



**Barrowford  
Neighbourhood  
Plan  
June 2018  
Submission  
(2018 - 2030)**



## Version Control

Current Issued Version: 0.32 (SUBMISSION, reg15)

Previous Public Issued Version: 0.20 (DRAFT, reg14)

Version	Date	Author(s)	Changes	Filename
0.32	2018-06-29	BPC NP Group & Kirkwells Ltd	PendleBC submission release	BDNP_Draft_2018-06-29_0.32.odt
0.21 – 0.31 (internal releases)	2018-02-22 - 2018-06-13	BPC NP Group & Kirkwells Ltd	Multiple changes to content and formatting in response to feedback	BDNP_Draft_2018-06-13_0.31.odt - BDNP_Draft_2018-02-22_0.21.odt
0.20	2017-10-20	BPC NP Group & Kirkwells Ltd	Formatting for public release	BDNP_Draft_2017-10-20_0.20.pdf
0.01 – 0.15 (internal releases)	2017-03-24 – 2017-09-27	BPC NP Group & Kirkwells Ltd	Initial content	BDNP_DraftReg14_Ma rch17.pdf - BDNP_Draft_2017-09-27-0.15.pdf

## Table of Contents

Version Control.....	2
1. Vision.....	4
2. Introduction.....	5
3. Why is The Barrowford Neighbourhood Development Plan important?.....	8
4. Community Consultation – what has happened so far?.....	9
5. Key Issues for Barrowford.....	13
6. Key Issues arising from National and Strategic Planning Policy.....	24
7. Vision and Objectives.....	25
8. Barrowford Policies.....	26
BNDP 01 - New Housing in Barrowford.....	27
BNDP 02 - Infrastructure.....	29
BNDP 03 – Travel and Transport.....	30
BNDP 04 – Supporting Existing Businesses.....	31
BNDP 05 – Newbridge Local Shopping Frontages.....	33
BNDP 06 – Design of shop fronts.....	36
BNDP 07 – Local Green Spaces.....	38
BNDP 08 – Landscape Views.....	50
BNDP 09 – Green Infrastructure.....	54
BNDP 10 – Newbridge Character Area.....	55
Appendices.....	61

## List of Figures

Figure 1: Barrowford Neighbourhood Plan Area.....	6
Figure 2: Barrowford Neighbourhood Plan Area - with key Local Plan Designations.....	7
Figure 3: Pendle Housing Distribution (guideline figures).....	13
Figure 4: Barrowford Current Retail Designations.....	17
Figure 5: Open Spaces within the Barrowford Neighbourhood Development Plan.....	19
Figure 6: Barrowford Nature Conservation Designation.....	21
Figure 7: Barrowford Conservation Areas and Listed Buildings.....	23
Figure 8: Newbridge Retail Area.....	35
Figure 9: Local Green Spaces.....	49
Figure 10: Barrowford Local Views and Vistas.....	53
Figure 11: Barrowford Newbridge Character Area.....	58

## 1. Vision

**1.1** The vision in this Neighbourhood Development Plan (NDP) for Barrowford in 2030 is:

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

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

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

## 2. Introduction

**2.1** This submission version of the NDP has been prepared by Parish Councillors with the help of local businesses and other stakeholders, and is being published to engage all those who live, work and carry out business in the area on the future development of the Parish.

**2.2** The [Localism Act 2011](#) introduced significant reforms to the planning system in England. These reforms gave local communities more say in shaping future development in their area. The most significant reform gave local Parish Councils the power to prepare a NDP for their area. Barrowford Parish Council decided it was essential to use this new power.

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

**2.4** Barrowford Parish has a population of approximately 5,043 with 2,289 households and is located off junction 13 of the M65. Barrowford Parish falls within the 'Barrowford and Western Parishes' locality, which collectively has a population of 9,922 based on 2015 Office for National Statistics estimates<sup>1</sup>.

**2.5** Barrowford is one of the older settlements within Pendle. Historically it relied on the textile industry for employment, and until the early 1990s this was probably the largest form of employment. With the demise of textiles and the loss of large-scale employment opportunities, Barrowford has diversified into tourism and niche shopping outlets, with smaller scale manufacturing and service businesses being incorporated into the remaining former mills. The village has in recent years seen an increase in the evening economy with wine bar, restaurant and micro pub establishments opening. This is in contrast to most of the rest of Pendle, which has seen a sharp decline in its bars, pubs and restaurants.

**2.6** Barrowford has a unique character brought about by its linear layout along four distinct areas (Carr Hall, New Bridge, Central and Higherford). The village, though large, still identifies itself as a village and seeks to retain its village size and character. However, the recent inclusion of a Strategic Housing Site in the Parish ward of Carr Hall, together with potential further house building as part of the M65 Corridor in the Pendle Local Plan, may significantly alter the population of the village, in particular within Carr Hall.

---

<sup>1</sup> Taken from Pendle Borough Council Area Profile for Barrowford and Western Parishes



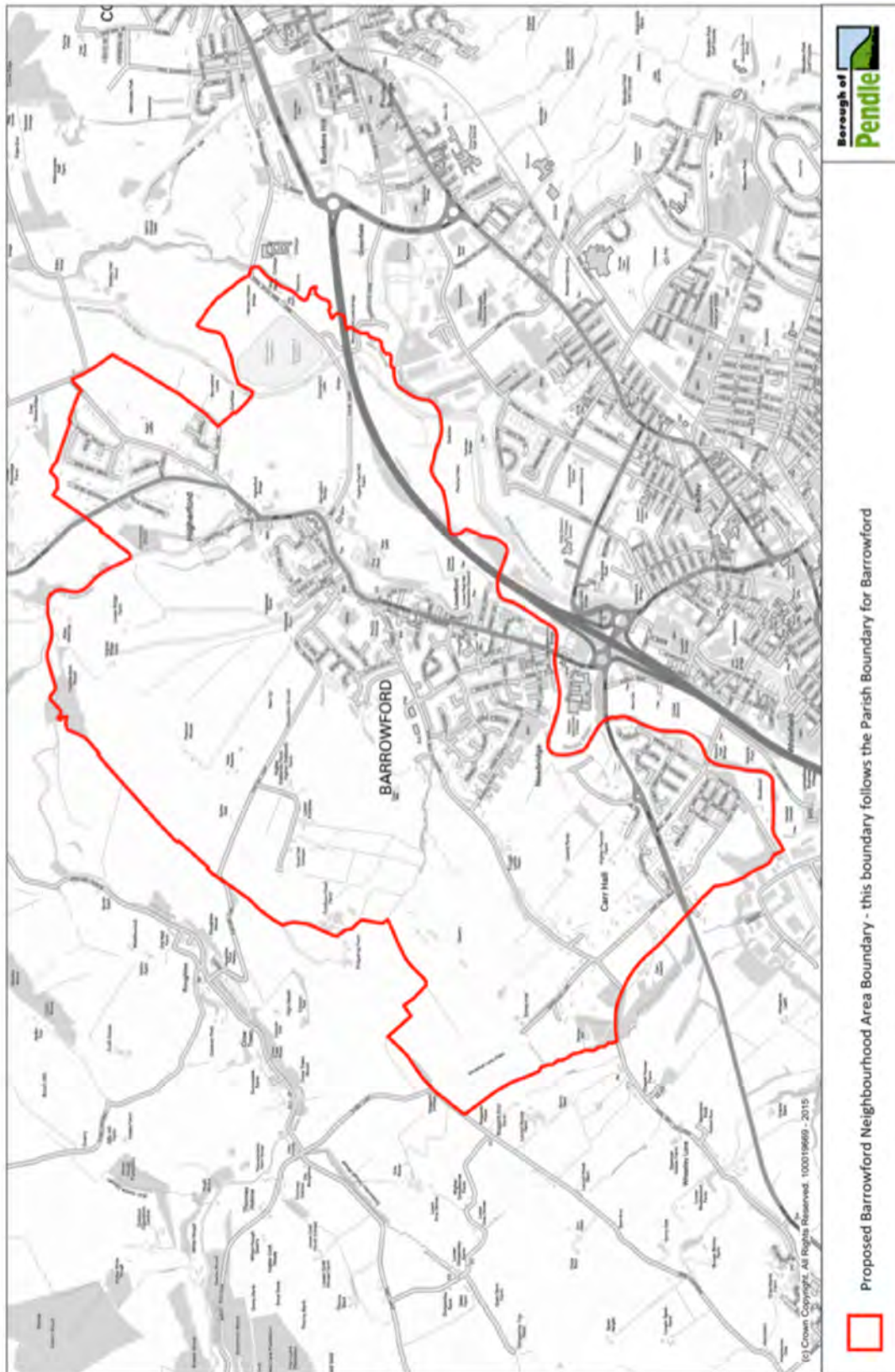


Figure 1: Barrowford Neighbourhood Plan Area



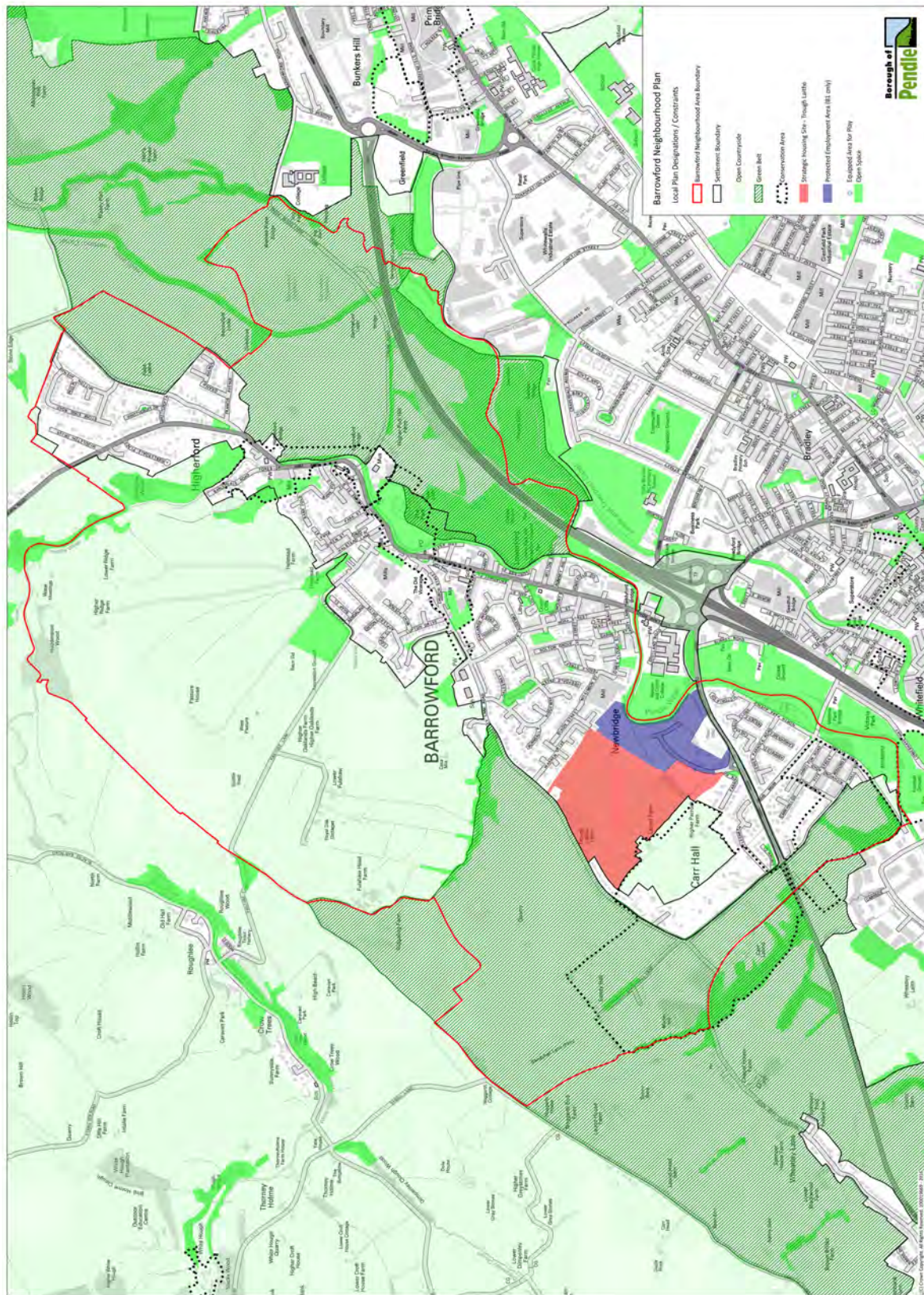


Figure 2: Barrowford Neighbourhood Plan Area - with key Local Plan Designations

## 3. Why is The Barrowford Neighbourhood Development Plan important?

**3.1** NDPs are a part of the statutory development planning system. Introduced in 2011, NDPs give local communities, through their Parish Councils, the right to prepare a plan for their neighbourhood.

