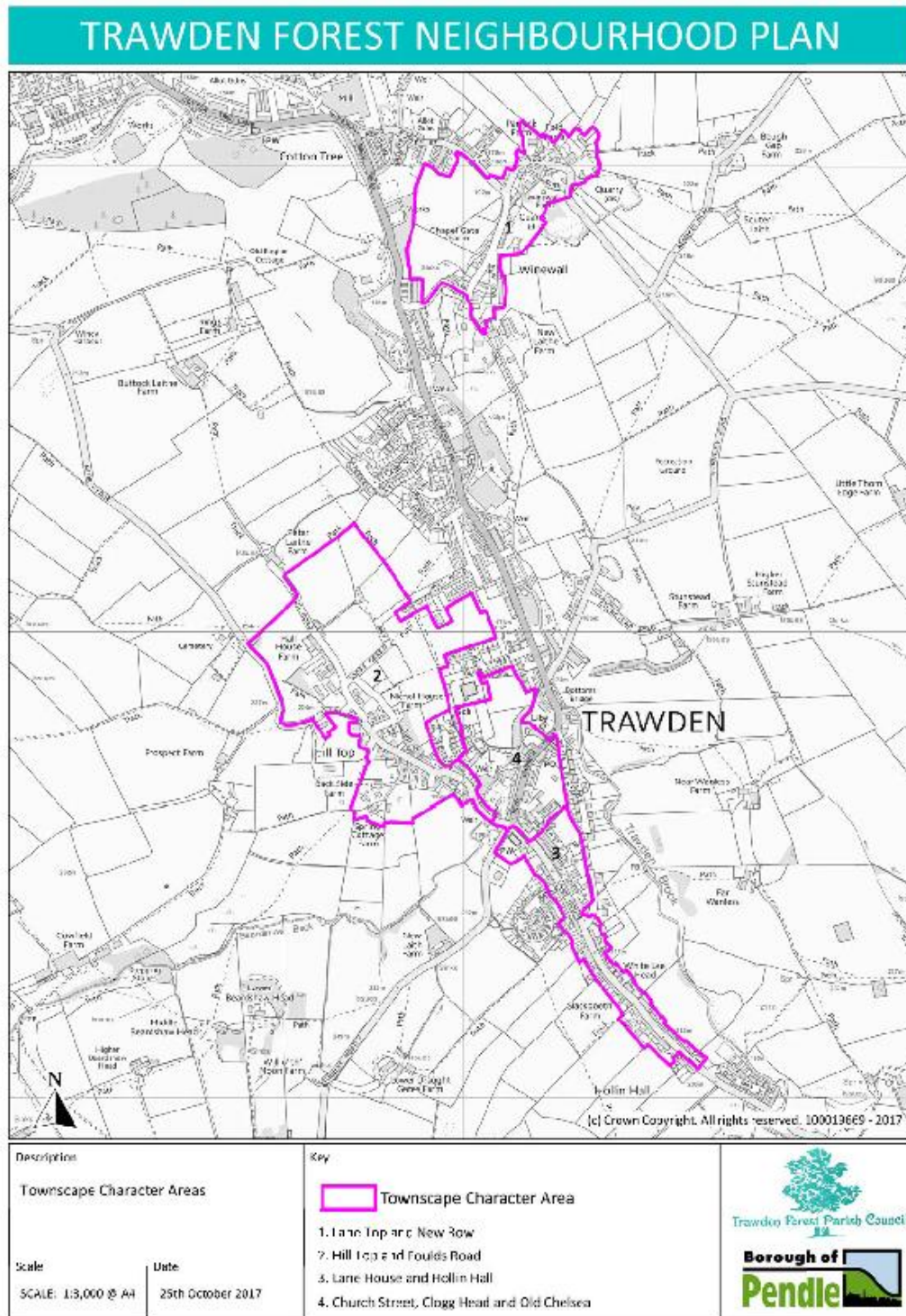
Appendix 9A – Open and Local Green Space Map



For more detailed map click the link and choose Appendix 9A:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

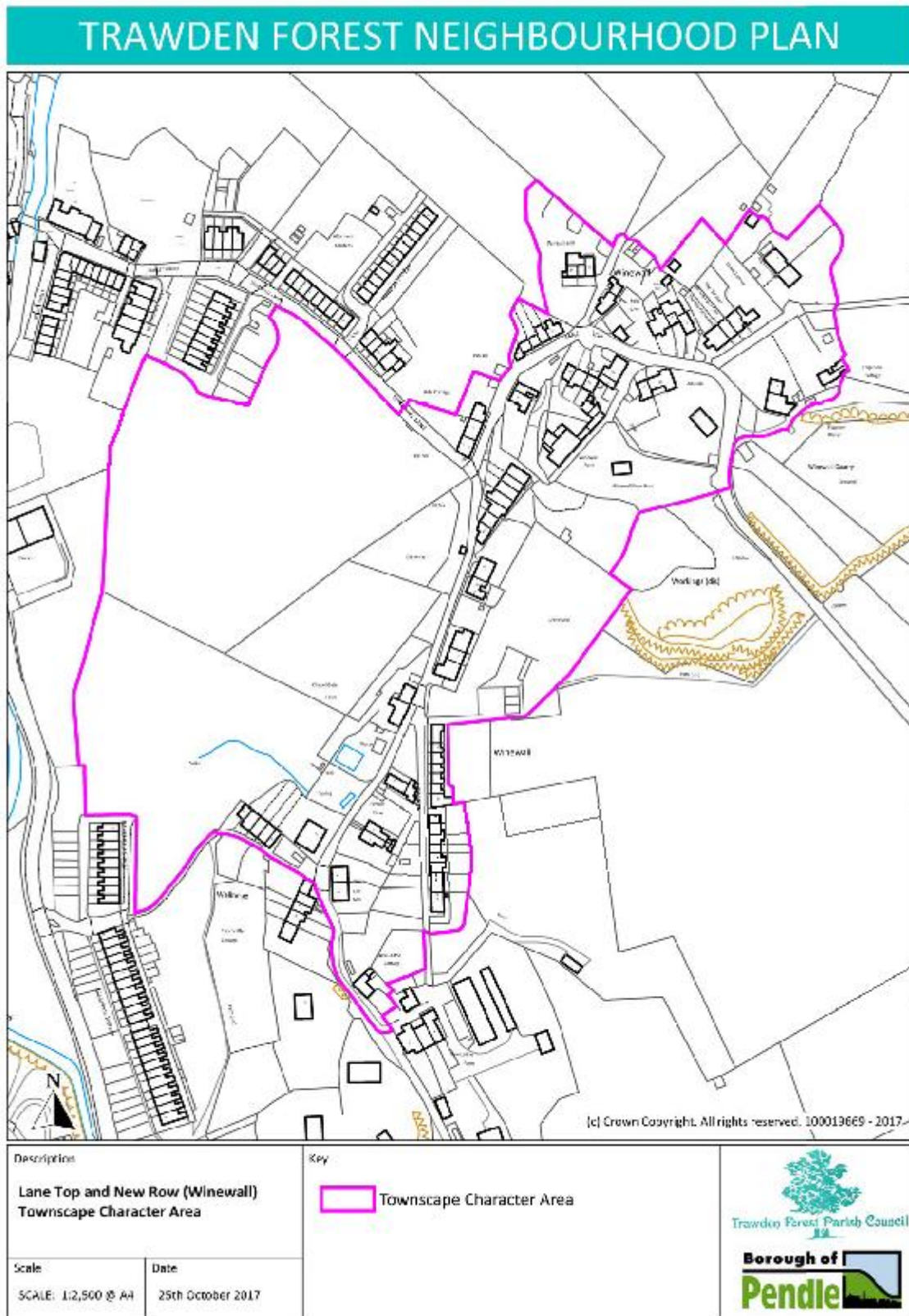
Appendix 9B – Areas of Townscape Character



