

# Trawden Forest

## Neighbourhood Plan (2018-2030)

### Final Version



Trawden Forest  
Parish Council  
  
Autumn 2018

## **Foreword**

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

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

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

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

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# **1 Introduction and Background**

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

**1.1.1** The Localism Act of 2011 introduced a number of changes to the planning system, including the ability for local communities to prepare Neighbourhood Development Plans. These plans will allow communities to influence future change in their area. The Act also set out a number of requirements, including that all Neighbourhood Plans must have regard to national policies (i.e. the [National Planning Policy Framework](#) (NPPF)) and must be in general conformity with strategic policies of the adopted Local Plan. For us in Trawden Forest, the most important local policy document is the Pendle Local Plan (PLP), the first part of which is the Core Strategy 2011-2030 (PCS) that was formally adopted by Pendle Borough Council on 17<sup>th</sup> December 2015. The emerging Local Plan Part 2 will contain specific site allocations and detailed policies to help planning officers in Development Management to determine applications for planning permission.

**1.1.2** The strength of the Trawden Forest Neighbourhood Plan (TFNP) will be the creation of specific planning policy directly relating to Trawden Forest. This is how the local community will shape the future of the villages they live in.

### **National Planning Policy**

**1.1.3** The National Planning Policy Framework (NPPF) published by the government in March 2012 provides the national planning policies which should be used in the preparation of local plans and neighbourhood plans.

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

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

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

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

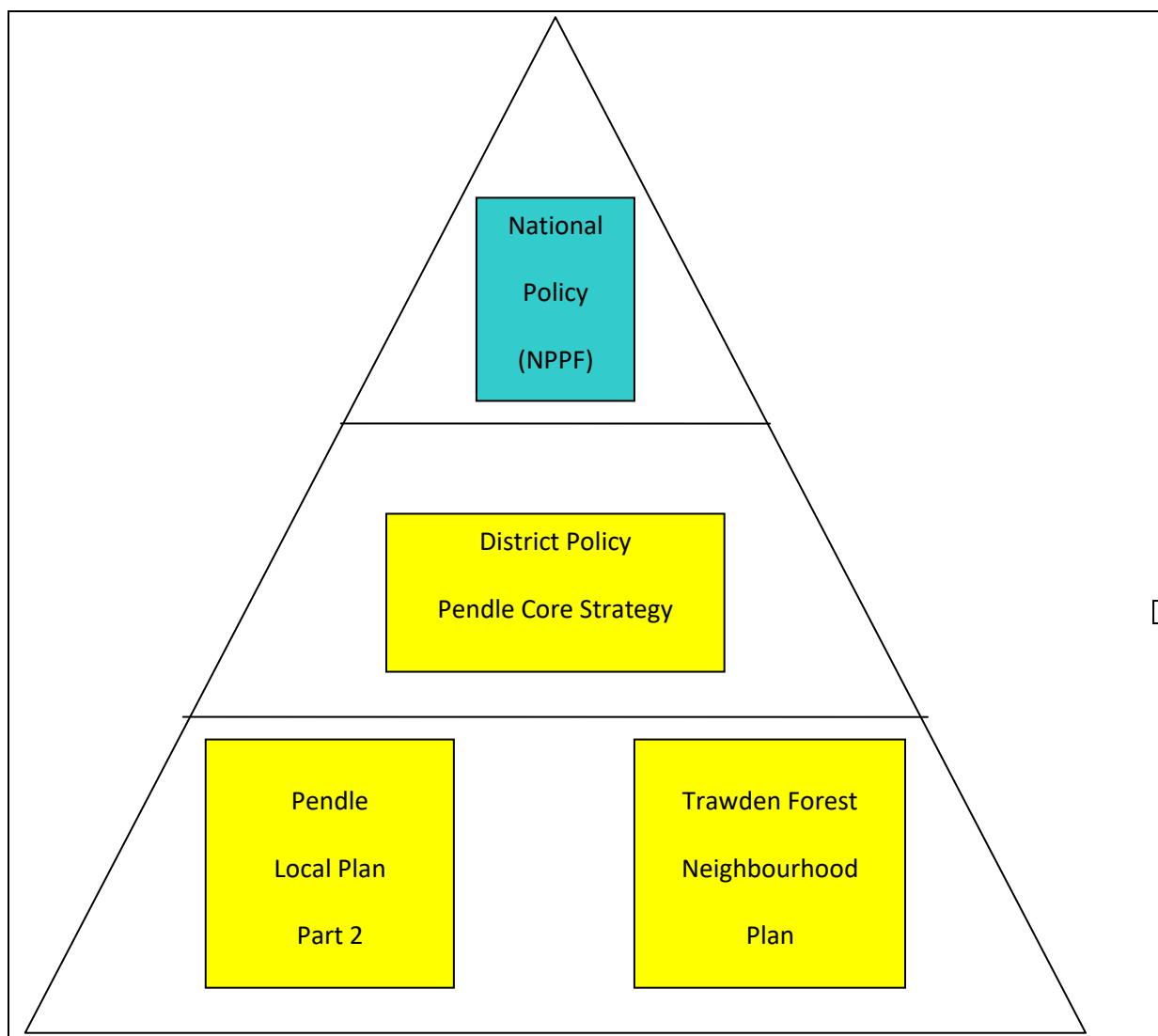
The TFNP includes policies on Landscape and the Environment which conform to this principle described in the NPPG.