**3.2** The significance of this is that when the NDP is finally “made”, it will become part of the development plan for the area. This means planning applications in the Parish, unless there are other material considerations, will be determined in accordance with the NDP, the Pendle Local Plan, and other Development Plan Documents.

### 3.3 The Neighbourhood Plan Process

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

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

**3.3.3** At the examination the examiner will assess whether the plan meets the basic conditions of paragraph 8 (2) of [Schedule 4B of Town and Country Planning Act 1990](#). This is something all neighbourhood plans must comply with if they are to be formally made part of the development plan. The basic conditions are met if:

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

**3.3.4** If the examiner decides that the is compliant then the Barrowford NDP will be subject to a local referendum. The referendum will give all registered voters in the Parish the opportunity to vote and decide if the Barrowford NDP should in future be used to help determine planning applications. The final decision, therefore, rests with the people of Barrowford and will be by a straightforward majority of those voting in the referendum.



## 4. Community Consultation – what has happened so far?

**4.1** Early work on the NDP has been moved forward by a Steering Group, which was established in 2015. The group signed up to a Terms of Reference and have an elected chair and vice chair.

**4.2** A ‘draft emerging policies consultation’ was prepared following consultation with local people and stakeholders within the Parish. The consultation so far is detailed below.

**4.3** A 4-week public consultation period was held on the designation of the Neighbourhood Plan area, running from the 28th August – 25th September 2015. Five representations were made which were all broadly in support of the Neighbourhood Plan.

**4.4** A set of neighbourhood planning pages were posted on the Parish Council web site ([barrowford.org.uk](http://barrowford.org.uk)) and also Pendle Council’s website



Parish Newsletter Winter 2015 (Extract below)

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

## **Barrowford Parish Council News**

Winter 2015

### **Parish Council Prepares For Neighbourhood Plan**

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

They can be used to:

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

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

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

4.6 In May 2016, two focused stakeholder events were held at Holmefield House. These informal events were an opportunity for stakeholders to ask questions and make views known on the key issues identified by the Steering Group. Stakeholders who attended the event were encouraged to fill out a questionnaire. The events were as follows:

4.6.1 9th May - Business breakfast (attended by 8 businesses)

4.6.2 31st May - Event focused on schools, churches, GP surgeries and environmental groups

4.7 Full details of the responses from these events were fed into a consultation statement.

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



4.9 Copies of the draft plan were left at locations throughout the village.

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

4.11 A full list of the responses from the consultation is available on the Parish Council website, [barrowford.org.uk/NP](http://barrowford.org.uk/NP).

## 4.12 Scoping Report

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

- 4.13.1 Ensure the SEA is both comprehensive and sufficiently robust to support the NDP during the later stages of full public consultation;
- 4.13.2 Seek advice on the completeness of the plan review and baseline data and gain further information where appropriate;
- 4.13.3 Seek advice on the suitability of key sustainability issues;
- 4.13.4 Seek advice on the suitability of the sustainability objectives.

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

4.15 The three consultation bodies are as follows:

- 4.15.1 Natural England;



**4.15.2** Historic England;

**4.15.3** Environment Agency.

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

## 5. Key Issues for Barrowford

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

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

### 5.1 Housing

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

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

Figure 3: Pendle Housing Distribution (guideline figures)

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

**5.1.3** Any further allocations for housing will be dealt with in the Pendle Local Plan Part 2: Site Allocations and Development Management Policies, which Pendle Council is currently working on. The Council has published a draft breakdown of the housing requirement figure within the M65 Corridor for the towns of Nelson, Colne and Brierfield and the Parish of Barrowford<sup>3</sup>.

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

<sup>2</sup> 13/15/0327P approved on 25th January 2016

<sup>3</sup> Pendle Local Plan Part 2: Scoping report and Site Assessment Methodology

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

“The 'banking' of land for future development, in which developers apply for outline planning permission, with no intention of immediate or early implementation, is a growing concern as it can restrict sites suitable for housing needs. This needs to be resolved at National Level since Local Councils are powerless to object to or stop this practice. (see Shelter's Housing Briefing White Paper)”

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

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

## 5.2 Pendle Green Belt Assessment

5.2.1 In March 2016 Pendle Council appointed consultants DLP Planning to carry out an independent assessment of the Green Belt in Pendle. The purpose of this work is to provide clear and robust conclusions on the relative value of each identified parcel of land to the Green Belt.

5.2.2 This assessment will form part of the evidence base for Local Plan (Part 2) and will be used to inform decisions on the allocation of land. The consultants completed their assessment in October 2016. Their findings have been published in the Green Belt Assessment.

5.2.3 There are a total of 14 sites identified within the assessment which fall within or adjoining the NP boundary (refer to Appendix 1)

5.2.4 Whilst the Neighbourhood Plan cannot determine or make policy on Green Belt issues, the NP group note the assessments that

- Parcel 021, the buffer zone between Carr Hall and the Lomeshaye Industrial Estate, "no longer contributes to green belt function"
- Protected Area PA 01, land to the rear of properties at Carr Hall Road, in the Wheatley Lane Road and Carr Hall Conservation Area, "does not contribute to Green Belt function"
- and that the National Planning Policy Framework requires "exceptional circumstances" to be shown to exist for changes to be made to the Green Belt.

The Parish Council will continue to make representations to protect the above two areas from development and to protect their current land status.

## 5.3 Health and Education

### 5.3.1 Health

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



## 5.3.2 Education

**5.3.2.1** The Parish has two primary schools; Barrowford School and St Thomas Church of England. St Thomas is a relatively small voluntary funded school with 121 pupils. Barrowford School is a larger school with 395 pupils on the roll. These are based on figures supplied from Lancashire County Council (LCC) October 2017 School Census.

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

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

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

## 5.4 Travel and Transport

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

**5.4.2** The village is within close proximity to junction 13 of the M65, which has undergone improvements as part of the Hyndburn, Burnley, and Pendle Growth Corridor<sup>4</sup>. The schemes are creating the infrastructure to unlock potential future growth along the M65 corridor, ensuring businesses and housing developers can invest without congestion becoming a barrier to growth.

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

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

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

---

4 [www3.lancashire.gov.uk/corporate/news/press\\_releases/y/m/release.asp?id=201602&r=PR16/0063](http://www3.lancashire.gov.uk/corporate/news/press_releases/y/m/release.asp?id=201602&r=PR16/0063)

## 5.5 Business and Retail

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

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

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

**5.5.4** Primary Shopping Frontage - is likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods;

**5.5.5** Secondary Shopping Frontage - provides greater opportunities for a diversity of uses such as restaurants, cinemas and businesses;

**5.5.6** Local Shopping Frontage - is a tier down from the Local Shopping Centre, although still providing a range of convenient shops and services.

**5.5.7** Pendle Borough Council carried out the last Retail Occupancy Survey in June 2016. The Neighbourhood Plan Steering group propose the extension of the Local Shopping Frontage at the southern end of the village as part of this document.

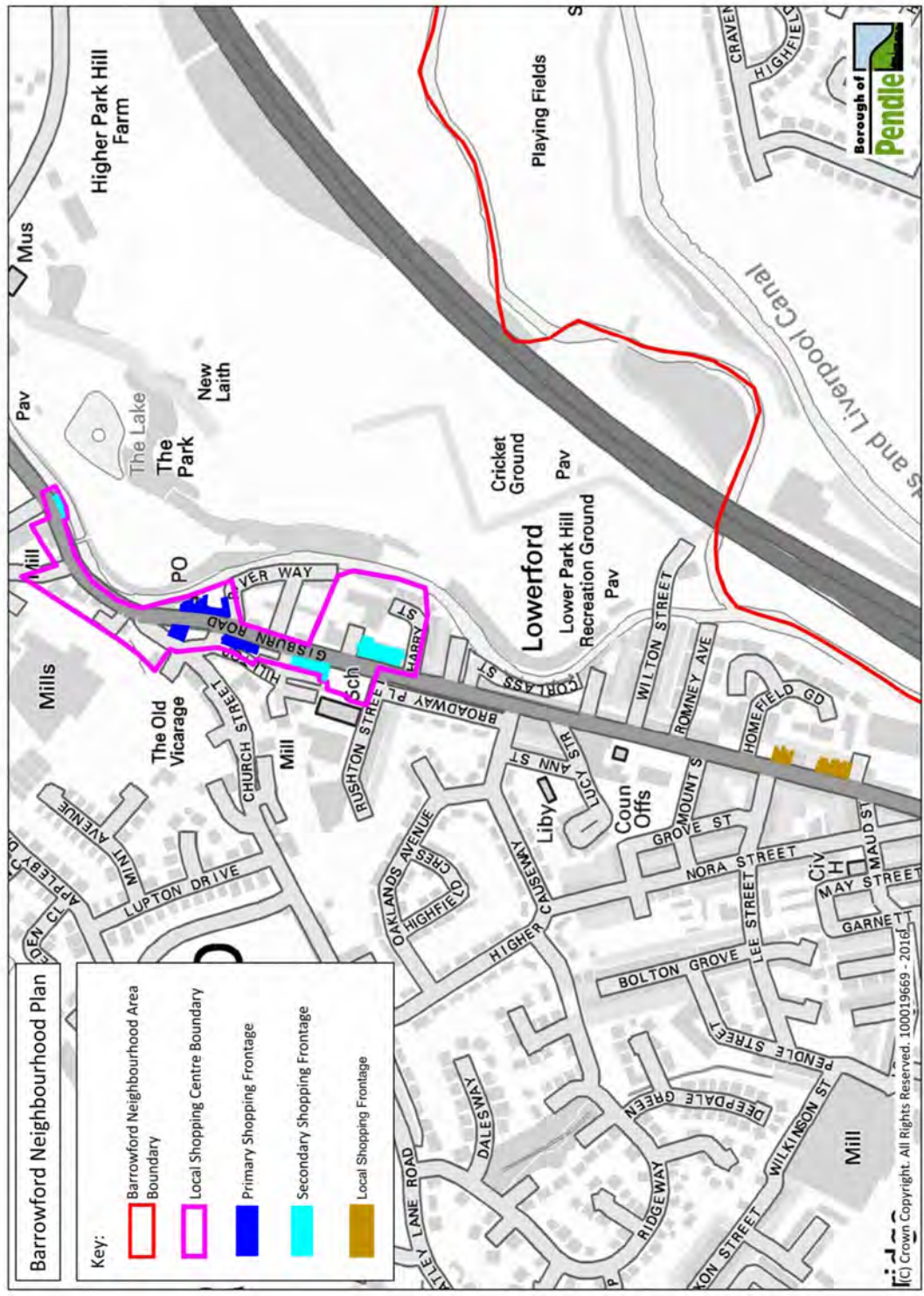


Figure 4: Barrowford Current Retail Designations



## 5.6 Green Spaces

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

- Barrowford Memorial Park<sup>5</sup>
- Victoria Park

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

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

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

**5.6.5** There are three key outdoor sports facilities:

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

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

**5.6.6** Other green spaces such as allotments and other public and privately accessible spaces contribute towards the character of the Parish providing resources of nature conservation, recreation and community value.

**5.6.7** The ongoing development of Barrowford's open space assets to other tiers of local government, or their transfer to trusts or local charities through Community Asset Transfer, or straight disposal through sale or lease needs to be appraised to preserve the public open spaces within Barrowford.