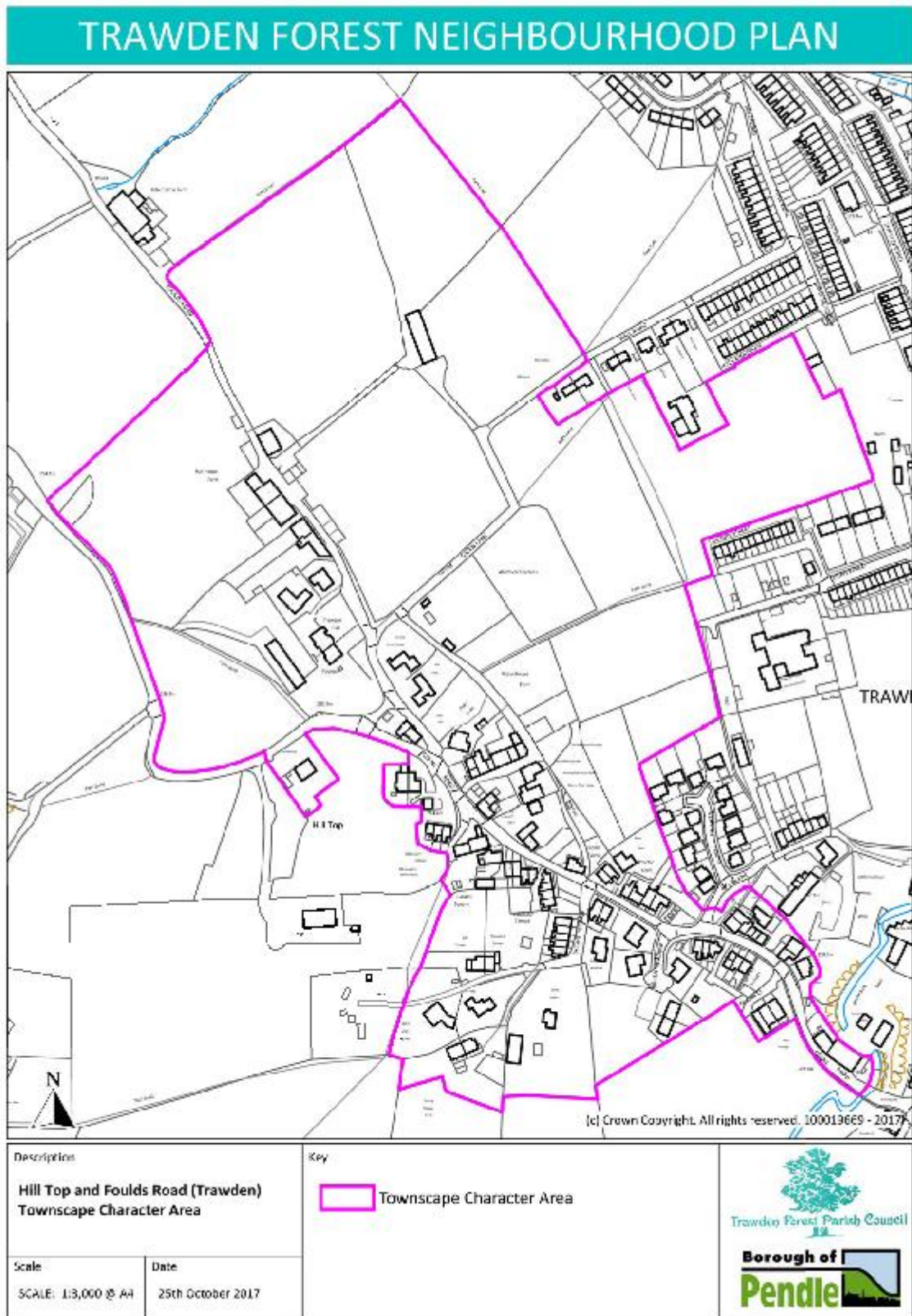
For more detailed map click the link and choose Appendix 9B:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

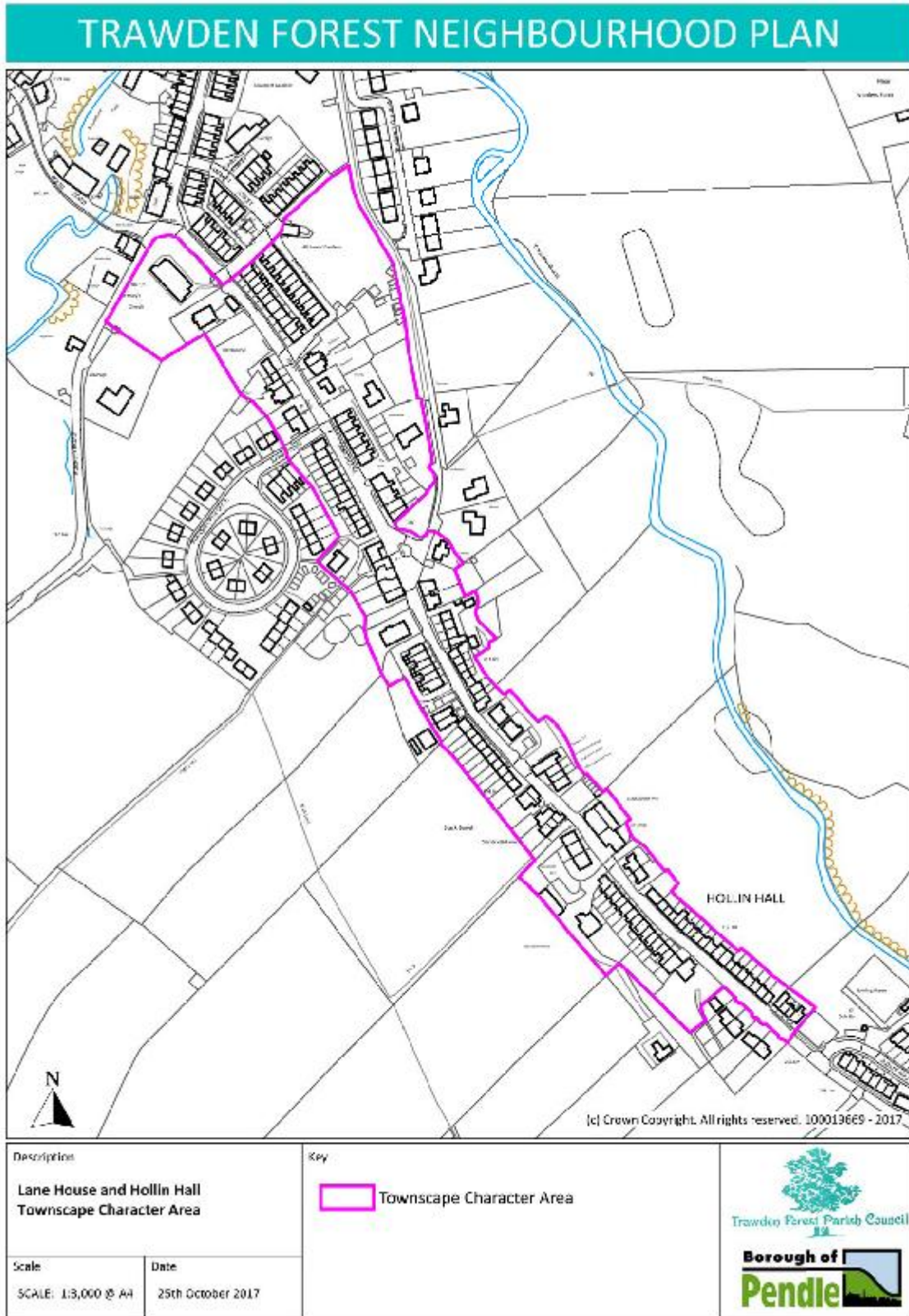
Lane Top, Well Head and New Row (Winewall)