#### **Pendle Local Plan**

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

#### **Trawden Forest Neighbourhood Plan (TFNP)**

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



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

- National Policy
- The Development Plan

- 1.1.12** The Parish Council decided in June 2016 that the parish would benefit from a Neighbourhood Plan, to ensure that the parish will have a say in how it will develop and to better reflect local distinctiveness.
- 1.1.13** This TFNP was developed through 2016 and 2017, based on feedback from a questionnaire distributed to all residents in September 2016, and from a community engagement event in July 2017.
- 1.1.14** Formal consultation with all residents as well as statutory and non-statutory organisations took place from 27<sup>th</sup> November 2017 to 8<sup>th</sup> January 2018. The plan was amended in response to comments and suggestions from this consultation. These changes were documented in a Consultation Statement prior to submission to Pendle Council for examination.

## 1.2 A History of Trawden

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

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

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

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

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

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

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

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

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

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

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

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

### **1.3 Trawden Forest Today**

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

### **Geography**

- 1.3.6** The parish of Trawden Forest consists of three 'villages': Trawden, Winewall (with Cotton Tree), and Wycoller. But it is usual for local people to simply refer to 'Trawden' when they actually mean the whole parish of Trawden Forest.
- 1.3.7** Trawden Forest lies in the Borough of Pendle located in the North West of England. The Borough of Pendle is one of 12 district councils in the county of Lancashire.
- 1.3.8** Within the Borough of Pendle, the parish of Trawden Forest shares its borders with the town of Nelson to the west, the town of Colne to the North West and the parish of Laneshawbridge to the north. Also to the west, the parish shares a border with the Briercliffe parish of Burnley. To the south lies the parish of Wadsworth (in the district of Calderdale). To the east lie the town of Keighley and parish of Haworth, Cross Roads and Stanbury (both part of the City of Bradford). Both Calderdale and Bradford are part of the county of West Yorkshire. These shared borders are shown on the map in Appendix 1.
- 1.3.9** Trawden Forest Parish Council meets monthly and has ten Councillors, six for the Trawden Ward and four for the Cotton Tree Ward (which incorporates Winewall and Wycoller).
- 1.3.10** Trawden Forest parish covers 25.3 square kilometres and at the 2011 census had a population of 2,765, giving it a population density of 109 persons per square kilometre. This is considerably lower than the density for the Borough of Pendle as a whole (528 persons per square kilometre) and illustrates the rural nature of most of the parish.