**5.6.8** Open space is seen as essential to the character and vitality of the village and should be identified and, where appropriate, protected. The Canal Corridor, the main wildlife corridor skirting the edge and going through parts of Barrowford, should be linked through existing public open spaces, cycle ways and public footpaths to other green ribbons on the westerly side of the valley and along the course of Pendle Water and its tributaries to create links into Trough Laithe and beyond. Creation of other designated wildlife areas such as Noggarth Quarry and the adjacent former golf course (off Sandyhall Lane) could be included.

---

<sup>5</sup> Protected by an Open Space designation PK002 in the Pendle Open Space Audit (2008) [NB to be updated in 2018]

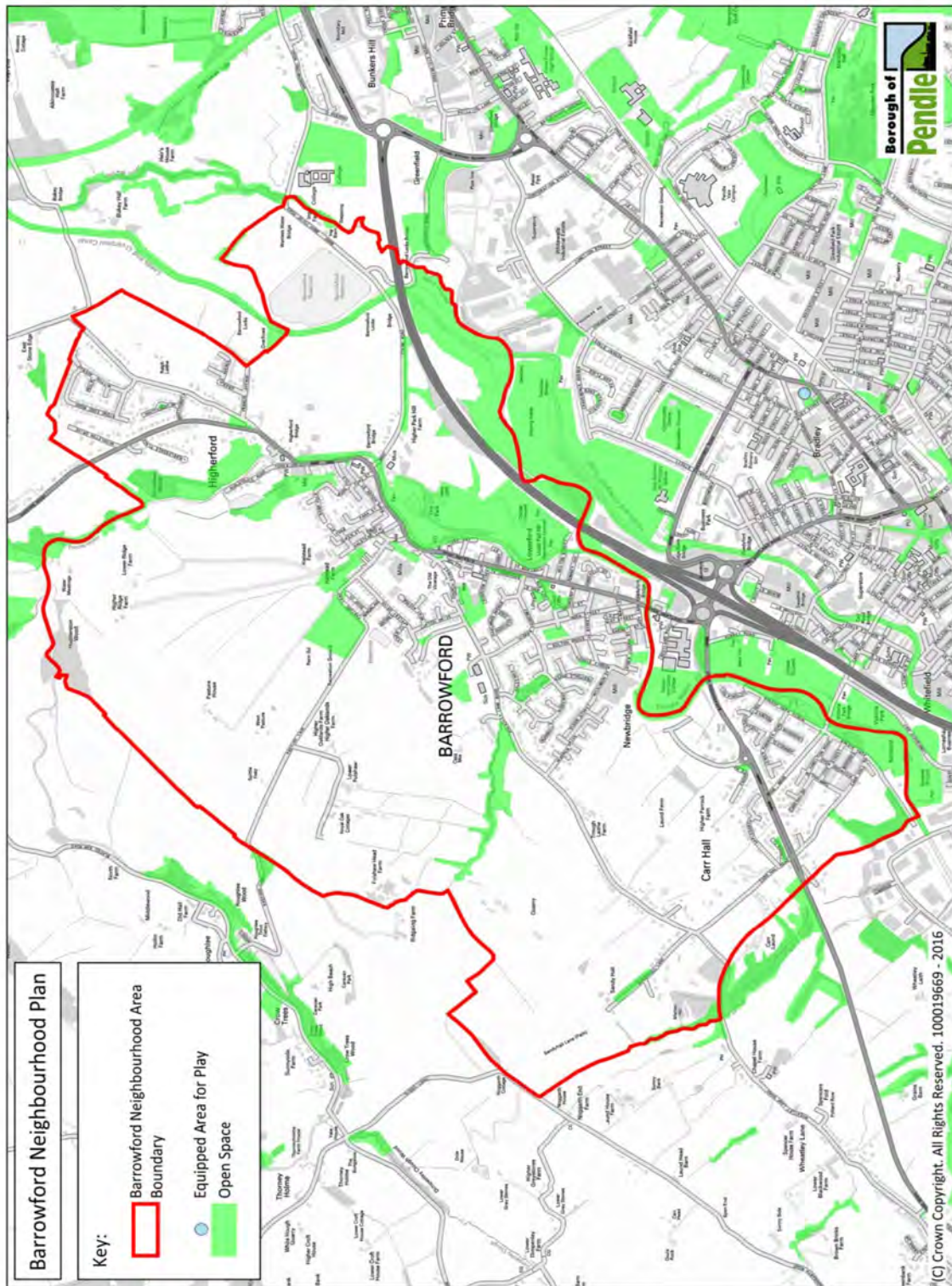


Figure 5: Open Spaces within the Barrowford Neighbourhood Development Plan

## 5.7 Landscape and Natural Environment

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

**5.7.2** The Parish has many open spaces with links to green infrastructure formed by the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the Parish. This network is important for leisure, recreation, tourism and ecological reasons. Through the NDP this existing network will be protected and enhanced.

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



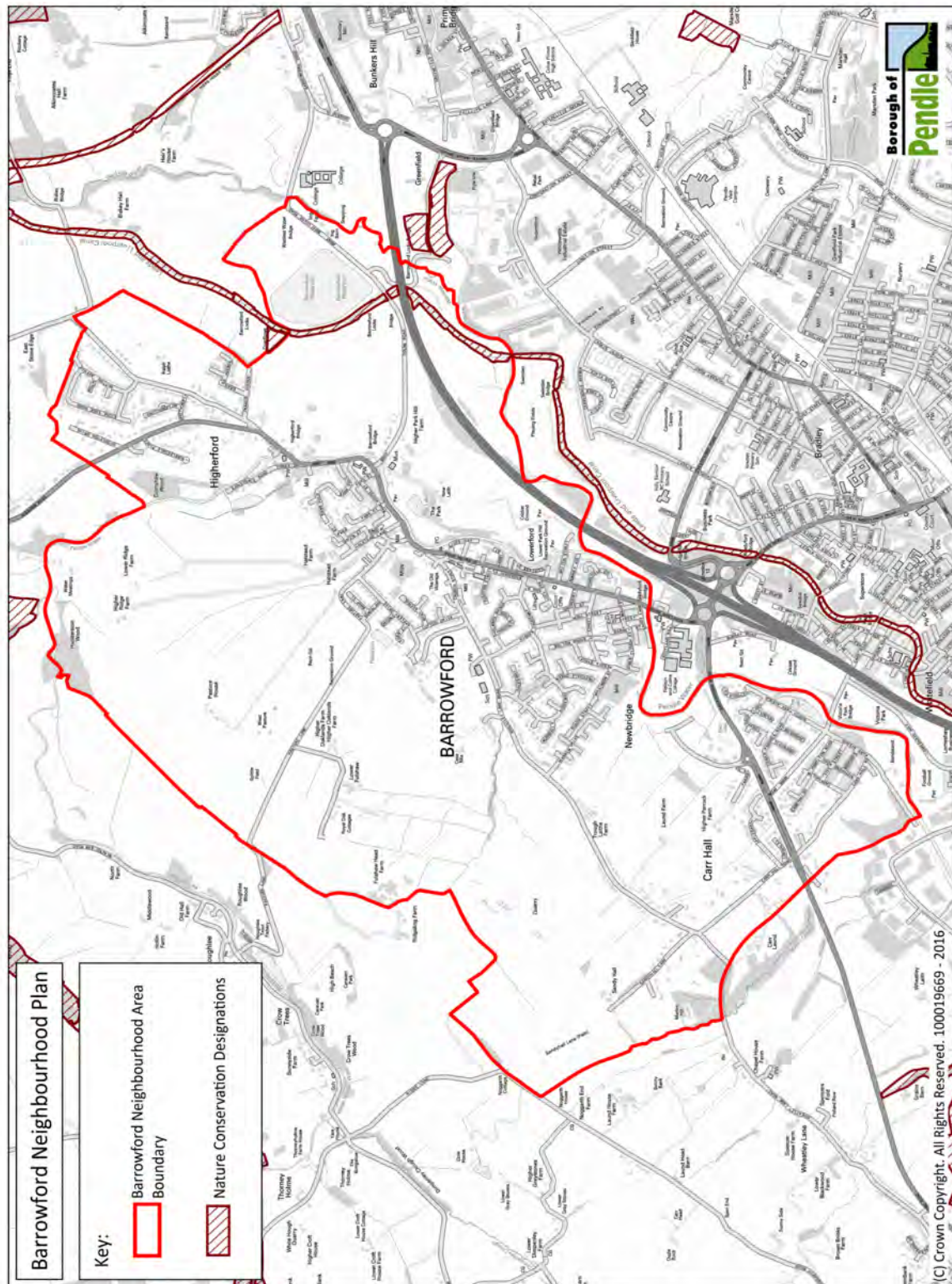


Figure 6: Barrowford Nature Conservation Designation



## 5.8 Heritage and Conservation

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

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

**5.8.2** All the Conservation Areas have Appraisals and Management Plans that were completed in 2010 by Pendle Borough Council<sup>6</sup>. Pendle Council also had a Conservation Area Design Guidance (SPD) adopted in 2008. Also of relevance are the Landscape Character Assessments prepared by [Lancashire County Council](#) and [Natural England](#). Barrowford falls within the National Character Area 33: Bowland Fringe and Pendle Hill.

**5.8.3** Architectural heritage is a strong factor in the desire of the residents of Barrowford to retain a village identity. The Parish boasts one of the oldest Public Houses in the country, the White Bear Inn, trading since 1667. There are 34 statutory listed buildings within the Parish.

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

**5.8.5** The Barrowford Conservation Area Appraisal states on page 45 (7.2.7): ‘it is recognised that there are other historic parts of Newbridge and Lowerford, further to the south, which may merit designation as a separate conservation area.’

**5.8.6** Following on from this recommendation, the NDP proposes the creation of a defined Character Area for Newbridge, which is supported with a Character Assessment ([Figure 11](#)) prepared as part of the NDP process ([BNDP10](#)).

---

<sup>6</sup> [https://www.pendle.gov.uk/info/20068/conservation\\_and\\_listed\\_buildings/22/conservation\\_areas/2](https://www.pendle.gov.uk/info/20068/conservation_and_listed_buildings/22/conservation_areas/2)