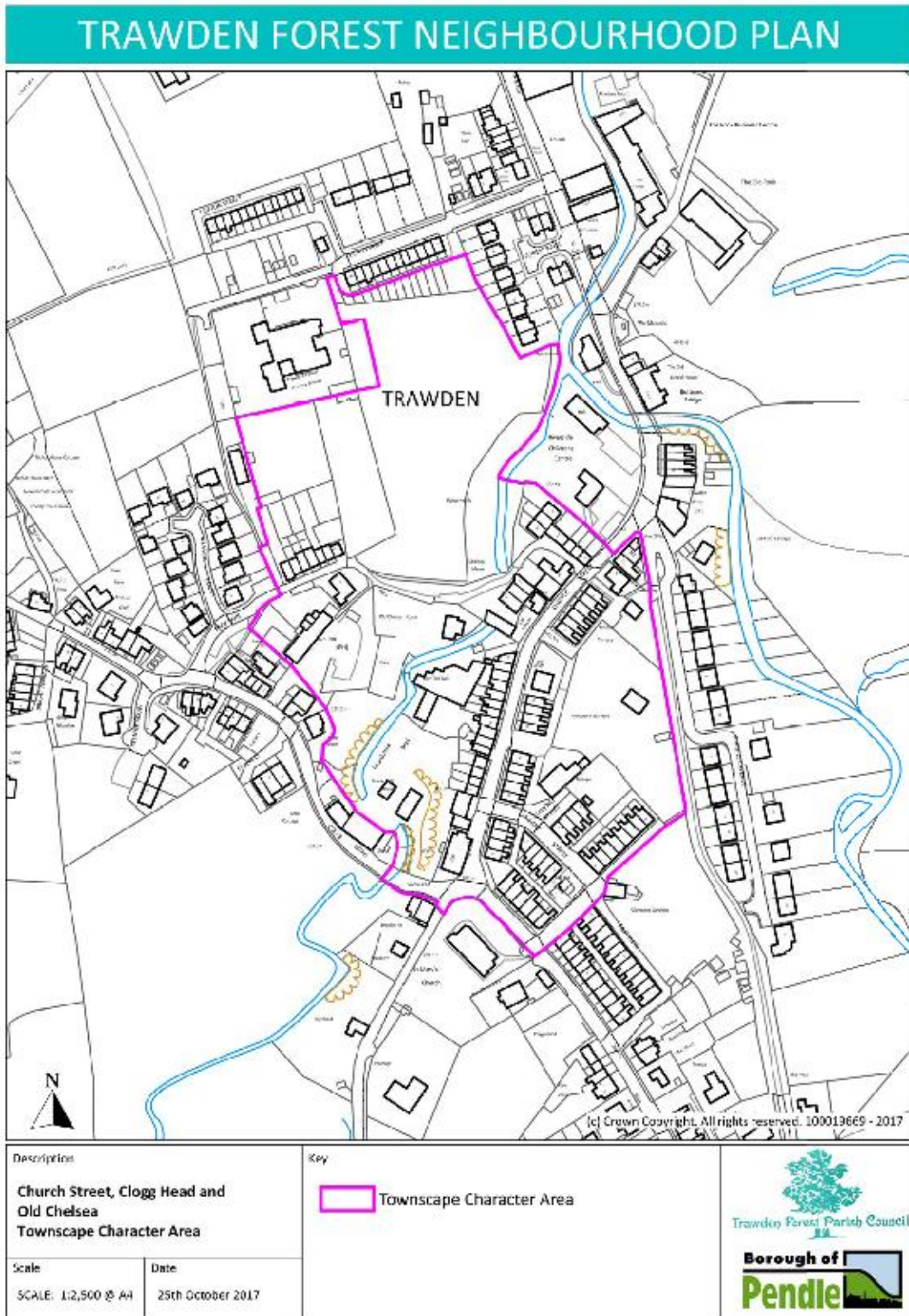
Hill Top and Foulds Road



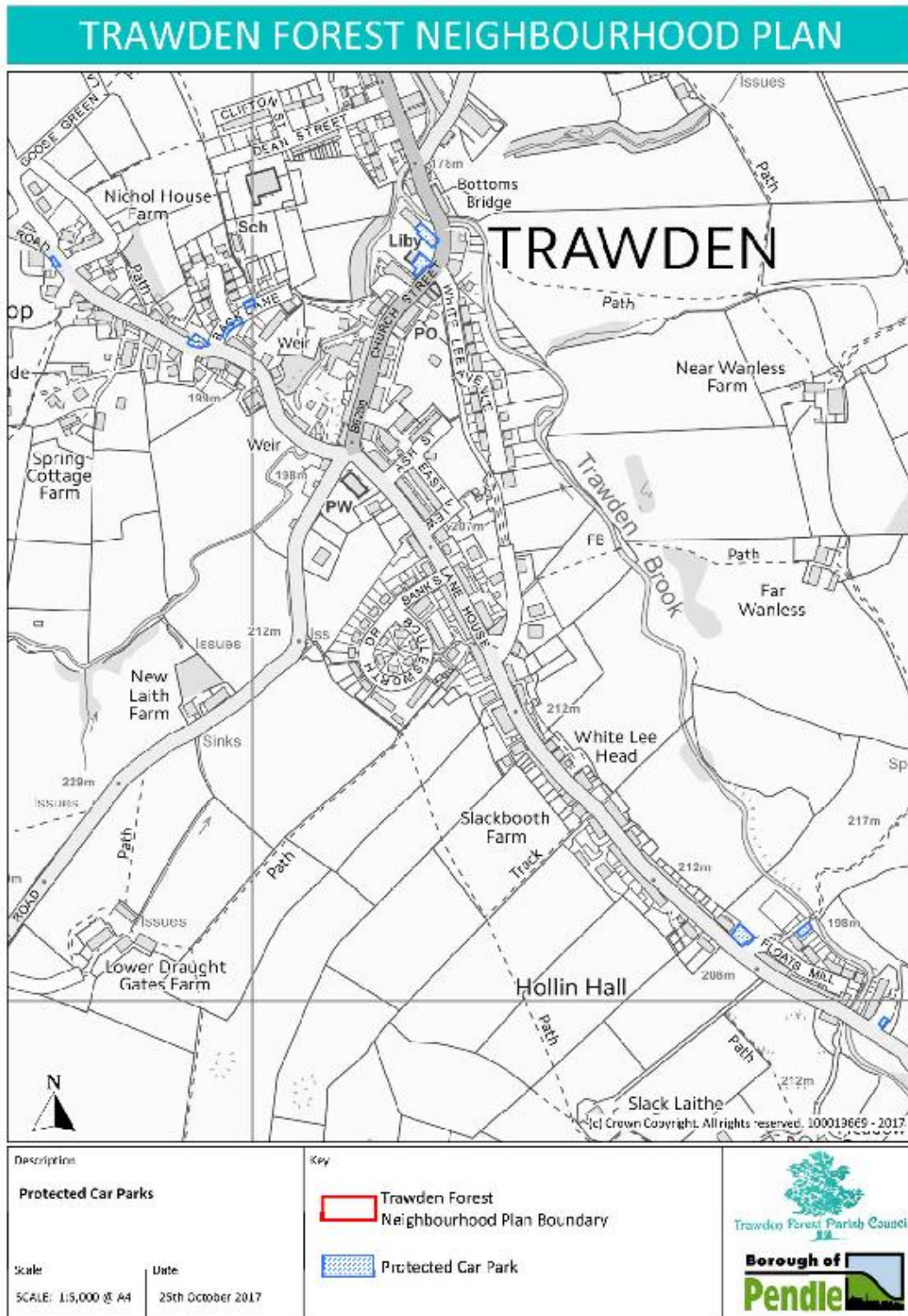
Lane House and Hollin Hall



Church Street, Clogg Head and Old Chelsea



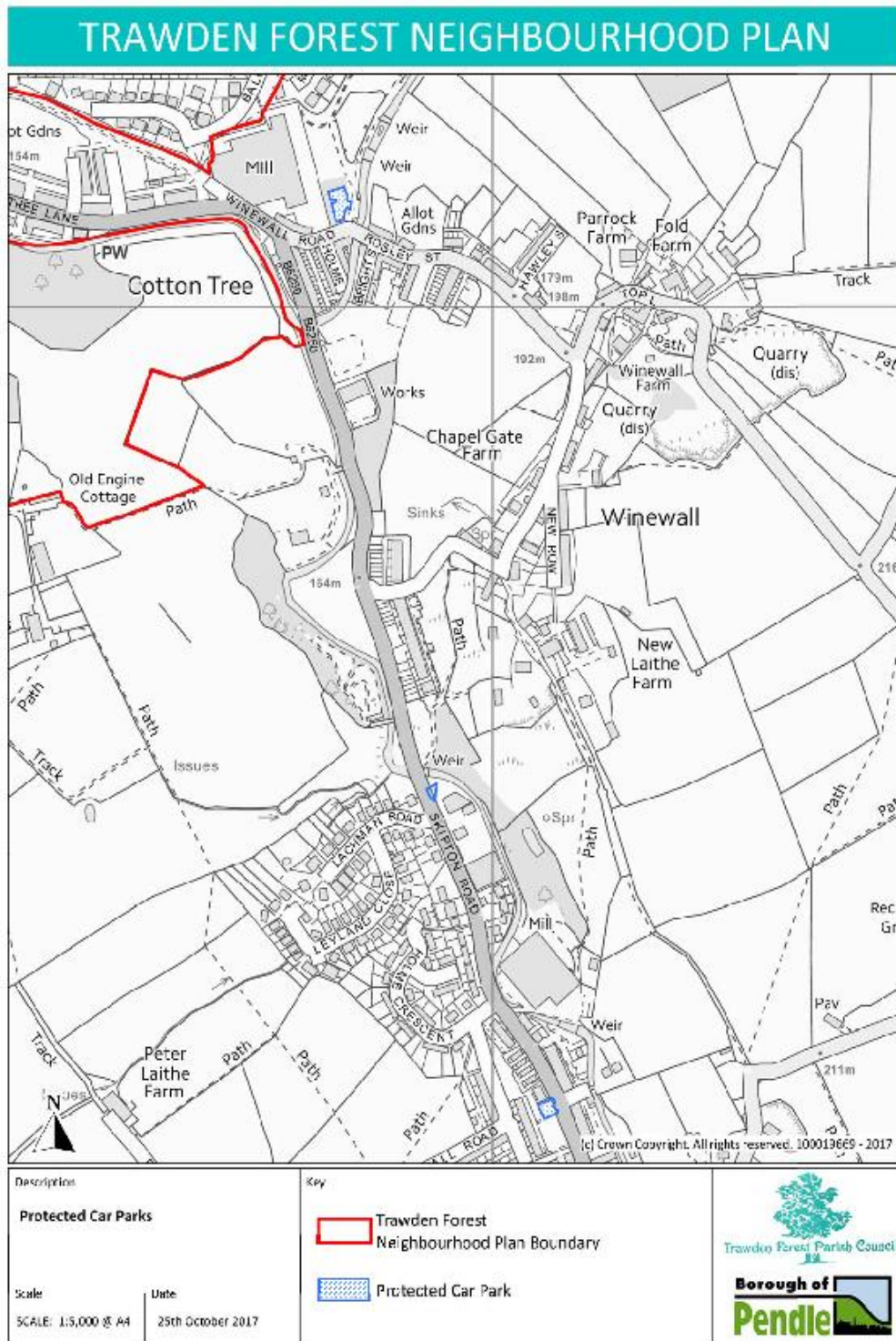
Appendix 9C – Protected Car Parks (South)



For more detailed map click the link and choose Appendix 9C(S):

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