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

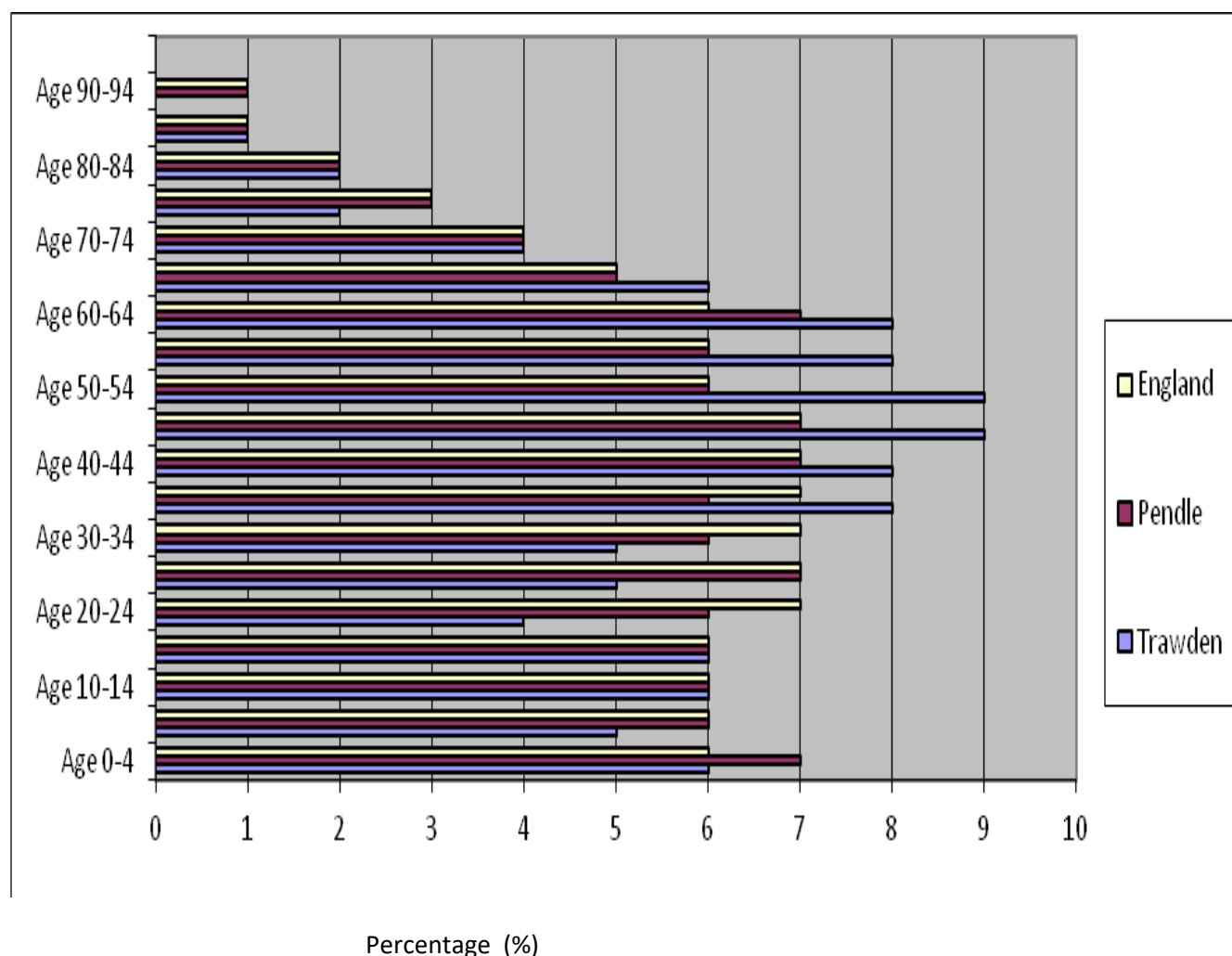
## **Population**

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

**Figure 2 Population**  
**(2011 census)**

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

Figure 3 Population Distribution by Age Ranges



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

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

### Housing and Households

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

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

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

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

## Economic Activity

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

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

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

## Natural and Historic Environment

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

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

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

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

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

**1.3.41** There are nine Biological Heritage Sites (BHS):

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

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

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

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

**1.3.43** The Parish contains four scheduled monuments:

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

- 1.3.44** In total there are 39 listed buildings in the parish, six of which are designated II\*. (See Appendix 3). Other non-designated heritage assets make an important contribution to the locally distinctive character of the parish, and the steering group is currently compiling a list to be submitted to Pendle Council as possible candidates for the Local List.

### **Tourism**

- 1.3.45** There is a small but increasing tourist industry in the Parish. East Lancashire has few tourist locations and Trawden Forest is popular with ramblers and others who appreciate its wide open spaces.
- 1.3.46** Wylloller Country Park is a popular tourist destination. In addition there are a number of locally organised events such as the annual Beer Festival, the Village Show, the Garden Festival and the Arts Trail, which attract visitors from outside the parish, who are drawn to the friendly and welcoming village atmosphere.

## **2 Key Issues for Trawden Forest**

### **2.1 Introduction**

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

### **2.2 Housing & Land Development**

#### **2.2.1 Quality & Design**

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

#### **2.2.2 Housing Numbers**

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

#### **2.2.3 Location of new Housing Development**

The Neighbourhood Plan has a role in determining the location of sites for new housing development in the village. The Strategic Housing Land Availability Assessment (SHLAA) prepared by Pendle Council contains a number of sites, but it was clear from the public consultation and from other feedback to the Parish Council that some of the sites proposed were not widely supported by residents. Several key principles emerged from the residents' comments including:

- Brownfield sites are preferred over Greenfield sites;

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

#### **2.2.4 Parking**

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

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

#### **2.3.1 General**

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

- It is important to protect and improve the local heritage of the parish;
- The villages which make up Trawden Forest have unique identities and it is important that these identities are retained;
- The green spaces and rural environment of Trawden Forest are an important amenity for residents;
- The green spaces and rural environment, and especially Wycoller Country Park, are seen as tourist assets which encourage visitors to come to the area;
- Open spaces such as the Recreation Ground (the 'Rec') and Ball Grove Park are important assets and should be protected from development;
- Amenities such as the Community Centre and village surgery are valued by residents and should be supported and protected.

#### **2.3.2 Heritage Buildings and Features**

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

### **2.3.3 Bridleways, Footpaths, Tourism and the Landscape**

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

### **2.3.4 The Natural Environment, Lifestyle and Wellbeing**

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

## **2.4 Summary**

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

### 3 Vision, Objectives, Measures and Policies

#### 3.1 The Vision

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

## **3.2 Objectives**

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

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

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

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

**ii. Meet the demand for housing**

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

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

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

**iii. Address the serious parking problems in the villages**

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

**iv. Support Trawden Forest's amenities**

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

**v. Encourage tourism and protect open spaces**

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

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

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

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

### **3.3 Measures / Monitoring Indicators**

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

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

- i. Protect the existing character and distinctiveness of the villages within the parish of Trawden Forest.**
  - the number of consented applications affecting designated heritage sites
  - the number of consented applications affecting designated environmental assets
- ii. Meet the demand for housing**
  - the number of open market homes provided compared to the numbers designated in the plan
  - the number of affordable homes being provided
- iii. Address the serious parking problems in the villages**
  - the numbers of on-road parked vehicles within the parish (see footnote \*)
- iv. Support Trawden Forest's amenities**
  - the extent of services and amenities created (and retained)
- v. Encourage tourism and protect open spaces**
  - estimates of visitor numbers
  - usage statistics for the recreation ground