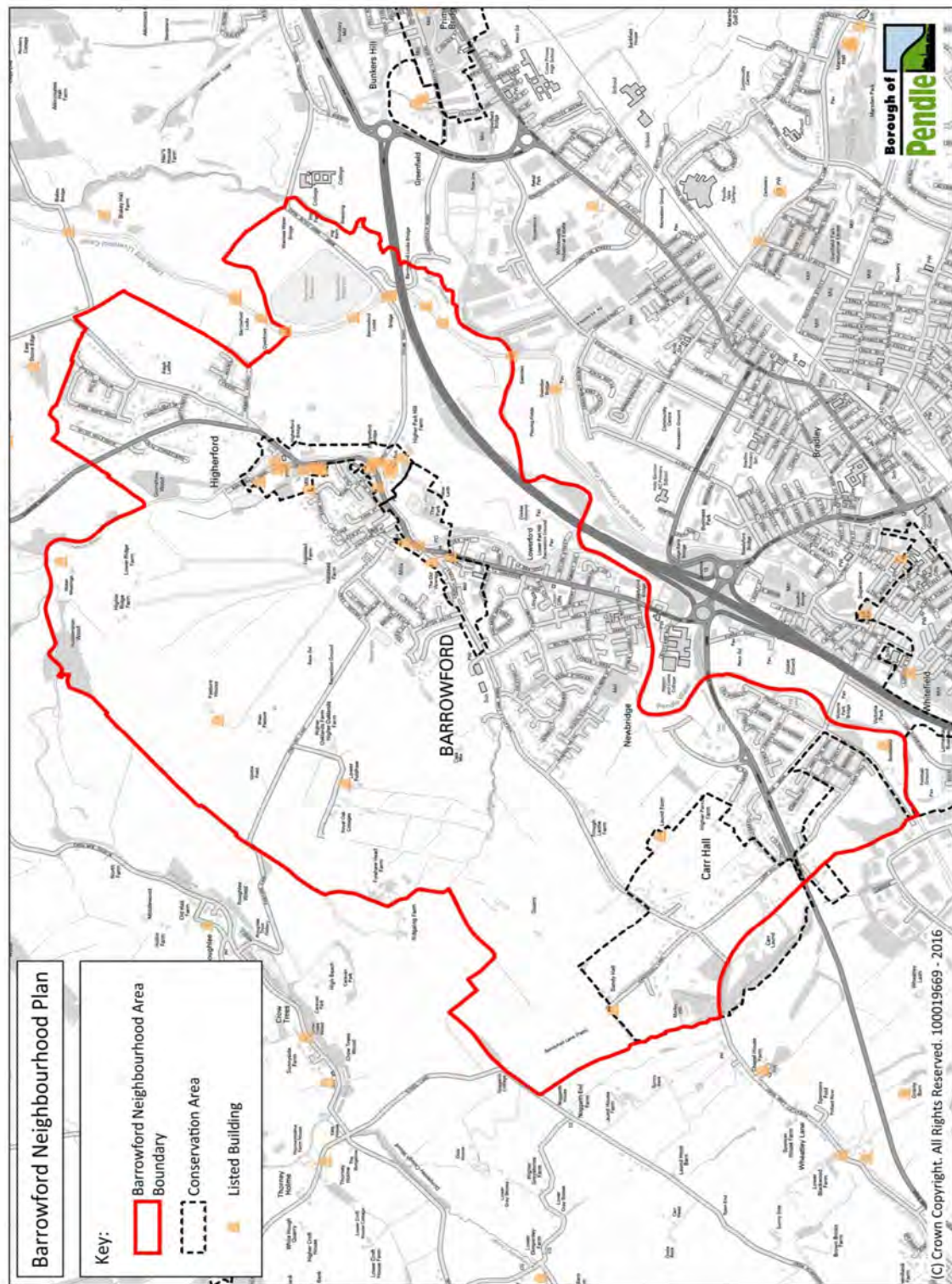


Figure 7: Barrowford Conservation Areas and Listed Buildings

## 6. Key Issues arising from National and Strategic Planning Policy

**6.1** As well as the community consultations, the NDP must be prepared with appropriate regard to national planning policy and to be in general conformity with strategic planning policy for the area.

**6.2** National planning policy is contained in one document, the [National Planning Policy Framework \(NPPF\)](#). The government have also published web-based guidance alongside this in the [National Planning Practice Guidance \(NPPG\)](#). The NDP has been prepared to take full account of both of these resources.

**6.3** Taking account of the NPPF means the neighbourhood plan must “plan positively to support local development” and must “support the strategic development needs” set out in strategic planning policy which is the adopted Pendle Core Strategy 2015. The Core Strategy sets out the policies Pendle Council will use to help guide development to the most sustainable places over the plan period between 2011 and 2030.

**6.4** A full assessment of the planning policies that have been taken into account and have informed the preparation of the Neighbourhood Plan are to be found in the Neighbourhood Planning Policy Background and Evidence Base Review that accompanies this draft Neighbourhood Plan. A copy of the document is on Barrowford Parish Council website at [barrowford.org.uk/NP](http://barrowford.org.uk/NP).

## 7. Vision and Objectives

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

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

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

- 7.2.1 Housing – to achieve a level of new housing which is appropriate to the Parish and its level of public services and infrastructure. See policy BNDP 01
- 7.2.2 Health, Education and Infrastructure – to provide an appropriate level of services and provision to serve the Parish. See policy BNDP 02
- 7.2.3 Travel and Transport – to achieve better connectivity within and outside the NDP area. See policy BNDP 03
- 7.2.4 Business & Retail – to support and allow for the growth of new business and retail. See policies BNDP 04, BNDP 05, BNDP 06
- 7.2.5 Sport, Leisure & Green Space – to protect and enhance open spaces both informal and formal as assets for the community to enjoy. See policy BNDP 07
- 7.2.6 Landscape & Natural Environment – to enhance and conserve the natural environment. See policies BNDP 08, BNDP 09
- 7.2.7 Heritage & Conservation – to enhance and conserve heritage assets and designate Newbridge as a new character area. See policy BNDP 10



## 8. Barrowford Policies

This section of the Barrowford NDP contains the draft Plan policies that we consider should be used to manage, guide and promote future development in the Parish up to 2030.

<b>Policy Reference</b>	<b>Description</b>	<b>Page</b>
BDNP 01	New Housing in Barrowford	<a href="#">28</a>
BDNP 02	Public Services	<a href="#">30</a>
BDNP 03	Travel and Transport	<a href="#">32</a>
BDNP 04	Supporting Existing Businesses	<a href="#">33</a>
BDNP 05	Newbridge Local Shopping Frontage	<a href="#">35</a>
BDNP 06	Design of Shop fronts	<a href="#">38</a>
BDNP 07	Local Green Spaces	<a href="#">39</a>
BDNP 08	Landscape Design	<a href="#">49</a>
BDNP 09	Green Infrastructure	<a href="#">52</a>
BDNP 10	Newbridge Character Area	<a href="#">53</a>

## BNDP 01 - New Housing in Barrowford

1. Within Barrowford settlement boundary (see [Figure 2](#)) new housing development proposals will be appropriate when they meet the following relevant criteria:
  - a) are of good quality design [NPPF para 56-68];
  - b) should protect and enhance the Parish's landscape settings [see BNDP 08];
  - c) should protect and enhance the character of designated and non-designated heritage assets;
  - d) do not have an adverse impact on residential amenity;
  - e) do not lead to the development of residential gardens that would cause harm to the character of the village by reason of over-development (see 9.1.4), significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking; [NPPF para 53]
  - f) are sustainably located for the residents to access local facilities and services;
  - g) all development must be in context, in terms of size, scale, design and character, to its immediate setting;
  - h) green technology and low-carbon footprint should be incorporated in new developments where permitted;
  - i) orientation of buildings to make best use of solar energy.

### 8.1 Background/Justification

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

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

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

**8.1.4** "Over-development" is defined as, "an amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character". (taken from [www.planningportal.co.uk](http://www.planningportal.co.uk))

## **Linking Local Plan Policies**

SDP 3 - Housing Distribution

LIV 1 - Housing Provision and Delivery

LIV 2 - Strategic Housing site Trough Laithe

LIV 3 - Housing Needs

ENV 3 – Renewable and Low Carbon Energy Generation

## BNDP 02 - Infrastructure

In addition to the policy set out in the Pendle Core Strategy SDP 6, the Parish Council will work with other councils and stakeholders to improve the infrastructure within the Parish.

1. Development will be granted only if the necessary infrastructure, facilities and services exist, or can be provided via the development, which will allow the development to proceed without an unacceptable adverse impact on existing provision;
2. The Parish Council will input into development proposals within the neighbourhood plan area that are subject to Section 106 agreements with Pendle Council.

## 8.2 Background/Justification

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

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

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

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

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

**8.2.6** In order to meet current and future emerging demands, the Parish Council, working with Pendle Borough Council and other partners, are keen to ensure that there is a strategic approach to commissioning new services and facilities for Barrowford.

## Linking Local Plan Policies

SDP 6 - Future Infrastructure Requirements



## BNDP 03 – Travel and Transport

1. New development proposals where relevant should include measures that minimise the traffic impact on residents and other land uses. Proposals will be assessed in terms of the following:
  - a) measures that seek to reduce the need to travel by road;
  - b) measures that maximise the use of sustainable forms of transport, including the use of electric vehicles;
  - c) inclusion of off-street car and other vehicle parking;
  - d) street design that priorities safety for all pedestrians especially along Gisburn Road.
2. Improvements to existing cycleways and footpaths should be demonstrated as part of any new development in order to maximise safety and connectivity through the village;
3. New transport projects should preserve and enhance the historic character and street pattern of the village.

### 8.3 Background/Justification

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

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

**8.3.3** Traffic is most acute at Church Street, Pasture Lane, Higher Causeway, Nora Street and Carr Hall Road, especially at peak times.

**8.3.4** The County Council has a long-standing proposal to construct a new, modern standard single carriageway road between the end of the M65 in Colne and at the A56 Lancashire / North Yorkshire boundary, north of Earby<sup>7</sup>. Although outside the designated Barrowford NDP area, this bypass, while relieving traffic congestion on North Valley Road, could have beneficial consequences for the flow of traffic through Barrowford on the A682 and the B6247 to Colne.

**8.3.5** The use of electric vehicles is a key measure in reducing emissions locally and therefore the provision of infrastructure to facilitate and stimulate this change is essential. The uptake of plug-in vehicles is also growing significantly and therefore it is important that developers recognise and respond to this change. See NPPF paragraph 35.

### Linking Local Plan Policies

SUP 2 - Health and Well Being

ENV 4 – Promoting Sustainable Travel

---

<sup>7</sup> [www.lancashire.gov.uk/media/252024/M65-to-Yorkshire-Stage-1-Report.pdf](http://www.lancashire.gov.uk/media/252024/M65-to-Yorkshire-Stage-1-Report.pdf)

## **BNDP 04 – Supporting Existing Businesses**

1. The expansion of existing small/medium businesses within the NDP area will be supported where:
  - a) there is satisfactory means of access and adequate parking provided on site;
  - b) there will be no unacceptable harm to the amenity of neighbouring users;
  - c) all development must be in context, in terms of size, scale, design and character, to its immediate setting;
2. Proposals for the provision of short-term parking spaces to meet the needs of local businesses will be supported, provided they meet requirements set out in the other policies of the NDP.

### **8.4 Background/Justification**

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

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

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

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

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

### **Linking Local Plan Policies**

SDP 4 - Employment Distribution

SDP 5 - Retail Distribution

WRK 1 – Strengthening the Local Economy

WRK 2 – Employment Land Supply

WRK 4 – Retailing and Town Centres

WRK 5 – Tourism, Leisure and Culture

## **BNDP 05 – Newbridge Local Shopping Frontages**

An extension of the existing Newbridge ‘local shopping frontage’, as defined on [Figure 8](#) will be supported as follows:

1. The existing local shopping frontage is extended as defined in Figure 8:
  - a) Frontage 1 : 18 Gisburn Rd, 1-9 King Edward Terrace1, 1- 7 Gladstone Terrace2 and 1-2 Gisburn Rd (insert footnote frontage reference L2 Pendle retail Survey);
  - b) Frontage 2 : 51 – 63 c Gisburn Road.
2. The introduction of non-shopping uses within the defined frontages will be approved unless the proposal would result in the total proportion of non shopping uses (including unimplemented planning permissions) exceeding 50% of the frontage.
3. The change of use of upper floors above shops to residential, office or other appropriate service or community uses, which maintain or enhance the character and vitality of the village will be considered on their merits.

## **8.5 Background/Justification**

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

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

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

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

**8.5.3** The defined local shopping frontage in the Newbridge area includes 4-7 Gladstone terrace and 1-6 King Edward Terrace on Gisburn Road (highlighted in brown on the [Figure 9](#)). Businesses include hair and beauty salons, opticians, dentists, physiotherapists, estate agents and offices, many of which were former shops.

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

**8.5.5** The extension of the local shopping frontage reflects the true level of retail within Newbridge ward. Pendle Council has surveyed the premises within its six town and local shopping centres on an annual basis since 1991. Following the adoption of the Replacement Pendle Local Plan 2001-2016 in May 2006, the monitoring regime was re-assessed and, in addition to the established retail centres, primary, secondary and



local shopping frontages are monitored. The Pendle Retail Survey (2010), Chapter 9 (Pages 105-109) briefly considered the Local Shopping Frontages in Pendle. Table 9.5 in the Survey highlights nine further retail parades that may be worthy of future designation as a local shopping frontage and including 51-63E Gisburn Road, Barrowford.

## **Linking Local Plan Policies**

SDP 5 – Retail Distribution

WRK 4 – Retailing and Town Centres



Figure 8: Newbridge Retail Area

## **BNDP 06 – Design of shop fronts**

Within the defined retail designations on Fig. 4 (local shopping centre boundary, primary and secondary frontages and local shopping frontage in Newbridge) the following criteria will be met:

1. Proposals for new or altered shop fronts should be prepared in accordance with the guidance and principles set out in Pendle Council's SPD 'Design Principles' 2009 and any other appropriate good practice guidance;
2. Shop fronts within the Conservation Areas and the Newbridge Character Area should be in accordance with the relevant shop front section in Pendle Council's Conservation Area Design and Development Guidance SPD;
3. Security shutters requiring planning permission and external shutters to shopfronts within the Conservation Areas will not normally be acceptable.