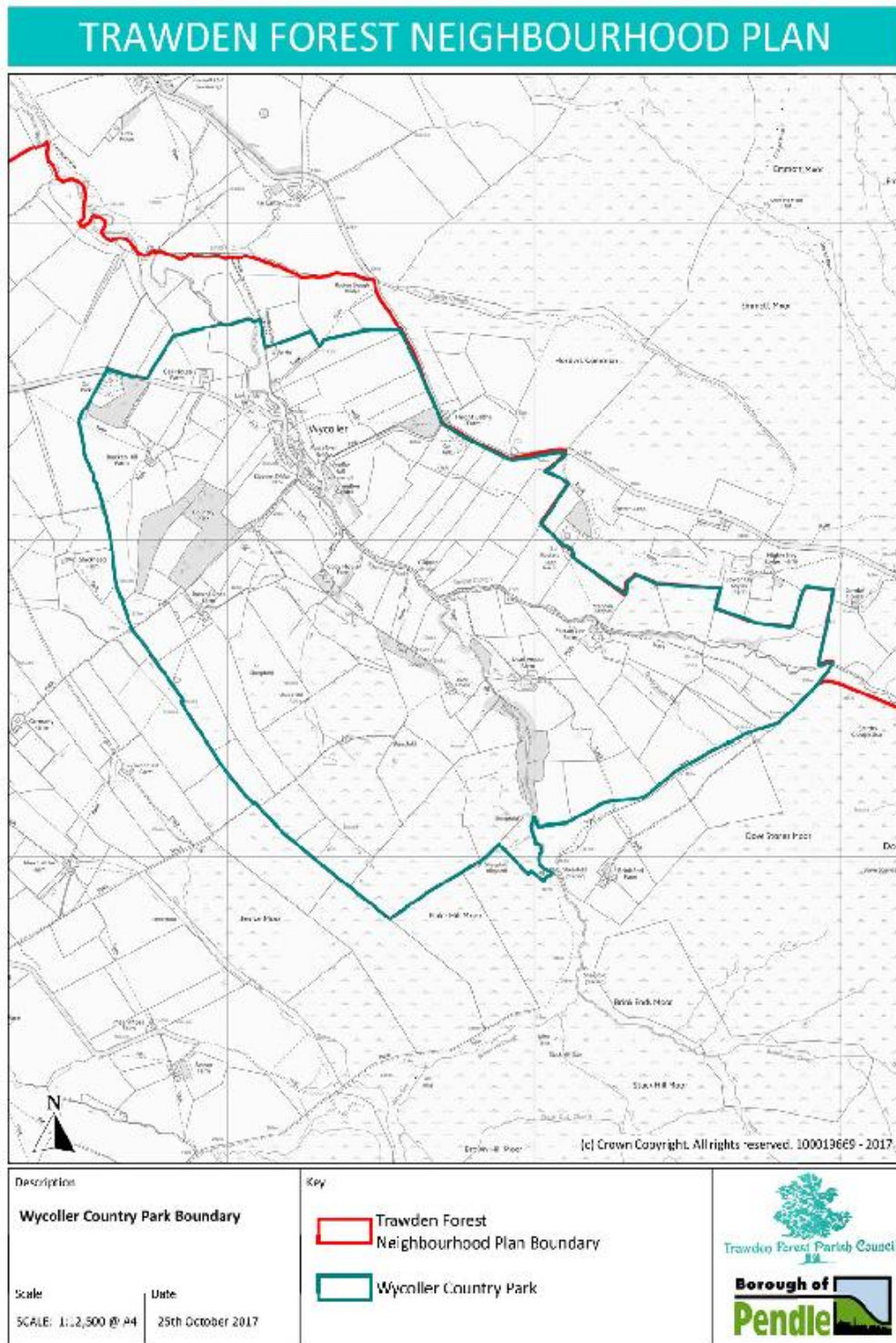
Protected Car Parks (North)



For more detailed map click the link and choose Appendix 9C(N):

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 9D – Wycoller Country Park



For more detailed map click the link and choose Appendix 9D:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 10 – Open Spaces