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

#### **3.3.3 Monitoring & Review**

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

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

### **3.4 The Policies**

- 3.4.1** The TFNP contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the communities' vision for the Parish.
- 3.4.2** When the TFNP is made and becomes part of the statutory development plan, these policies will be used by officers of Pendle Council in the determination of planning applications within the parish. Importantly, the policies will sit alongside the policies of the Local Plan Part 1: Core Strategy and emerging Local Plan Part 2. For that reason, the TFNP policies do not seek to repeat the Local Plan policies, but merely look to refine or add further interpretation for applying these to the TFNP area. The TFNP should therefore be read in conjunction with the Local Plan Parts 1 and 2, and with the saved policies in the Replacement Pendle Local Plan (2001-2016), until such time that they are replaced. Also, where appropriate, policies in the Joint Minerals and Waste Local Plan should also be taken into consideration.
- 3.4.3** Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and Pendle Local Plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence. The evidence documentation is available either directly or via a link on the Parish website. Appendix 6 contains a complete list of these documents.

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

**Policy 1      Location of Development**

Support appropriate developments within the Settlement Boundary.

**Policy 2      Housing Site Allocations**

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

**Policy 3      Windfall Sites**

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

**Policy 4      Parking**

Measures to reduce the amount of on-road parking.

**Policy 5      Wycoller Country Park**

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

**Policy 6      Heritage Assets**

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

**Policy 7      Areas of Townscape Character**

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

**Policy 8      Protect Locally Valued Resources**

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

**Policy 9      Protect Open Spaces and Local Green Space**

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

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

Section 4: Housing and Land Development	(Policies 1-4)
Section 5: Heritage and Tourism	(Policies 5 and 6)
Section 6: Landscape and Environment	(Policy 7)
Section 7: Lifestyle and Wellbeing	(Policies 8 and 9)

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

**Figure 5**



### **3.5 Contributing to Sustainable Development**

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

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

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

## 4. Housing and Land Development

### **Policy 1      Location of Development**

**Development proposals within the Settlement Boundaries of Trawden and Cotton Tree, as shown on the Policies Map (and Appendices 2A and 2B), will be supported provided that they are appropriate in scale, massing, and character, and that the proposals have had due regard to the policies contained elsewhere in this Plan and where applicable the Pendle Local Plan.**

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

**Outside the settlement boundaries of Trawden and Cotton Tree, development involving the construction of new buildings, which is not specifically allowed for by other policies in this Plan or the Pendle Local Plan, will only be permitted in the following circumstances:**

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

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

- 4.1.1** This policy establishes the key spatial priority for the TFNP. It supports development proposals in the two established settlements (i.e. Trawden and Cotton Tree which have defined settlement boundaries), and especially on previously developed land, in line with the principles of sustainable development as set out in the NPPF, the Pendle Local Plan Part 1: Core Strategy and the emerging Pendle Local Plan Part 2: Site Allocations & Development Policies.
- 4.1.2** The purpose of the policy is to promote housing and other development proposals within the designated settlement boundaries for Trawden and Cotton Tree. Development in the open countryside must be in a sustainable location adjacent to a designated settlement boundary or require a countryside location. (Note: Cotton Tree, although within the Parish of Trawden Forest is partially within the settlement boundary of Colne).
- 4.1.3** The Settlement Boundary has been amended to take account of sites allocated for development (Policy 2), in order to incorporate those sites adjacent to the boundary which appear in the list of preferred sites.
- 4.1.4** The approach to planning positively for development will be to encourage modest proposals inside the existing settlements that can be satisfactorily accommodated without undermining the quality of life for local people. Whilst it does not necessarily rule out

proposals outside of the settlements, the policy expects that the countryside policies of the Local Plan and of the NPPF will continue to apply significant policy constraints to development in the open countryside.

## **Policy 2      Housing Site Allocations**

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

The following five sites, as shown on the Policies map (and Appendices 2C), are allocated for housing development:

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

Proposals for the development of these sites should:

- i) Reflect local distinctiveness and be readily assimilated particularly in terms of: the extent and amount of development; scale; layout; open spaces; appearance; and material;
- ii) Respect and enhance the historic environment of the parish and its heritage and natural assets;
- iii) Ensure that locally important views and vistas are maintained or enhanced; these are described in Policy 7 (Areas of Townscape Character);
- iv) Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character;
- v) Not lead to increases in flood risk or drainage problems;
- vi) Take account of information and design guidance included in the Pendle Core Strategy (Policy LIV5) and where appropriate the Character Appraisal for the Trawden Forest Conservation Area and Policy 7 in this plan;
- vii) Incorporate features to improve environmental performance and/or reduce carbon emissions, unless it is demonstrated to be not practicable and viable;
- viii) Produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design;
- ix) Not result in the loss of any community building or heritage asset unless it can be demonstrated that it is no longer viable, adhering to the approach given in policy ENV1 of the Pendle Local Plan;
- x) Be compatible with and do not prejudice any intended use of adjacent sites and land uses;
- xi) Provide 20% of the site as affordable homes (for sites of 5 or more dwellings).
- xii) Any application for new development at site 012 or site 015 shall be accompanied by a detailed site specific flood risk assessment (FRA), which provides details of how flood risk will be managed having regard to the detailed layout and design of the development proposed. This must, as a minimum:
  - Provide a complete understanding of how the development layout will affect flood flow routes through the site, including depth and velocity of flooding during a design flood plus climate change;
  - Identify comprehensive flood resilience measures;
  - Include detailed building designs to demonstrate how the development will avoid displacement of flood water;
  - Include a robust emergency evacuation plan, to be reviewed and agreed by the Local