## **8.6 Background/Justification**

**8.6.1** Improving the quality of shop and commercial frontages, together with the signage, would have a positive impact on the overall character and appearance of the Parish. As the A682 is a key transport corridor, it is essential that there is an emphasis on quality design along this route. Maintaining a consistent approach to shop design will play an important part in the long-term vitality and viability of the village;

**8.6.2** Pendle Council have produced two key SPD documents which support this policy:

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

**8.6.2.2** Conservation Area Design and Development Guidance (2008)

## **Linking Local Plan Policies**

SDP 5 - Retail Distribution

WRK 6 - Designing Better Places to Work

Relevant guidance

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



**Examples of shop fronts within Barrowford\***



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

## **BNDP 07 – Local Green Spaces**

1. The following sites are designated as local green space under paragraphs 76 and 77 of the National Planning Policy Framework. Development of these Local Green Spaces will only be permitted when in accordance with national Green Belt policy.
  1. Barrowford Memorial Park
  2. Bullholme Playing Fields
  3. Victoria Park
  4. Five Allotment Sites
  5. Land at Broadway
  6. Field to rear of Holmefield House
  7. Triangle land at Dickie Nook
  8. Water Meetings & Utherstone Wood
  9. Pasture Lane Wildlife Area
  10. Land at North Park Avenue Carr Hall
  11. Carr Rd/Wheatley Lane, Parrock Road
  12. Trough Laithe Footpath and Wildlife Corridors
  13. Carr Hall Road and the Lomeshaye Industrial Estate
  14. Carr Hall Road and Wheatley Lane Road

## **8.7 Background/Justification**

**8.7.1** The NPPF allows communities to protect significant local green space.

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

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

- a) where the green space is in reasonably close proximity to the community it serves;



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

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

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

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
side of the river)		mark Queen Victoria's Diamond Jubilee and straddles Pendle Water, the Barrowford Parish Boundary. The part contained within Barrowford consists of a lake area connected under Carr Road, via a late Victorian Grotto, to a wooded riverside area, widening into a large open space which contains a Grade II Listed Bandstand. The park also acts as a flood plain when the river is in flood which occurred in 1967, 2000 and 2015, preventing extensive flooding of residential properties.	contributing part of the character of Carr Hall. Local cycle ways run through the park and link with others.
4. Allotment Sites Located at: Lowerclough Street Upper Back Nora Street Lower Parkhill Church Street Pasture Lane	10m 10m 500m 10m 100m	The five allotment sites are located within Newbridge and central Barrowford; both areas were originally comprised of terraced housing with no garden provision. The allotments originally provided affordable rented land to local residents, enabling both vegetables to be grown and small livestock to be kept. There are 184 individual allotments which are well used and provide garden space for those who don't have space at their property. They are valued for their recreational and cultivation uses.	Barrowford contains many Victorian/ Edwardian Terraced properties and these allotment sites make available usable private green spaces to the people of the village for gardening and enjoyment. They also provide garden facilities for residents of modern multi-story apartments.
5. Land between Broadway & Gisburn Road	10m	This is strip of land which was acquired by Barrowford Urban District Council (UDC) when it bought farmland formerly part of the Oaklands Farm. Most of the land was developed for council housing during the late 1940s and early 1950s. Barrowford UDC left this green strip along Gisburn Road, possibly as an acknowledgement of the former green field break between Newbridge and Barrowford. This area is currently planted with shrubbery and grass and is the last vestige of the rural boundary between Newbridge and Barrowford.	This area gives a green space in an otherwise urban landscape and continues the open aspect that threads through other parts of the village, greatly adding to the character and visual amenity of that part of the village.

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
6. Field to the rear of Holmefield House/ The Holden Centre	20m	The field is part of the curtilage of a former mill owner's house and is currently used as both a community centre and council office. The field abuts the old natural boundary between Newbridge and Barrowford and is located amongst predominantly late Victorian terraces. It acts as a village green and has for several generations been used by local children. Locally it is known as, "back of Sam Holden's canteen" after the last mill owner of the site.	The field is currently used for community events at the Holmefield House Community Centre and is an essential part of the character and setting of the surrounding terraces.
7. Triangle of Land at Dickie Nook	50m	This is an open area which once included a toll house and a barn/workshop which was demolished after being hit by a Charabanc in the 1920s. The area has remained open except for the creation of the bus turnaround and includes a raised garden with lawns and trees. The area stretches between Gisburn Road and Barnoldswick Road, providing a green backdrop which enhances the amenity and setting of the Higherford Conservation Area. (This land abuts the Conservation Area but is not included.)	This area forms the centrepiece of the vista of Higherford when viewed up Gisburn Road. The openness and character add to the visual amenity of both the upper end of the Higherford Conservation Area and the two gateways into Barrowford.
8. Water Meetings & Utherstone (Huddleston) Wood	1km	This is part of the original Higherford Promenade where in late Victorian and Edwardian times young people promenaded after Sunday Service. The route to the Water Meetings contains the Grimshaw Oak, one of the oldest trees in the area, and once had a tearoom for light refreshments. The Water Meetings has been a destination for families over generations. In recent years the main path has been become part of the Pendle Way. This open area of river floodplain at the confluence of two streams is particularly popular with both visitors and local residents before the valley	This has been a prominent walk for generations. It gives the urban residents of the village the opportunity to see wildlife including deer, badgers, hares, kingfishers, dippers and many other species in their natural habitat. The area enhances the character of the whole of Barrowford and is one of the many reasons why Barrowford has become a desired place to live. The wider floodplain at the Water Meetings helps to protect the lower lying areas of Higherford and Barrowford

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		narrows and climbs steeply into the area known as Utherstone Woods.	from flooding.
9. Pasture Lane Wildlife Area	50m	This area is a sloping banking running down to a small stream, nestled behind residential houses. It contains a footpath that meanders down the site across a little brook at the bottom and links up to the public footpath running from the top of Halstead Lane. The area contains several mature trees with glades providing natural ground cover for both small mammals and birds.	The area is deliberately left natural with minimal grounds maintenance allowing it to act as a wildlife corridor between the open countryside and the local housing which predominantly contains gardens.
10. Land at North Park Avenue Carr Hall	100m	This narrow strip of land running from the end of Park Avenue along the riverside under the bridge on the Barrowford Road (A6068 Padiham Bypass) contains the start of public footpath 29 which follows the river from Victoria Park to Pendle Street and links into footpath 31 which leads to Sandy Lane at Newbridge. As such it is essential for any long-term plans to connect Barrowford, Trough Laithe Strategic Housing Site and Vantage Court Business Park to Carr Hall, Nelson and the Lomeshaye Industrial Estate for pedestrians and potentially cyclists, whilst retaining a wildlife corridor between Victoria Park and the wider area.	This site includes a public footpath leading across a small area of privately owned land, before passing under the A6068 and continuing along the riverbank to Lowerclough and Newbridge. It protects the natural wildlife corridor that exists along the banks of rivers. This is both an attractive walkway along the river joining Carr Hall with Newbridge and, if upgraded to a cycle way, would provide a safe direct route into Barrowford for pedestrians and cyclists, linking some of the fragmented strands of existing cycle ways.
11. Land situated between Carr Hall Road, Wheatley Lane Road, Parrock Road and Footpath leading from Parrock Road to Wheatley Lane Rd adjacent to Trough Laithe	100m	This area of land falls within the boundaries of the Carr Hall/Wheatley Lane Road Conservation Area. The area is highlighted in the Local Plan 2001-2016 as a protected area (identified on the map as Protected Area 3A) until 2016. The future designation is uncertain as Part 2 of the Local Plan has not yet been completed. Barrowford Parish Council has asked in the recent Pendle Green Belt Consultation that the	The proposed designated area was originally part of the Carr Hall estate but the Ancient Walkway (Public Footpath 25) which abuts the area and links Parrock Road to Wheatley Lane Road and Laund Farm that stands at the crossroads of footpath 25 and footpath 33 probably precede the formation of the estate and recent historical research by the owner of Laund House suggests that a small hamlet



Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		<p>remaining portion of the Protected Area (3A) within the Conservation Area be adopted as Green Belt to prevent urban sprawl and protect the Conservation Area. The Green Belt Consultation as part of the Local Plan 2 documents is still being developed and will not be completed before the completion of this Neighbourhood Plan. The Conservation Character Appraisal states (in 6.1): “Carr Hall has developed into an area with a distinct and strong character. There are still numerous open spaces, a remnant of the area’s farming origins. These are to the north, either side of Sandy Hall Lane, to the east of the conservation area adjacent to Laund Farm and Higher Parrock Farm, and to the west of Carr Hall Road. The former two areas are open fields associated with the farms, whereas the latter is the extensive garden to Carr Laund. However, in sharp contrast to these open spaces the rest of the area has been enclosed to varying degrees by trees, shrubs and boundary walls which surround the housing plots. This juxtaposition creates an interesting character, where enclosure gives way to open space and longer views within fairly short distances.” One of the three key viewing points highlighted in the appraisal falls within this area. Whilst problems, pressures and capacity for change are highlighted in 6.48, there remains much open space in the Conservation Area, and within its immediate setting, which may at some stage come under pressure for development. The land within the Conservation Area has three different designations within the Local Plan. The land to the west and north of</p>	<p>once existed. The number of footpaths that link up and cross both the designated site and the adjacent Trough Laithe site show that this area was once a major thoroughfare from the 1600’s and earlier. The land is crossed and interlinked by public footpaths 24, 25, 26, 27 and 33. The area is still well used by walkers and visitors to the area and is still an arterial route for walkers from Nelson to Roughlee, Newchurch, Barley and Pendle Hill. The area contains many fine views of the Carr Hall and Wheatley Lane Road Conservation Area as well as wider views over Nelson and beyond. Due to the now low-scale use as pastureland, wildlife has returned with foxes, badgers and deer often being observed. The dry stone walls, hedgerows and the large mature gardens to the rear of Carr Hall Road which contain numerous mature trees provide an essential habitat for smaller animals, amphibians and birds. The less managed nature of the farmland in recent years has allowed the incursion of native species of plants providing food and habitat for insects and other species. The area through these arterial links to the surrounding Green Belt and river corridor situated in the valley bottom provides a safe corridor enabling wildlife to freely access a wide area linking into the Canal Corridor, Victoria Park,</p>

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		<p>Carr Hall Road and Wheatley Lane Road is designated as Green Belt. This is a restrictive designation which means that the openness of the area will be protected and inappropriate development will not be allowed. The houses to the east of Carr Hall Road have no particular designation. The open land to the east of these houses, up to the conservation area boundary at Laund Farm, is designated as a protected area. This land is protected from development which would prejudice the open character of the area or its potential for long term development. It is therefore possible in future that should development pressure on Green Belt land increase that this land would be considered for development. If pressure for development on the Green Belt does not materialise then consideration would be given to placing this land within the Green Belt. Should the land be considered necessary for development in future, careful consideration would need to be given to scale and layout to ensure that the setting of the listed Laund Farmhouse and Cottage, and the Conservation Area are not detrimentally affected.</p> <p>The designation in the Core Strategy of Trough Laithe as a Strategic Housing Site and the existing permissions for the Business Park have already compromised the integrity and setting of Laund Farm and its cottage within the Conservation Area. The protection of the remaining land as a Local Green Space is essential to enhance and preserve the setting and amenity of the Carr Hall/Wheatley Lane Road Conservation Area.</p>	<p>Noggarth Quarry and the surrounding Green Belt for food and water and habitat as the seasons change, whilst providing an easily accessible edge of town glimpse into the countryside and wildlife of the area for residents of Carr Hall, Barrowford Nelson and the nearby towns.</p>