Reference Number	Site Name	Typology	Size (ha)	Ward	Quality score*
AG010	Bus Terminus	Amenity	0.04	Boulsworth	23
AG011	Land off Skipton Road	Amenity	0.11	Boulsworth	29
AG012	Holme Crescent (2)	Amenity	0.02	Boulsworth	25
AG015	Trawden Road, Cotton Tree	Amenity	0.08	Boulsworth	28
AL007	Back of Church	Allotment	0.50	Boulsworth	N/A
AL020	Cottontree Site 1	Allotment	0.96	Boulsworth	N/A
AL061	Cottontree Site 2	Allotment	0.17	Boulsworth	N/A
CM002	Winewall Burial Ground	Cemeteries	0.57	Boulsworth	N/A
CM021	St Marys, Trawden	Cemeteries	0.30	Boulsworth	N/A
EP004	Ball Grove	Equipped Areas	0.24	Boulsworth	38
EP005	Lane House Lane	Equipped Areas	0.06	Boulsworth	39
GC001	End of Standroyd Rd, Cotton Tree	Green Corridor	0.48	Boulsworth	N/A
NG011	Wycoller Beck	Natural Greensp	15.61	Boulsworth	N/A
NG104	Colne Water Pastures	Natural Greensp	4.54	Boulsworth	N/A
OS005	Trawden Bowling Club	Outdoor	0.12	Boulsworth	42
PA001	Lanehouse Lane (1)	Play	0.08	Boulsworth	35
PK006	Ballgrove Picnic Site, Cotton Tree	Parks	3.09	Boulsworth	43
WD045		Woodland	1.08	Boulsworth	N/A
WD046		Woodland	0.45	Boulsworth	N/A
WD047		Woodland	2.40	Boulsworth	N/A
WD049		Woodland	0.59	Boulsworth	N/A
WD050		Woodland	0.34	Boulsworth	N/A
WD051		Woodland	4.94	Boulsworth	N/A
WD054		Woodland	0.15	Boulsworth	N/A
WD393		Woodland	0.57	Boulsworth	N/A
WD395		Woodland	0.16	Boulsworth	N/A
WD396		Woodland	1.21	Boulsworth	N/A
WD397		Woodland	0.23	Boulsworth	N/A
WD398		Woodland	0.89	Boulsworth	N/A
WD399		Woodland	1.50	Boulsworth	N/A

*Note: Not all typology are assessed for their quality.

Appendix 11 – Evidence Base

The list below contains all those documents reviewed in the process of preparing this Plan. All are available to view via the links (URLs) provided.

Trawden Forest Conservation Area Character Appraisal (2005)

http://www.pendle.gov.uk/downloads/file/6052/trawden_forest_conservation_area_character_appraisal

Lancashire Landscape Character Assessment (2000)

<http://new.lancashire.gov.uk/media/152746/characterassessment.pdf>

Pendle Local Plan Part 1: Core Strategy (2011-2030)

http://www.pendle.gov.uk/downloads/file/8723/pendle_local_plan_part_1_core_strategy

Pendle Local Plan Part 2: Site Allocations and Development Policies (2016)

http://www.pendle.gov.uk/downloads/file/9461/local_plan_part_2_scoping_report_and_site_assessment_methodology

Pendle Listed Buildings Register (2017)

http://www.pendle.gov.uk/downloads/file/8224/listed_buildings_register

Historic England Local Heritage Listing (Advice Note 7) (2012)

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Pendle Green Belt Assessment Report

http://www.pendle.gov.uk/downloads/file/9466/pendle_green_belt_assessment_report

Joint Lancashire Structure Plan (2005)

<http://www.lancashire.gov.uk/media/297246/LCC15-Joint-Lancashire-Structure-Plan-2001-2016-adopted-March-2005.pdf>

Pendle Biodiversity Audit (2010)

http://www.pendle.gov.uk/downloads/file/5678/pendle_biodiversity_audit_2010

Pendle Green Infrastructure Strategy Scoping Report (2016)

http://www.pendle.gov.uk/downloads/file/9910/pendle_green_infrastructure_strategy_scoping_report

Pendle Strategic Flood Risk Assessment (2006)

http://www.pendle.gov.uk/downloads/download/2718/strategic_flood_risk_assessment

Trawden Forest Neighbourhood Plan – Flooding: Sequential & Exception Tests (2017)

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/flood-risk-assessment/>

Trawden Forest Neighbourhood Plan – Sustainability Appraisal (2017)

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/sustainability-appraisal/>

Pendle Strategic Housing Land Availability Assessment (SHLAA) (2013-14)

http://www.pendle.gov.uk/info/20072/planning_policies/277/evidence_base_documents/5

Pendle Sustainable Settlements Study (2008)

http://www.pendle.gov.uk/downloads/file/2964/sustainable_settlement_study_2008-report

Pendle Open Spaces Audit (2008)

http://www.pendle.gov.uk/downloads/download/1747/open_space_audit

Appendix 12 – Wycoller Country Park

Wycoller Country Park

KEY

- Boundary of Country Park
- Access Land
- Conservation Area
- Footpath suitable for the disabled
- Roads
- Public Footpaths
- Pendle Way
- Circular Bridle Route
- Pennine Bridle Way
- Bronte Way
- Woodland Trail
- Woodland Areas
- Car Parks
- Picnic Areas

Wycoller Country Park is not just an area for recreation, it is also a working hill farm. Please remember that the farmer depends on the land for his livelihood so please treat it with respect. Keep dogs under close control and leave gates and property as you find them. Please follow the Countryside Code at all times.

Thank you.

Countryside Service
Lancashire

COUNTRYSIDE CODE

Be safe - plan ahead and follow any signs.
 Leave gates and property as you find them.
 Respect the working life of the countryside.
 Protect plants and animals and take your litter home.
 Keep dogs under close control.
 Consider other people.