	<p>Planning Authority and the emergency services, considering evacuation or the use of internal safe refuge and demonstrating how any part of an evacuation route not within the developer's control is to be kept available for use at all times;</p> <ul style="list-style-type: none"> <li>• Characterise the nature of flooding, considering how the rate of onset and duration of any flood event will affect the evacuation plan; and</li> <li>• Consider the need to remove or vary any permitted development rights that would normally be enjoyed by the proposed dwellings, in order to ensure that design features intended to manage flood risk are retained.</li> </ul>
xiii)	<p>Unless it is demonstrated that such a form of development is not practicable or viable, proposals for the development of site 011, Land adjacent to 37 Hollin Hall, shall additionally provide for a car park available for the use of motorists not associated with the residential element of the development. Any planning application for the development of this land for this purpose shall be accompanied by proposals setting out arrangements for the ongoing management of the car park, including any criteria or mechanism for the allocation of spaces.</p>

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

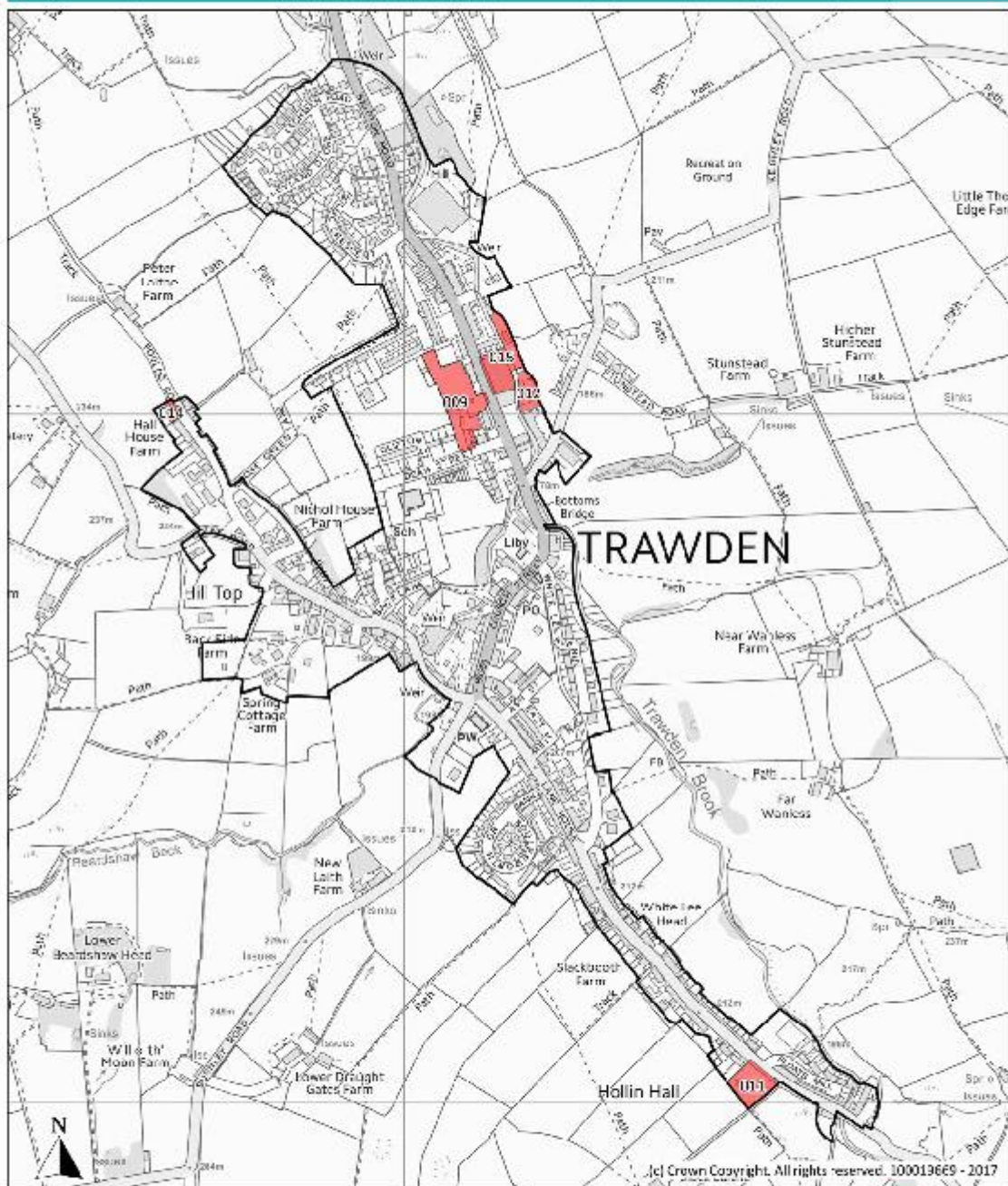
## Housing Requirement

- 4.2.1** The Pendle Core Strategy (paras 7.26-7.32 and Policy SDP3) proposes that Rural Pendle (which includes the parish of Trawden Forest) should provide 12% of the Pendle total for new housing in the plan period.
- 4.2.2** The Scoping Report and Methodology of the emerging Pendle Local Plan Part 2 calculates a 'balanced distribution' between the parishes within Rural Pendle and proposes that Trawden Forest be allocated 15% of the total.
- 4.2.3** Table 3.11 (Proposed distribution of new housing in Pendle, 2011-2030) of that report includes the following figures:
- |  |      |
|--|------|
| Pendle Housing Requirement               | 4808 |
| Rural Pendle Housing Requirement (12%)   | 577  |
| Trawden Forest Housing Requirement (15%) | 87   |
- Trawden's requirement of 87 is increased by a 10% contingency (to 96) before being adjusted downwards taking into account developments completed since 2011 (29 houses). The figure is also reduced by existing planning commitments (i.e. planning permissions). The report shows permissions for 28 houses to 31<sup>st</sup> March 2017. This last figure excludes any lapsed permissions or approved sites which are no longer likely to be developed.
- 4.2.4** The above numbers result in an adjusted housing requirement for Trawden Forest for the period from 1<sup>st</sup> April 2017 through to 2030 of 39 houses.
- 4.2.5** Therefore **39 houses** is taken as a minimum number to be allocated under this Policy.

## Site Assessment

- 4.2.6 The **method** used in assessing sites for allocation, the full **list of sites assessed** and the detailed **scoring and results of the assessments** were fully described in the Pre-submission version of the Plan (see Appendices 6A, 6B, 6C and 6D of that version).
- 4.2.7 The outcome of the site assessment process is that under this Policy 2 of the TFNP five sites are supported for development, as listed in the Policy text above.
- 4.2.8 The following map shows the location of the five sites allocated following Stage 2 of the assessment process. Appendix 2C contains individual site maps.

# TRAWDEN FOREST NEIGHBOURHOOD PLAN



Description

Housing Allocations

Scale

SCALE: 1:7,500 @ A4

Date

25th October 2017

Key

- Housing Allocation
- Settlement Boundary



#### 4.2.9 Development Concepts

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

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

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

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

The development adjacent to **37 Hollin Hall (ref. 011)** is in two parts: residential dwellings and a car park. This is a greenfield site and the Steering Group expects that designs will be appropriate to a rural location, and be as unobtrusive as possible within the landscape. Bungalows would be considered an appropriate form of residential development on this site.

#### 4.2.10 Flood Risk Assessment

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