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
12. Trough Laithe Footpath and Wildlife Corridors	100m	<p>The area covers most of the former farmland comprising Trough Laithe Farm, the top section was included in the Core Strategy as a Strategic Housing Site and received outline planning permission for 500 houses, whilst the lower area abutting the river is designated for business use, this would at first glance preclude the inclusion of the whole site as a Local Green Space.</p> <p>The former Trough Laithe Farm site's forms a key location within the wider area, abutting the Ancient Walkway (Public footpath 25) the curtilage of Laund Farm and Cottage (Grade 11 listed), public footpaths, 25, 28, 29, 31, 33 and 34 which either traverse the site or run along or abut boundaries. The site links the Pendle Water River Corridor to the Carr Hall/ Wheatley Lane Conservation Area and the Green Belt above Wheatley Lane and through these links into the wider area, this site provides both public footpath access for walkers and residents to Carr Hall and Fence, Pendle and the Pendleside Villages, Barrowford and Victoria Park and Nelson with the added bonus of these paths acting as wildlife corridors which will be further enhanced by the provision of a 30m wide easement corridor beneath the electricity pylons that traverse the site from Newbridge to Wheatley Lane.</p> <p>This area of land once formed part of the Carr Hall estate and still retains the remnants of the largest fish ponds associated with the estate. The land is within the defined boundary of the Carr Hall Conservation Area which was established in 1984 and its</p>	<p>Although the vast majority of this land will be built upon over the next decade it is essential to preserve what local green spaces that remain and encourage the developers to retain and utilize the remaining footpaths and easements for public access, to the wider area with the aim of reducing the necessity for vehicle travel to the local centres and services.</p> <p>This could be achieved by enhancing and improving the existing footpaths and retaining abutting hedgerows and mature trees and dry stone walls creating a green link between the developments and the outside world. The improvement and retention of the rural character of the existing footpaths and careful management of the easement corridor could help ameliorate the effect of the housing and business development for both walkers and the indigenous wildlife and could be if done well be an asset to the 500 houses.</p>

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
		<p>function is highlighted in the Carr Hall Conservation Character Appraisal section 4 where it states:</p> <p>4.1 Location and Context The conservation area lies close to the western side of Nelson and to the south of Barrowford, at the centre of the Borough of Pendle. The area lies close to Pendle Water and mainly occupies the gently sloping north western valley side; the land rises gradually up to the Northwest where the conservation area boundary is formed by Barrowford Road (A6068). To the north the area is surrounded by later 20th century housing development which has grown up on the outskirts of Nelson and Barrowford. To the south lies Victoria Park, laid out around Pendle Water at the turn of the 20th century. To the west, across an area of open fields, the conservation area borders the Lomeshaye Industrial Estate. In</p> <p>4.2 General Character and plan form it explains the function of the open land: The third part of the conservation area is an area of open fields, also forming part of the former parkland of Carr Hall, which today acts as a buffer between the conservation area and the industrial land to the west.</p>	
13. Land between Carr Hall Road and the Lomeshaye Industrial Estate	100m	<p>This area once part of the Carr Hall estate including the remnants of the Hall's fish pond has in recent years since the extension of the Lomeshaye Industrial estate provided an essential buffer zone to prevent the merging of Nelson with Barrowford. The openness of these fields and the prevention of sprawl, noise and light pollution from the industrial estate, elevate the setting amenity and enjoyment of Lower Carr Hall Conservation area.</p>	<p>This area creates a feeling of openness between the residential and industrial areas and greatly enhances the character and visual amenity of the houses within the Carr Hall Conservation Area</p>

Name of Site & Ref	Distance from local community	Demonstrably <i>special</i> characteristics	Local Character (not extensive tract of land)
14. Land adjacent to Carr Hall Road and Wheatley Lane Road	100m	This open land once part of the Every Clayton Estate boasts parkland currently used for deer contains some of the last remnants of the Waterloo Limes planted on either side of Carrhall Road to commemorate Waterloo. Ribbon development over the last 100 years has enveloped one side with some of the Lime trees still existing in gardens. On the other side the Limes are still in their open aspect as originally intended. This open aspect elevates the setting amenity and enjoyment of Higher Carr Hall Conservation area.	This is one of the defining views of the Carr Hall Conservation area and since the demolition of Carr Hall fifty years ago is the last tangible link with the Every Clayton family who owned the Hall. The trees and deer park form a significant vista which enhances and significantly contributes to the amenity and setting of the Conservation Area.

## Linking Local Plan Policies

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

SUP 2 – Health and Well Being

## Other Useful Documents

Playing Pitch Strategy 2016

Pendle Open Space Audit 2008



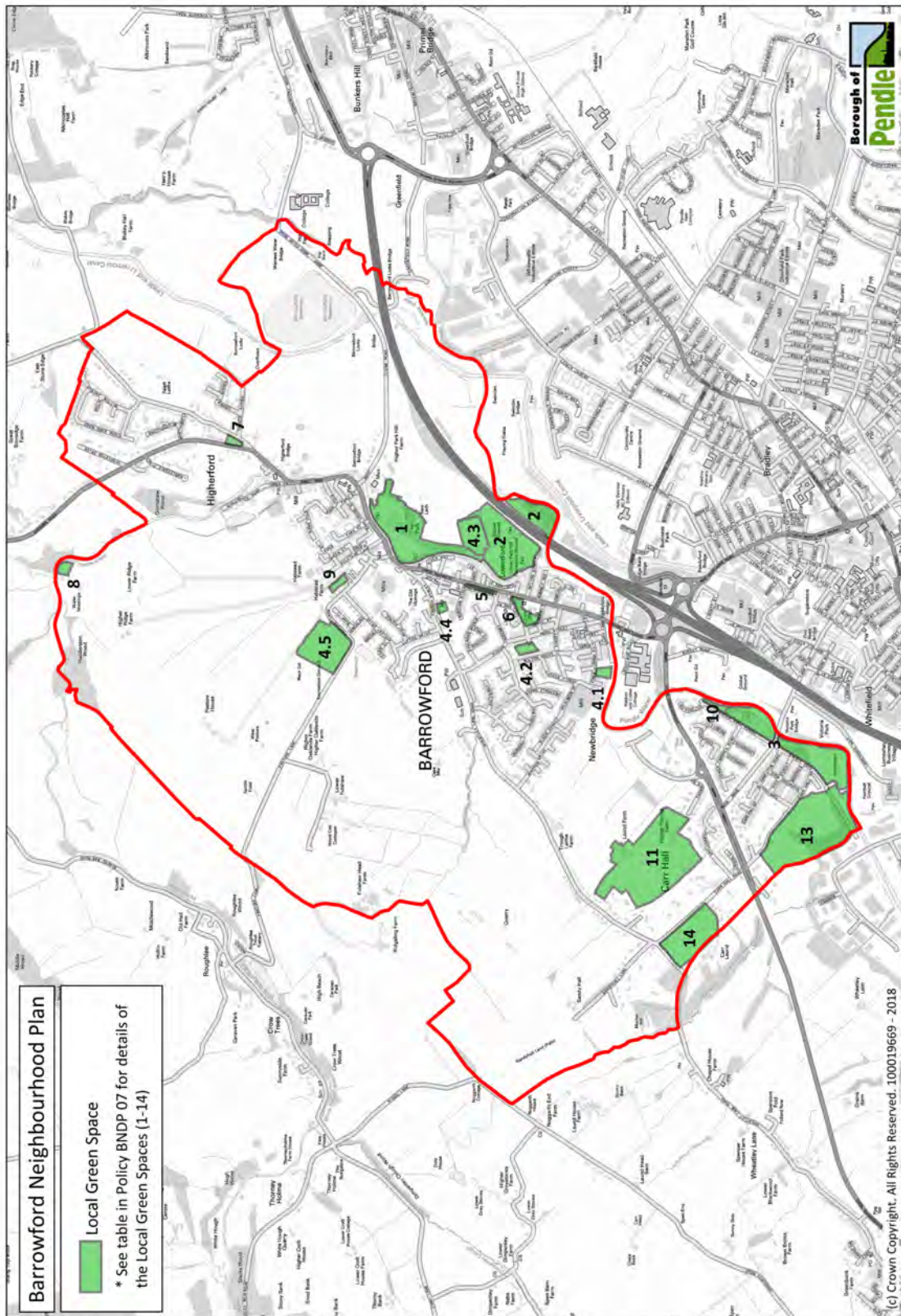


Figure 9: Local Green Spaces

## BNDP 08 – Landscape Views

Local views and vistas have been designated on [Figure 10](#). Development within the plan area will be required to meet the following criteria:

1. Locally important views are considered special and development must take into consideration any adverse impacts on these views through landscape appraisals and impact studies.
2. Development proposals will be required to incorporate the following landscape design principles:
  - 2.1. Height, scale, and form of buildings should not adversely disrupt the visual amenities of the immediate surroundings or impact adversely on any significant wider landscape views.
  - 2.2. Development proposals should give careful consideration to light pollution which should be minimised wherever possible; security lighting should be appropriate, unobtrusive and energy efficient.
  - 2.3. Development proposals should conserve, restore and enhance important local historic landscape features such as parkland planting and structures, hedges, ancient woodland and traditional orchards. Individual or small groups of mature and established trees, should be protected and incorporated into landscaping schemes wherever possible.

## 8.8 Background/Justification

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

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

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

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

**Carr Hall:**

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

**Newbridge:**

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

**Central Ward:**

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

**Higherford:**

18. Vista along Gisburn Road towards George & Dragon, the Toll House, Alma Cottages and Syke House.
19. Views from Higherford Bridge both towards the Pack Horse Bridge and down towards Colne Road.
20. The Packhorse Bridge, Foreside, Pinfold and Calderview.

21. Views from the Water Meetings footpath of the river, Water Meetings and Utherston (Huddleston) Wood
22. Views from the Utherston (Huddleston) Wood across Water Meetings and views towards Blacko
23. Views from top of footpath adjacent to the Grimshaw Oak, looking towards Blacko and Utherston (Huddleston) Wood.