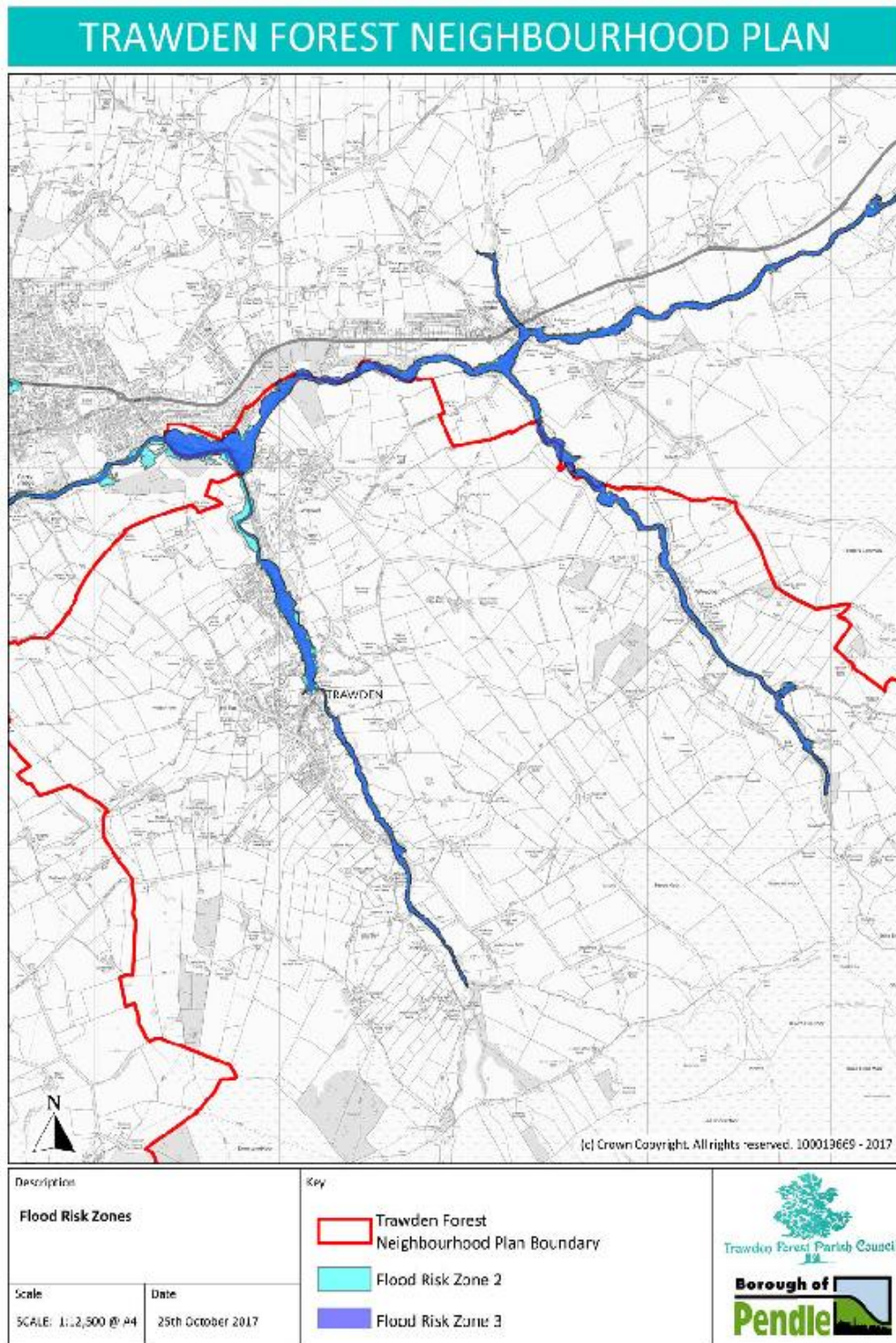
Wycoller Hall Ruins

NORTH

Lancashire Countryside Service

www.lancashire.gov.uk/environment/countryside

Appendix 13 – Flood Zones Map



For more detailed map click the link and choose Appendix 13:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 14 – Pendle Local List Criteria

Pendle Local List of Heritage Assets

Criteria for the selection of buildings for the Local List

Introduction

In some areas local planning authorities have created a 'local list' of non-designated heritage assets, as suggested in the Government's Planning Practice Guidance (para 39). Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated'. Designated heritage assets are formally designated under the relevant legislation and include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

Creating a Local List is a way for local councils and communities to identify and celebrate historic buildings, structures, sites and designed landscapes which enrich and enliven their area. Local Lists can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria, thus complementing designated assets in building a sense of place and history for an area and its community. Work undertaken to prepare a Neighbourhood Plan may present an opportunity to assist in indicating buildings and sites that could be included in a local list.

Relevant National Policy

The definition of heritage assets in the National Planning Policy Framework includes local heritage listing. Emphasis is placed on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets should be conserved 'in a manner appropriate to their significance' (NPPF paras 126, 131). Para 135 states that non-designated heritage assets merit consideration in planning applications, with the authority taking a balanced judgement 'having regard to the scale of any harm or loss and the significance of the asset'. Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining a planning application (para 17).

Relevant Local Policy

Policy ENV 1 of the Pendle Core Strategy 2011-2030, adopted December 2015, refers to non-designated heritage assets and the potential for a local list, and draws out those elements of Pendle's heritage which are particularly locally distinctive:

Historic environment and built heritage

The historic environment and heritage assets of the Borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains) and their settings, will be conserved and should be enhanced in a manner appropriate to their significance, especially those elements that make a particular contribution to the local character and distinctiveness of Pendle, such as:

- *The pre-industrial farming heritage of the 16th-18th centuries: houses and barns;*
- *The industrial heritage of the textile industry including: weavers' cottages, mills (in particular the weaving sheds and chimneys) and terraced housing;*
- *The Leeds and Liverpool canal corridor and its associated assets, including locks, bridges, and warehouses;*
- *The sandstone masonry and stone slates of the traditional local vernacular building styles.*

The Council will seek to do this through:

- *The declaration of Conservation Areas or other heritage designations;*
- *The preparation and review of Conservation Area Character Appraisals and Management Plans;*
- *The use of Article 4 Directions;*
- *The preparation of a Local List;*
- *Maintaining a record of heritage assets at risk and formulating strategies to protect them;*
- *Identifying grants and funding opportunities for heritage at risk and conservation-led regeneration projects.*

Key elements of Pendle's local historic character and distinctiveness

A statement setting out key elements of local historic character and distinctiveness will provide a basis and wider context for the local listing process, including developing relevant selection criteria. Historic buildings and places form the backdrop to our daily lives, and in Pendle they provide interest and enjoyment for many people, both residents and visitors alike. The historic environment has shaped our identity and the built heritage is our most visible link with the past. Careful conservation is essential if our heritage is to be successfully passed on to future generations. The following paragraphs identify some of the main elements contributing to local heritage and character.

Pendle has a rich and diverse history, evident in the survival of heritage assets ranging from the Iron Age hillfort at Castercliff, the impressive medieval churches at Colne, Barnoldswick and Bracewell, to the 18th and 19th century industrial heritage of textile mills and terrace housing, as at Nelson and Brierfield. This rich variety of heritage makes a significant contribution to the special identity, sense of place, character and distinctiveness of the Borough. It also enhances the quality of life of residents and the local economy through leisure and tourism, and as a focus for heritage-led regeneration.

The quality and variety of Pendle's historic environment is widely recognised. There are 11 scheduled monuments, over 320 listed buildings, and over 14% of the Borough is included within 23 conservation areas. Towns, villages, hamlets and scattered farmsteads lie within the distinctive and often dramatic landscapes and topography. For example at Colne where the town centre sits astride a prominent ridge, in Trawden Forest where farms and hamlets are set within a historic farming landscape of stone vaccary walls, or towards Pendle Hill itself where exposed villages and farms cling to the hillside.

The three larger towns of Nelson, Colne and Barnoldswick each have a strong and distinctive urban landscape with key landmark buildings. There is also variety and contrast in the villages and hamlets, such as Newchurch on the open slopes of Pendle Hill, or Wycoller within its narrow valley. A

constant and unifying feature however is the distinctive local building stone and stone roofing slate, and the simple and robust forms of the traditional vernacular building styles.

In addition to the early parish churches, the oldest buildings reflect the area's origins in the rural pre-industrial farming settlements of the 16th, 17th and 18th centuries. Pendle has a large number of high quality stone houses dating from this period, a result not only of the wealth and social status of the gentry families and yeoman farmers of the time, but also of the local supply of good building stone. Today the attractive environment of such areas as Pendleside, Trawden and West Craven, and the relative decline of traditional farming activity mean that there are pressures to convert and alter barns and other farm buildings for new uses, particularly residential.

Many of these early farming settlements diversified into textile production from the 17th century onwards, with farms and cottages often being adapted to accommodate looms. From the 18th century textile manufacture also developed in mills and weaving sheds, initially water-powered such as at Higherford Mill, then from the mid 19th century steam-powered. From these early origins the textile industry in Pendle grew to become one of the most significant centres for cotton weaving in the UK.

The construction of the Leeds & Liverpool Canal through Pendle from the 1790's added greater impetus for the development of large mills, the most widespread and distinctive form in Pendle being the north-light weaving shed. The Canal also has its own distinctive heritage of locks, bridges and warehouses. Although many of the mill chimneys that once punctuated the skyline are now gone, fine examples of the area's rich industrial legacy remain. This heritage is however increasingly fragile and subject to pressures for alteration and redevelopment.

Local List selection criteria

Local heritage listing has the capacity to include all types of heritage assets, whether buildings, structures or other sites. Selection criteria are essential in defining the scope of the local heritage list, will ensure consistency across the Borough, and should take account of the range of heritage assets and key characteristics in Pendle, as identified above. This includes recognition that local character and distinctiveness may lie as much in the commonplace as it does in the rare and spectacular.

The following selection criteria are based on those recommended by Historic England (Local Heritage Listing: Historic England Advice Note 7, 2016), and are adapted to local circumstances. Buildings, structures or sites should normally satisfy at least two of the selection criteria in order to be considered for inclusion on the Local List.