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

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

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

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

incorporated into any given development plan to minimise the impact of flooding to both the properties and people to an acceptable level, over its design lifetime.

### **Policy 3      Housing Windfall Sites**

Within the Settlement Boundaries of Trawden and Cotton Tree, as shown on the Policies Map, proposals for residential development which comprise nine or fewer net additional dwellings, and which do not constitute a partial development of a larger site, will be supported, provided their design accords with the following principles. They should:

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

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

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

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

enable the impacts of development on the local environment and on the local roads to be more manageable.

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

## **Policy 4     Parking**

Within the defined settlement boundaries of Trawden and Cotton Tree, opportunities that arise to address a recognised local parking shortfall or safety issue relating to on street parking will be supported, provided they are appropriate in scale and character and comply with the other policies of this Neighbourhood Plan and the Pendle Local Plan.

Developers will be required to provide appropriate car parking for new residential developments. As a minimum developers must comply with the parking standards set out in the adopted Pendle Local Plan, but they are also encouraged to reflect the parking guidelines set out in Appendix 4 of this neighbourhood plan, to help reduce the future potential for on-street parking and congestion.

Developments within a defined settlement boundary, which propose to remove off-street parking spaces on a site will only be permitted where an equivalent or greater number of accessible off-street parking spaces can be made available on, or within the immediate vicinity, of the site.

Where planning permission is necessary for the conversion of garage space to habitable rooms or other residential uses, permission will only be granted where it is demonstrated that there is adequate space to park vehicles off the public highway, having regard to the parking standards set out in the Pendle Local Plan and the parking guidelines set out in this Neighbourhood Plan.

New developments should incorporate appropriate facilities for charging plug-in electric and hybrid vehicles.

Development which would lead to the partial or complete loss of a car park identified on the Policies Map and listed in Paragraph 4.4.7 will only be permitted where there is clear evidence that equivalent and suitable alternative provision can be secured through the development.

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

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

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

- 4.4.1** Adequate off-street parking should be provided, recognising the necessary high usage of private transport in rural locations and the existing problems with on-street parking in the parish.
- 4.4.2** The Parish's long history of settlement means that the road network is little changed from that shown on maps of the 19th century. Essentially the village has a road network meant

for less populated and mobile times. The stretches of road along Lane House, Hollin Hall and Colne Road up to Hill Top are narrow, bordered by terraced cottages and have insufficient parking spaces. A terraced cottage typically has one roadside parking space. Where both sides of the road are built up and the road is narrow, roadside parking is only possible on one side or not at all, therefore some properties have no parking space whatsoever. The free flow of traffic is often impeded by large vehicles delivering to properties and poor parking by other vehicles. This adversely affects essential access by other larger vehicles such as buses, road sweepers, snow ploughs, refuse collection lorries and Emergency Vehicles.