## **Linking Local Plan Policies**

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

ENV 2 – Achieving Quality in Design and Conservation



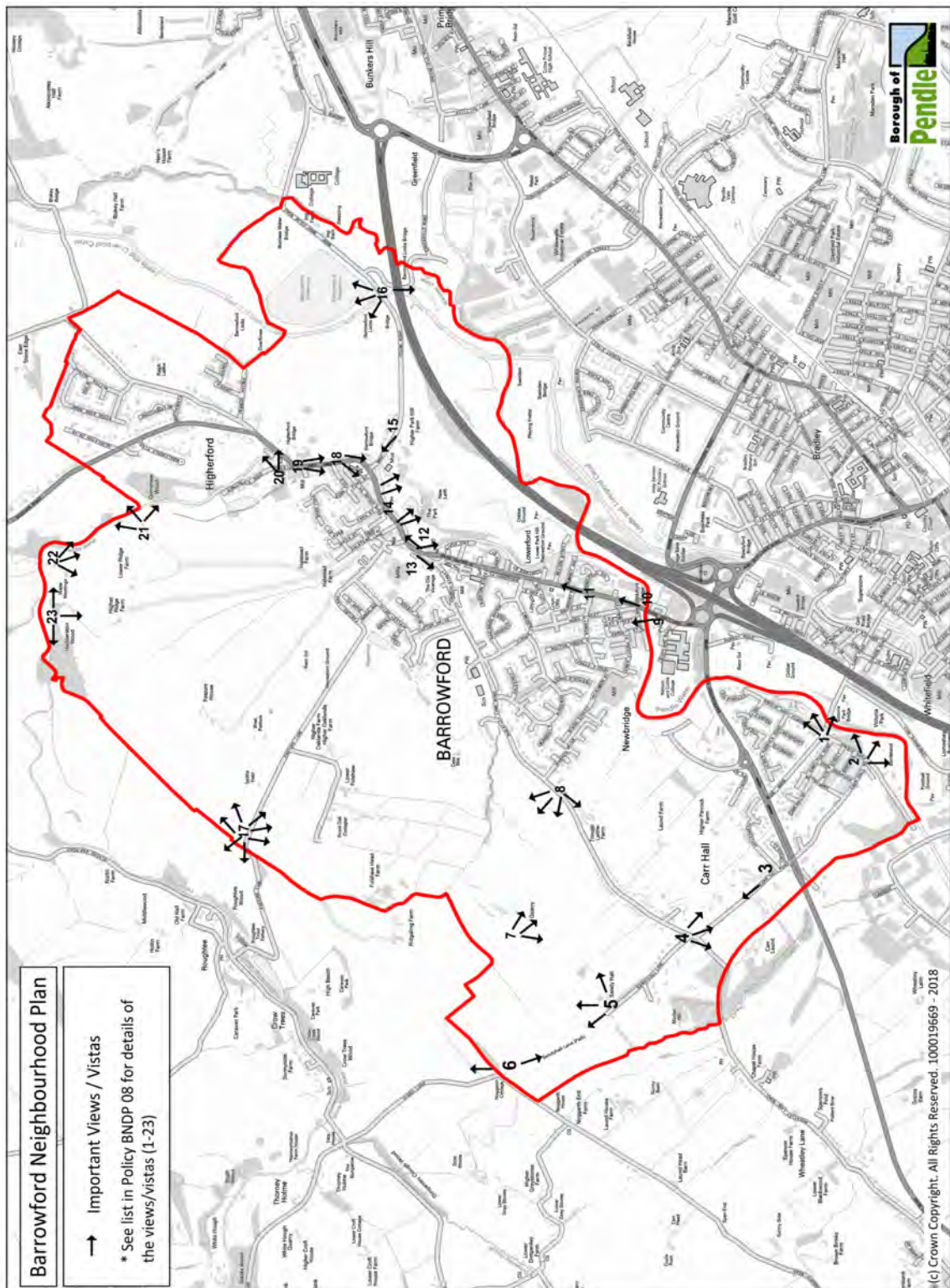


Figure 10: Barrowford Local Views and Vistas



## **BNDP 09 – Green Infrastructure**

1. The network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the Parish should be protected and enhanced for their recreational and ecological value.
2. Development proposals should seek to:
  - a maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network;
  - b restore existing green infrastructure;
  - c introduce features that enhance the existing green infrastructure network.
3. Development that would disrupt or sever this network will not be permitted unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.

### **8.9 Background/Justification**

**8.9.1** Green infrastructure is the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the Parish. This network is important for leisure, recreation, tourism and ecological reasons. The extent of the Green Infrastructure Network in Pendle will not be defined until the adoption of Pendle Local Plan Part 2: Site Allocations & Development Policies, in 2019.

**8.9.2** NPPF paragraph 117 states “To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests.”

### **Linking Local Plan Policies**

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

## BNDP 10 – Newbridge Character Area

1. A new Character Area is proposed within Newbridge (see Fig 11). The Character Area will help to inform a new Conservation Area. Proposals for development within the defined area should enhance and protect the wider character in accordance with the following criteria:
  - 1.1 Retaining original features such as stone garden walls, chimneys, stone and slate roofs;
  - 1.2 The use of traditional building materials stone and slate;
  - 1.3 Preserving important views, as detailed in Policy BNDP 08, [Newbridge area](#).
- 2 The following non-designated heritage assets have been identified within Newbridge. All new development proposals should seek to conserve and enhance the non-designated heritage assets by ensuring that:
  - 2.1 where proposals affect non-designated heritage assets directly or indirectly, the harm or loss is outweighed by the public benefit of this harm or loss;
  - 2.2 new development should enhance and reinforce the local distinctiveness and historic character of Newbridge and the non-designated heritage assets identified.
    - a) 1-23 Sandy Lane
    - b) Caldervale, a terrace of late Victorian/Edwardian mill houses situated next to the site of Caldervale Mill.
    - c) 2-16 Gisburn Road
    - d) 31-49 Gisburn Road
    - e) King Edward Terrace
    - f) The former police station situated at the junction of Gisburn Road and Wilton Street, built in 1897.
    - g) Holmeffield House
    - h) Belmont Terrace
    - i) Cottages on Gisburn Road running from Portland Street to Corlass Street. These cottages are the oldest within Newbridge and predate the Marsden to Gisburn Turnpike, with the original frontage facing the river.

## 8.10 Background/Justification

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

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

**8.10.2** It is the intention of the NDP that a character area will be the start of the process for a new formal CA being adopted by Pendle Borough Council.

### **8.10.3 Evidence Base Character Assessment (see Newbridge Character Assessment Table)**

**8.10.3.1** A character assessment has been carried out by the NDP group in order to justify the special qualities of Newbridge and its justification as a new Character Area (see Appendix 2 and Appendix 3 for 1893 and 1912 maps of Newbridge.) Guidance for the assessment has been taken from a recent Historic England publication, 'Understanding Place: Historic Area Assessment'<sup>8</sup>.

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

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

### **8.10.4 Historical Background**

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

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

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

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

### **8.10.5 Local Heritage Assets**

**8.10.5.1** Barrowford Parish Council has identified a number of local heritage assets that reinforce the local character of Newbridge, and it would like to see them given protection through the Neighbourhood Plan. The National Planning Policy Framework (NPPF) advises in paragraph 135 that, "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

**8.10.5.2** The non-designated heritage assets identified may form part of a Local Heritage List which Pendle Council may choose to develop in the future. A Local Heritage List identifies those heritage assets that are not protected by statutory designations but provides clarity on the location of these

---

8 [www.historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/](http://www.historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/)

assets and what it is about them that is significant. A local heritage asset is a building, structure or man-made landscape of local historic or architectural importance. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.

## **Linking Local Plan Policies**

ENV 1 - Protecting and Enhancing Our Natural and Historic Environments

ENV 2 - Achieving Quality Design and Conservation

WRK 5 - Tourism, Leisure and Culture

## **Other Useful references**

Local Heritage Listing – Historic England Advice Note 7



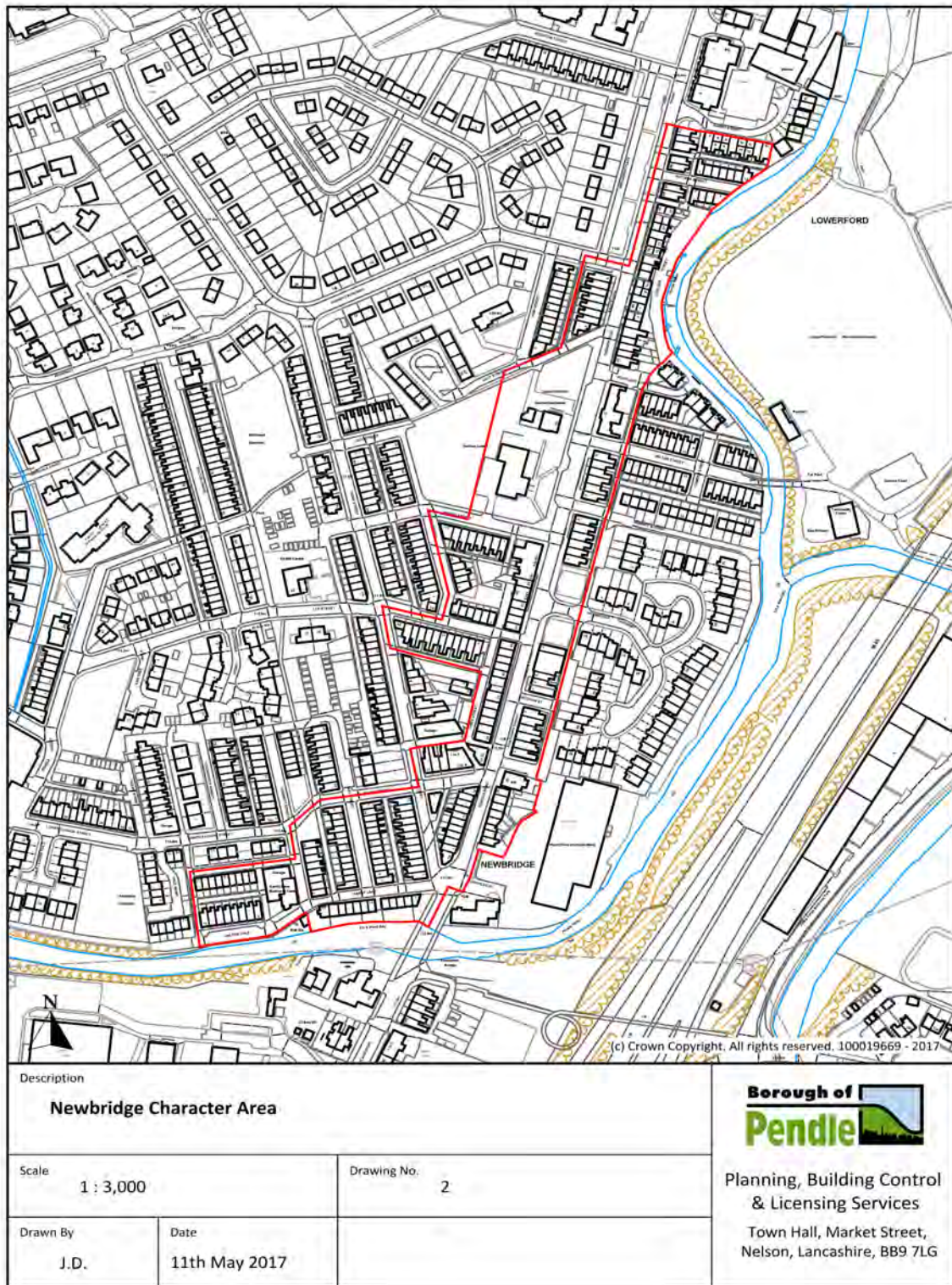


Figure 11: Barrowford Newbridge Character Area



## Newbridge - Character Assessment

Issues	Description
Relationships of building to open spaces	Few open spaces now remain in Newbridge with the main ones being the public open space to the rear of Holmefield House and Bullholme Playing Fields situated off Gisburn Road across the river. The other area of open space within Newbridge situated at Trough Laithe has been designated a Strategic Housing Site and given outline planning permission or forms part of the area of Riverside Business Park.
Street patterns and boundaries	<p>On entering Newbridge from Nelson (past Nelson and Colne College) the street pattern is defined by the linear route of Gisburn Road. The terrace pattern off Gisburn Road is characterised by high density terraced houses and former cottages along Gisburn Road. Breaks in the historic pattern have been broken by the creation of new infill developments on former mill sites, such as Holmefield Gardens and Lower Clough Fold.</p> <p>Many of the properties along Gisburn Road have a dwarf stone wall which marks out the private amenity space and softens the edge from the busy main road. Some of the walls have been repaired and replaced over the years.</p>
Views in and out	Refer to landscape design policy
Building scale	<p>Much of the building scale has been lost with the demolition of the key mills within the area.</p> <p>Most of the housing is of a traditional scale with some new infill development being 2½-storey.</p> <p>Key buildings along Gisburn Road such as Holmefield House and the former Police Station have the greatest height and building scale.</p>
Building type	<p><b>Mills</b> Caldervale Mill 1850s – 60s (demolished around 2006) Lowerclough Mill (at the junction of Lowerclough Street and Pendle Street)</p> <p><b>Former Large Homes</b> Holmefield House – built in 1865 by the Berry family who owned Victoria Mill at Barrowford. Now in the possession of Barrowford Parish Council and used as a Community Centre and Council Offices</p> <p>Police Station - built in 1897 this building is of a Victorian Baroque exuberance when viewed in relation to other Newbridge buildings, having gables to four frontal dormers and a protruding central bay.</p> <p><b>Housing</b> Prominent terraces: King Edward Terrace a row of Edwardian shops, Forrest View, Cromwell Terrace and Albert Terrace, all larger bay windowed terraced houses with both Cromwell Terrace and Forrest View containing some original shops.</p> <p>Workers' cottages – The southern side of Sandy lane is a row of workers' cottages following the river; one retains the dial of a clock. This row was built around 1837 by John Steel, a Barrowford tailor. Local rumour said that the money needed for their construction was obtained by John Steel's practice of</p>

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

## Appendices

1. List of Green Belt Parcels within/partly within the Barrowford Neighbourhood Plan Area and Map
2. Newbridge Character Area (1893 Map)
3. Newbridge Character Area (1912 Map)
4. Abbreviations & Acronyms