1. Age

Buildings fulfilling this criteria should predate around 1850, representing early phases of development prior to the large scale industrialisation and more regulated urban expansion of the later 19th century. Buildings should retain a degree of intactness of form and lack of harmful external alteration, however superficial alterations which may be reversed in the future e.g. loss of original windows, should not necessarily preclude selection. Buildings of this age typically retain stone slate roofs and other local vernacular detailing. They most commonly include agricultural and domestic buildings, also weavers' cottages, loomshops and earlier industrial buildings.

2. Rarity

These should represent rare surviving examples of a particular type or form of building, material or style. They may incorporate a design, use or other quality that was always uncommon, or has become unusual or exceptional to the area. Examples could include former 'back to back' cottages, shopping arcades or double-height shopfronts; meeting halls, cinemas or theatres; sites retaining original features or street furniture such as railings, stone setts or flagstones; railway structures such as stations, viaducts or bridges; mill chimneys and other industrial infrastructure such as weirs, mill races, gasometers or those relating to stone quarrying.

3. Aesthetic, architectural or design interest

These include buildings or structures which are locally important for the interest of their architectural design or decoration, or as an example of a particular architectural style. They may be significant examples of particular building types or techniques, or demonstrate the use of quality materials or craftsmanship. They may be the work of a notable local architect. Examples could include buildings demonstrating construction methods or materials that contribute to the distinctiveness of the area, such as 'watershot' stonework, stone slate roofing, or particularly ornate stone masonry detailing in ashlar, or dressed or tooled stone. Other buildings may retain fine original joinery in timber windows or shopfronts, decorative glass or tiles. Good examples of designed parks, landscapes or gardens could also be considered.

4. Landmark or townscape status

These include buildings which contribute significantly to the appearance of the townscape, have a striking presence in the streetscene, or that are a focal point of visual or local interest. They may form a landmark, seen from within or from outside an area. They could include buildings such as churches or chapels, monuments or statues, schools, mills or mill chimneys, public houses, libraries or banks. Buildings may be on prominent corner sites, or have striking or prominent architectural features such as towers, turrets or cupolas.

5. Group value

These represent buildings or structures which together form an important architectural or historic relationship as a group. They will have a coherent design, or historic functional relationship. Examples could include terraces, rows or squares which have a considered or consistent design, or buildings which together create an enclosure or a focal point in the townscape. Buildings could also have a functional relationship such as a group of industrial or agricultural buildings, or railway or canal buildings.

6. Historical interest or association

These would be buildings, sites or structures which have a historical association with locally or nationally important people or events. They may illustrate important aspects of local social, economic, cultural or political history. This could either be by direct representation of a particular event, person or group of people, or by historical use of a building. They could include commemorative structures such as memorials, statues, tombs or gravestones, as well as buildings relating to groups such as local trades, political, cultural or religious associations.

7. Social and communal value

These include places or buildings perceived as a source of local identity (for example commemorative or symbolic), distinctiveness or social interaction, contributing to the 'collective memory' of a place. The historic and social perception of an area can often be influenced by a major building or place that plays an integral part in its identity, such as a workplace, school, church, village or town hall, park or other designed open space, social or leisure facility, or memorial.

8. Archaeological interest

These include buildings or sites which may provide evidence about past human activity in the area, which may be archaeological – in the form of buried remains – but may also be revealed in the structure of particular buildings or in a manmade landscape. The presence of such archaeology may be known, or suspected, to exist. Sites or areas should contain archaeological remains or evidence which provides a source of information on the history of an area. This could be evidence of an agricultural activity, such as in the stone boundaries and ditches of medieval vaccary farms, or of an industrial process, such as coal mining, stone quarrying or lime production. The significance of a local heritage asset of any kind may be enhanced by the existence of a significant contemporary or historic record.

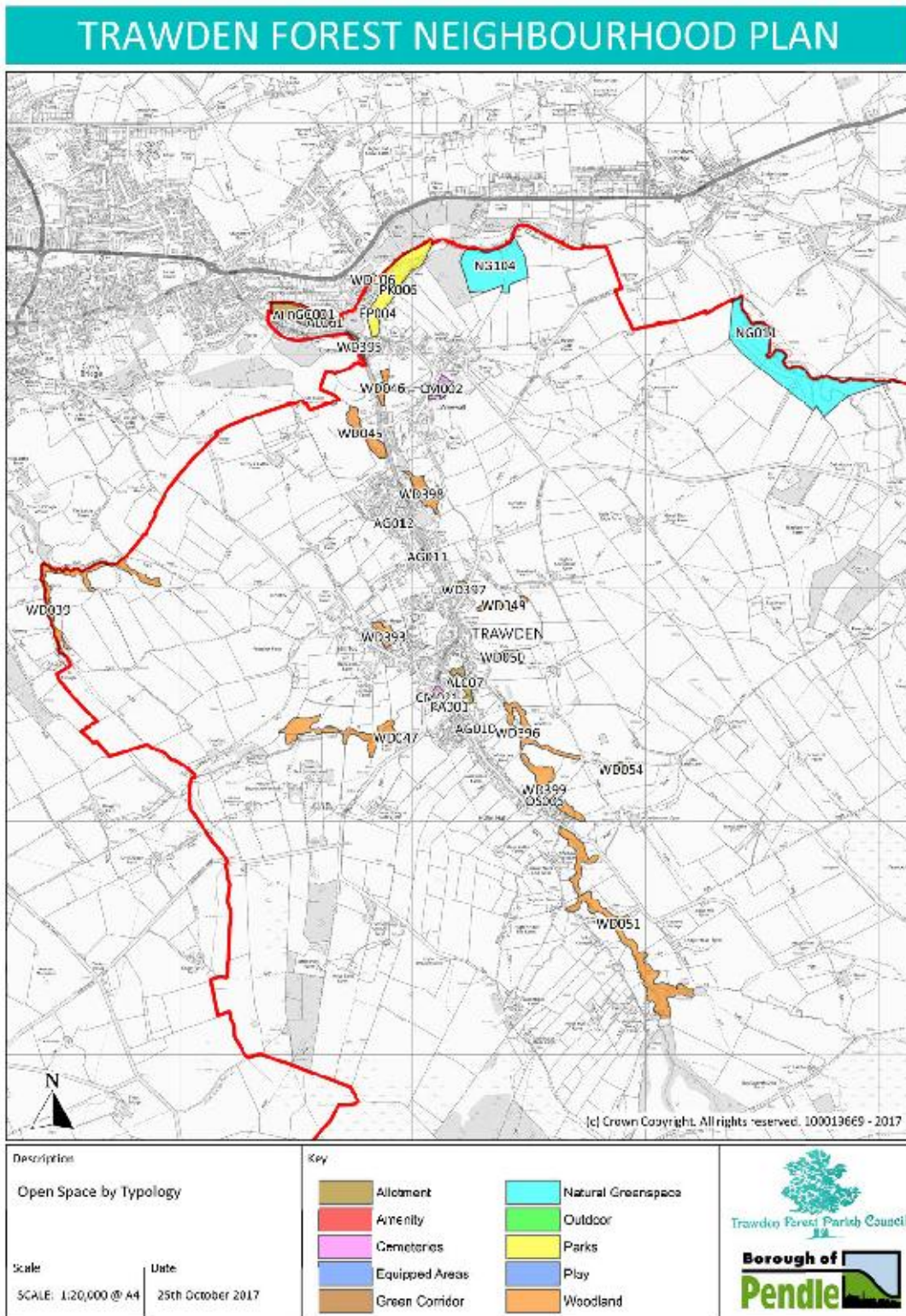
Useful sources of information

The following resources will be useful when identifying and considering heritage assets for nomination. Please contact the Conservation Officer rosemary.lyons@pendle.gov.uk for further details on these and additional local resources.