- 4.4.3** The provision of car parking associated with new developments should adhere to, and where possible exceed, the guidelines set out in the adopted Pendle Local Plan. In those areas of the village with exceptional parking problems, new residential developments should adhere to the suggested number of spaces shown in Appendix 4, rather than the minimum number.
- 4.4.4** In addition, the Parish wishes to encourage developments that incorporate additional off-street parking spaces for the benefit of other residents. Where appropriate these additional spaces should be allocated to residents with insufficient parking space adjacent to their own properties.
- 4.4.5** Electric vehicles are likely to come to dominate the UK car market over the next 20 years. The government has indicated that it will ban the sale of cars with purely petrol or diesel engines in 2040. National Grid says that 43% of British homes do not have access to off-street parking and the proportion in Trawden is likely to be far greater. It is sensible to promote the incorporation of charging points in all new developments.
- 4.4.6** At the current time there is no universal charging system: for example a plug for a Tesla will not fit a Nissan Leaf. But work is underway to establish a standard charging system, and until such a system is announced new developments should as a minimum include a power supply to an appropriate point. Once the standard is established the appropriate connection should be provided either in the garage or at an accessible point in the driveway.
- 4.4.7** Policy 4 seeks to ensure the retention of a number of existing parking sites by designating them as Protected Car Parks. The list is as follows:

The Old Mill car park at the end of Hollin Hall  
 Top of Back Colne Road  
 3 spaces outside Old Josephs Barn  
 Top of Back Lane  
 Ball Grove car park  
 Community Centre  
 Current Library Building  
 3 spaces to the side of the Victorian Toilet, Skipton Road  
 Harambee Surgery  
 4 Spaces at Rye Croft  
 Bowling Green, Hollin Hall  
 Ash Villas  
 Any car park created through the development of site 011: Land Adjacent to 37 Hollin Hall.

## 5. Heritage and Tourism

### **Policy 5                      Wycoller Country Park**

**In Wycoller Country Park (as defined on the Policies Map) development proposals which encourage tourism will be supported where they:**

- **Involve the re-use of existing buildings where possible;**
- **Have no significant adverse impact on the landscape, biodiversity, natural heritage, cultural heritage or local community;**
- **Are of an appropriate scale and design; and**
- **Do not result in any additional pressure on the existing infrastructure without adequate mitigation.**

**Improvements to existing tourist attractions and facilities, including extensions, will be supported where they respect the character of the existing building and comply with other policies in this Neighbourhood Plan and the Pendle Local Plan.**

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

- 5.1.1** The area covered by this Policy is shown in Appendix 2E. Wycoller Country Park is one of the prettiest country parks in Lancashire. The area is known for its association with the Brontë sisters who referred to many of the nearby landmarks in books such as Wuthering Heights and Jane Eyre. The exclusion of visitors' cars from the village and the attractive appearance of the many historic buildings creates a unique feeling of tranquillity which is rarely experienced today. The Country Park is set in a wooded valley, with fields separated by vaccary walls, and is criss-crossed by footpaths accessible to visitors. The park contains four scheduled monuments: the remains of Wycoller Hall and three historic bridges.
- 5.1.2** Its amenities include a privately-operated Craft Centre with Café, the Aisled Barn (a listed building) containing a visitor information point, a public toilet block and Pepper Hill Barn (used as an education and meetings facility).
- 5.1.3** The Country Park is important in terms of biodiversity, ecological networks and wildlife sites. Two non-statutory County Wildlife Sites lie within the designated area:

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

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

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

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

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

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



Clam Bridge



Wycoler Hall (Ruins)

## **Policy 6     Heritage Assets**

**Development should respect, and where possible enhance, the setting, character, and appearance of Heritage Assets within the Neighbourhood Plan area. The Parish Council will prepare a list of non-designated heritage assets which have particular local significance. Where development is proposed which will affect a heritage asset identified on this list, any planning application should be supported by proportionate evidence explaining the significance of the asset, detailing any harm that the development would cause to the asset's significance, and setting out why any such harm cannot reasonably be reduced or avoided.**