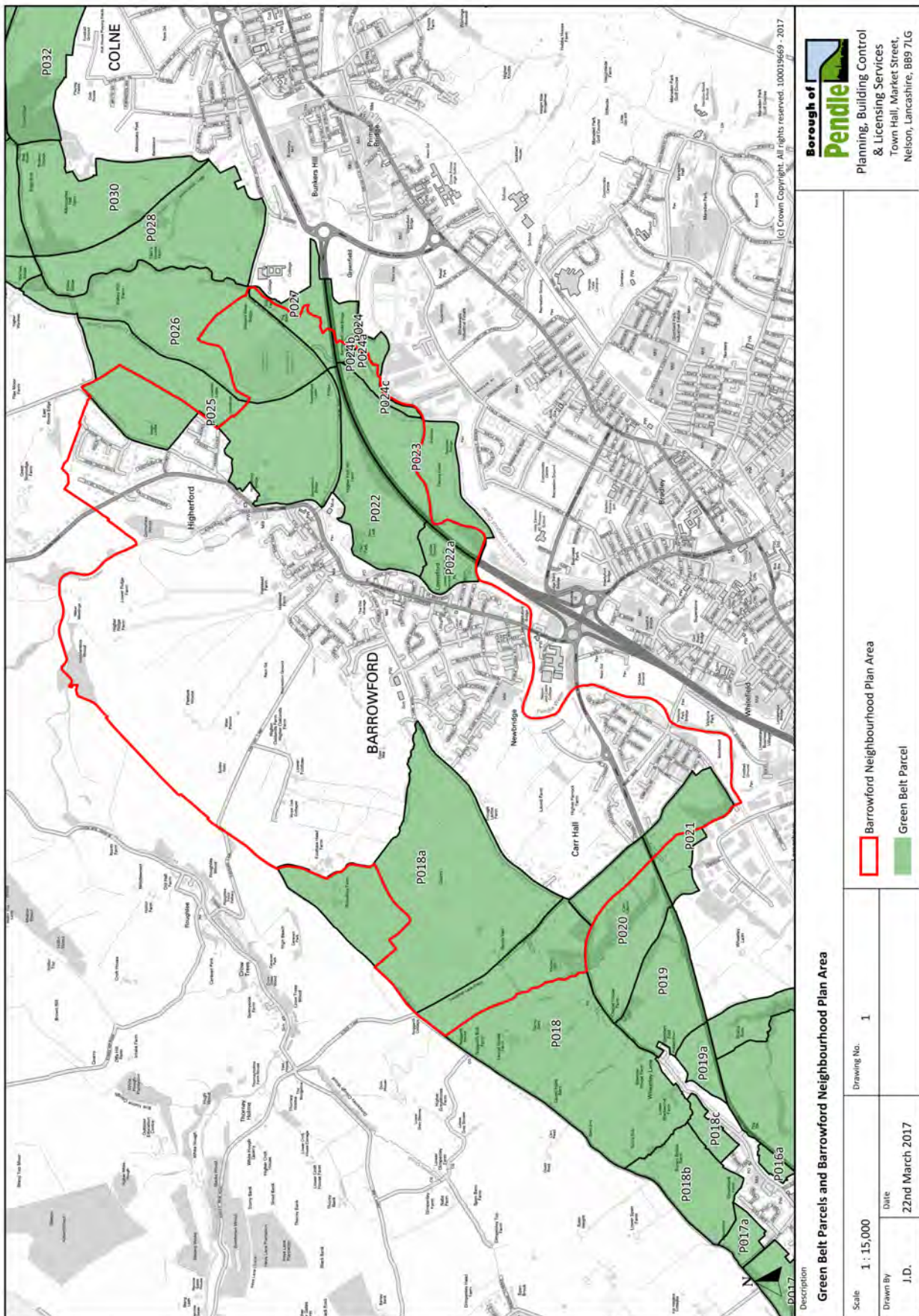
## 1. List of Green Belt Parcels within the Barrowford Neighbourhood Plan Area

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

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

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





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

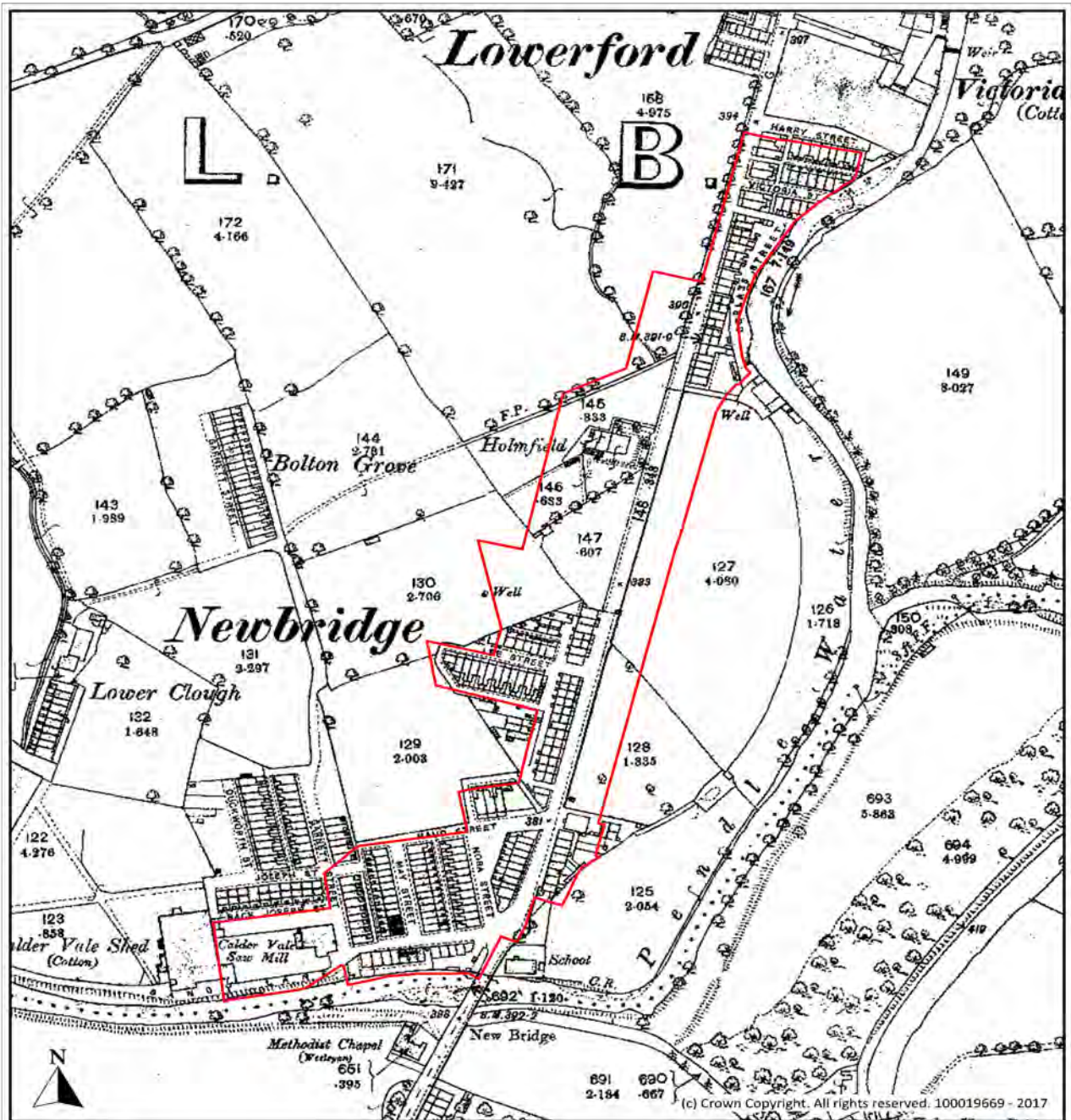
(c) Crown Copyright. All rights reserved. 100019659 - 2017


**Green Belt Parcels and Barrowford Neighbourhood Plan Area**

Scale	1 : 15,000	Drawing No.	1
Drawn By	J.D.	Date	22nd March 2017
			Barrowford Neighbourhood Plan Area
			Green Belt Parcel



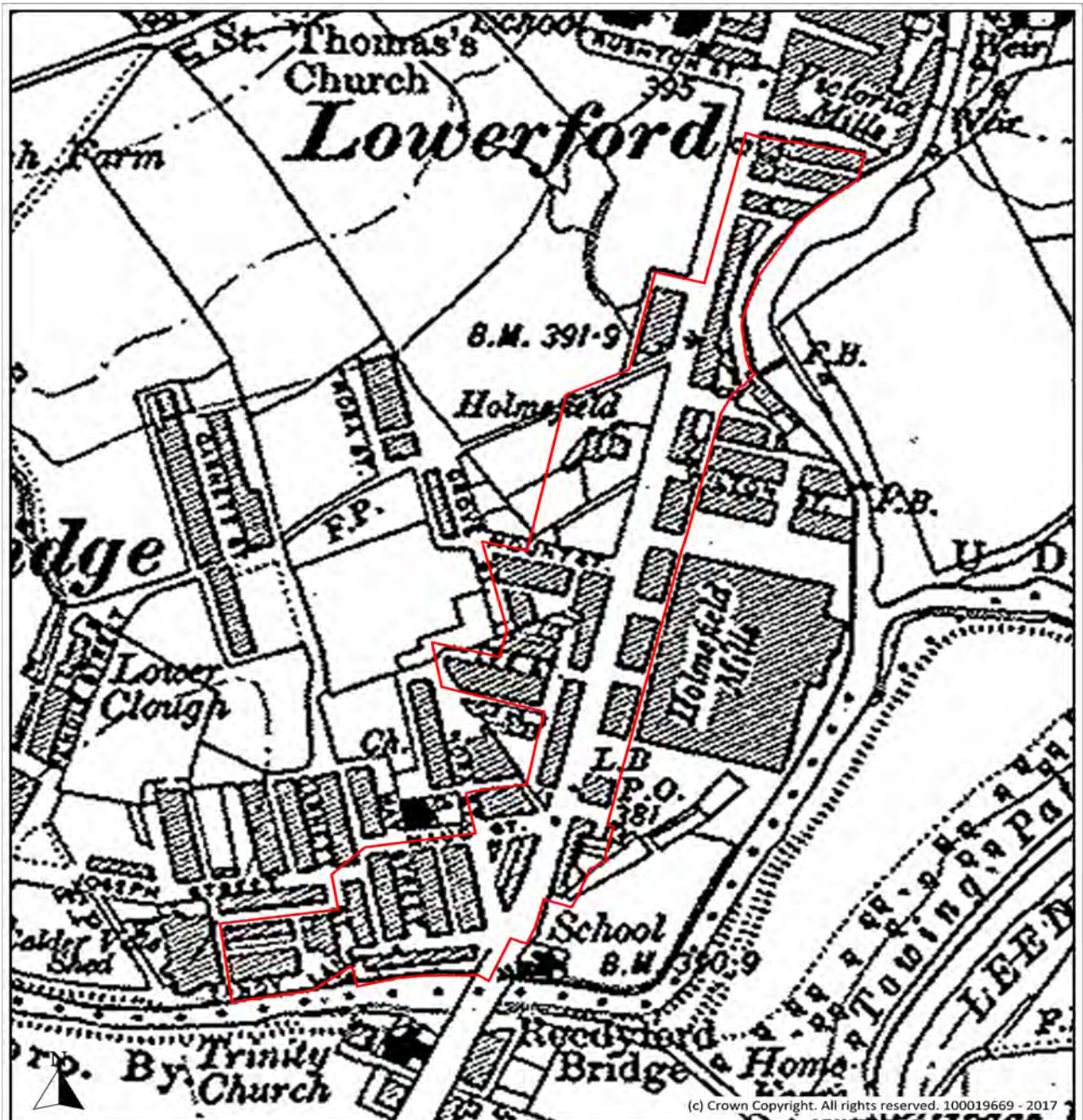
## 2. Newbridge Character Area (1893 Map)




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



### 3. Newbridge Character Area (1912 Map)



(c) Crown Copyright. All rights reserved. 100019669 - 2017

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

## 4. Abbreviations and Acronyms

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

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