- Lancashire Historic Environment Record (LCC)
- Historic maps, OS first edition 1:2,500 and 1:10,000
- Historic landscape and historic town assessment reports – Nelson, Colne, Barnoldswick (LCC)
- Conservation Area Character Appraisals (PBC)
- Heritage Gateway www.heritagegateway.org.uk
- PastScape www.pastscape.org.uk
- The Buildings of England – Lancashire North (N. Pevsner)
- Parks and Gardens UK www.parksandgardens.org
- Historic England <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

October 2016

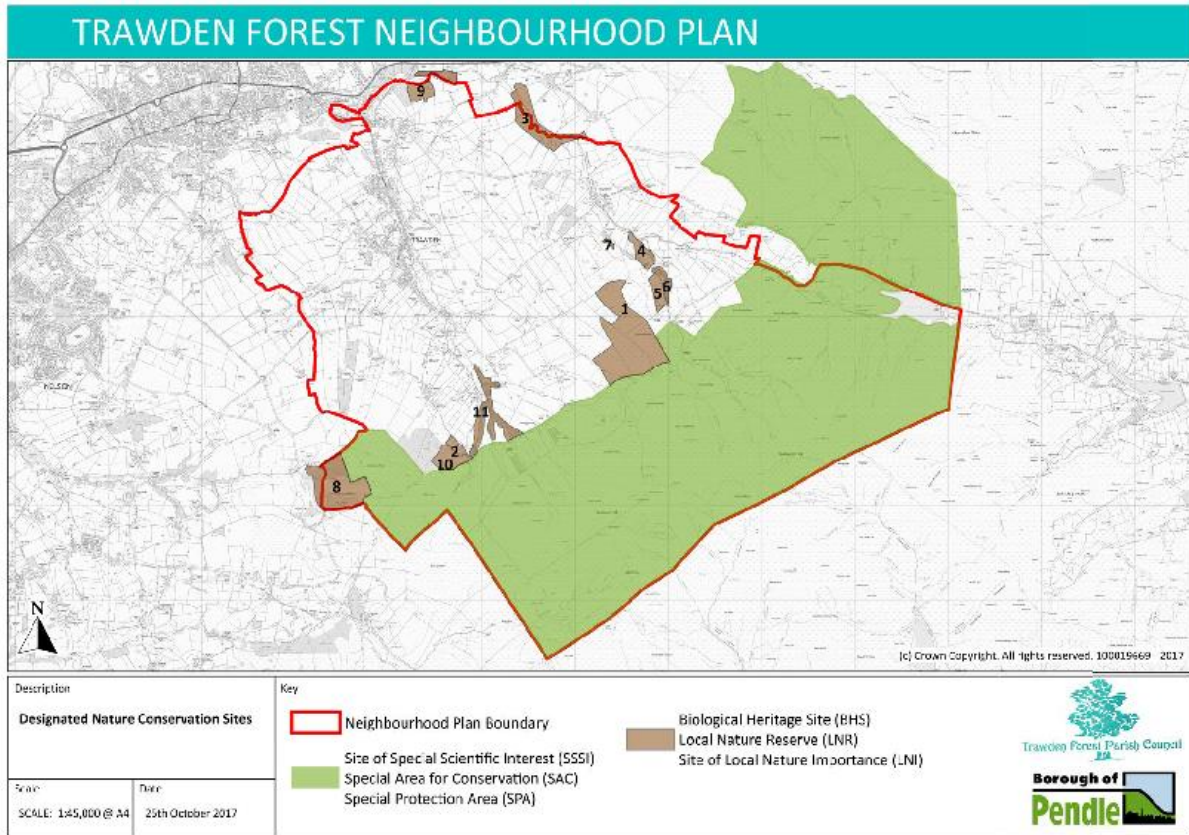
Appendix 15 – Designated Open Space by Typology



For more detailed map click the link and choose Appendix 15:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

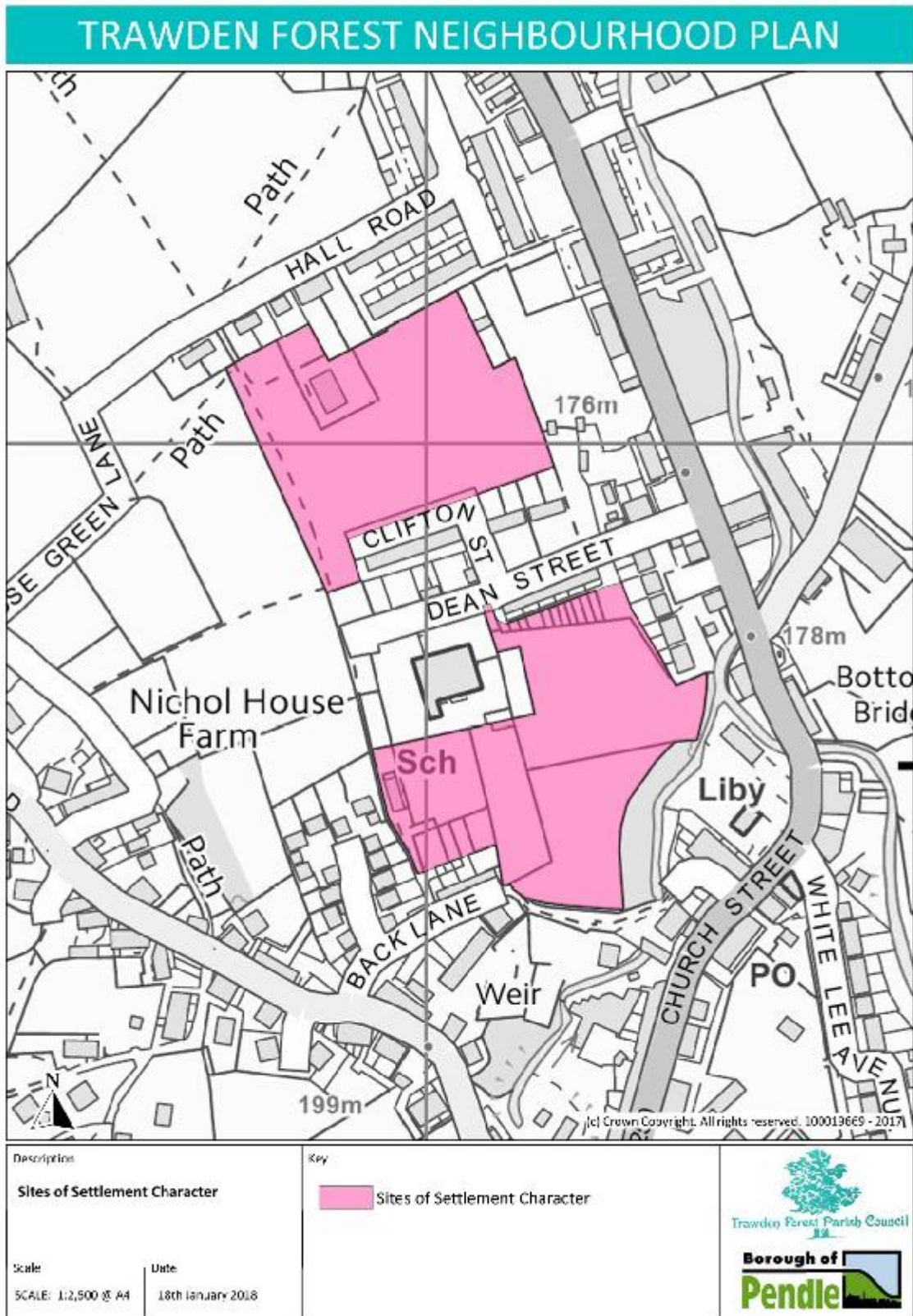
Appendix 16 – Designated Nature Conservation Sites



For more detailed map click the link and choose Appendix 16:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

Appendix 17 – Sites of Settlement Character



Appendix 18 – Proposals Map (Combined)

This map is too large to include here. For detailed map click the link and choose

Appendix 18:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan/appendices-maps>

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