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

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

- 5.2.1** Chapter 12 of the National Planning Policy Framework “Conserving and Enhancing the Historic Environment” recognises that the nation’s heritage assets are an irreplaceable resource and establishes a policy framework to safeguard them in a manner appropriate to their significance.
- 5.2.2** The South Pennines are rich in historic and archaeologically important sites and Trawden Forest, with a history that can be traced back 700 years, is an important part of that tapestry. There is particular significance in the area around the hamlet of Wycollier with its three historic bridges and the remains of Wycollier Hall, all of which are Scheduled Monuments.
- 5.2.3** When the Trawden Forest list of non-designated assets has been accepted by Pendle Council for entry to their Local List, heritage assets in the parish will comprise of the entries on the Local List, the four Scheduled Monuments, the other 35 Listed Buildings (see Appendix 3) and the three Conservation Areas. The Scheduled Monuments, Listed Buildings and the Conservation Areas are protected under Policy ENV1 of the PLP. The principal focus of this TFNP policy is on the protection of non-designated heritage assets on the Local List.
- 5.2.4** Local Lists play an important role in reinforcing a sense of local identity and distinctiveness and are a means for a community to jointly identify heritage assets that are valued locally. When considering assets for inclusion the Steering Group applies predetermined local selection criteria which include age, rarity, aesthetic value, social and communal value, archaeological interest, landmark status and any historic association including links to prominent local figures. Assets are assessed to determine suitability for inclusion. So sufficient data needs to be gathered to support each asset and explain its significance. Public consultation is important in drawing up the local list, as when a local list is adopted the assets on the list merit consideration when planning applications are being determined. The Local List may be added to over time.

- 5.2.5** The Trawden Forest Local List (maintained by Pendle Council) is currently being prepared, and when adopted, is likely to contain 30-40 structures. These may include 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> Century houses, farms and barns, historic (vaccary) walling and early gate-posts, the Church, three chapels, mill chimneys and a rare cast iron Victorian Toilet.
- 5.2.6** The criteria used when considering assets for inclusion are those specified by Pendle Council in their 'Pendle Local List Criteria' document dated October 2016. The emerging Local List is being developed in accordance with the advice given in the Historic England document Local Heritage Listing Advice Note No. 7.
- 5.2.7** In addition to individual buildings and structures, Conservation Areas are also heritage assets. Wycoller and Winewall were designated as Conservation Areas before the decision was taken to designate the whole of Trawden Forest as a Conservation Area. Although the Conservation Area designation is now parish-wide, the original designations were never removed.



Vaccary (Orthostat) Wall



Victorian Toilet

## 6. Landscape and Environment

### **Policy 7 Areas of Townscape Character**

The Neighbourhood Plan designates the following as Areas of Townscape Character, as shown on the Policies Map and in Appendix 2F:

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

Development proposals in an Area of Townscape Character, which comply with other policies of this Neighbourhood Plan and the Pendle Local Plan, will be supported where there is no unacceptable impact on the character and appearance of the area.

In particular, proposals should:

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

#### Lane Top, Well Head and New Row

Proposals for development involving the creation of new buildings or the substantial alteration of existing ones, in the area of Lane Top must demonstrate that they have had regard to the impact on long range views from the north, and in the area of Well Head and New Row must demonstrate that they have had regard to the impact on views from the west and northwest.

Where applicable, proposals for development in this area must demonstrate that they have had regard to the impact on the historic 17<sup>th</sup> century built environment at Lane Top.

#### Hill Top and Foulds Road

Proposals for development along Foulds Road should consider the impact on long range views across the valley from the east. Within the open fields below Foulds Road and above Dean Street and Hall Road, and those between Dean Street and Hall Road, development will only exceptionally be permitted where it is demonstrated that the benefits of the development very clearly outweigh the harm to the contribution of this land to the special settlement character of this area.

Where applicable, proposals for development in this area must demonstrate that they have had

regard to the impact on the historic 17<sup>th</sup> century built environment at Hill Top.

#### Lane House and Hollin Hall

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

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

#### Church Street, Clogg Head and Old Chelsea

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

Within the open space bordered by Dean Street, Old Chelsea and Back Lane development will only exceptionally be permitted, where it is demonstrated that the benefits of the development very clearly outweigh the harm to the contribution of this land to the special settlement character of this area.

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

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

- 6.1.5** The TFNP designates four **Areas of Townscape Character** as shown on the Proposals Map, and two of these areas incorporate the two areas currently designated as Sites of Settlement Character.

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

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

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

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

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

The area is highly visible in the landscape. The Trawden Brook valley allows very clear views of Winewall and Lane Top from various directions. Almost everything is prominent and easily seen from several viewpoints. The eastern valley slope of Trawden Brook has Lane Top and New Row at the top with nineteenth century Winewall running down the hill below. The view across to New Row from Heifer Lane and eastern Colne is particularly appealing. Buildings are of varied styles and the variety of heights and roofscapes adds to this appeal. An important factor in this is the setting of the cottages and houses against the skyline with the green fields below.



Winewall Farm

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

#### **6.1.8 Hill Top and Fould's Road (Trawden)**

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

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

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



Foulds Road from Mire Ridge

#### 6.1.9 Lane House and Hollin Hall

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

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



Lane House from the Church Tower



Hollin Hall (circa. 1900)



Hollin Hall

#### 6.1.10 Church Street, Clogg Head and Old Chelsea

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

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

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

The area is bordered in the east by the 'Tram Tracks', one of two stretches of these tracks in the parish. The one in this area of townscape character consists of a 400m stretch of

cobbles (sometimes referred to as 'setts') running from Lane House on the south side generally downhill to Church Street to the north. The cobbled tram tracks are circa 1.8m wide throughout their length. This is the remains of the Colne and Trawden Light Railway, which operated between 1903 and 1934. The Tram Tracks are a candidate for inclusion on the emerging Local List.



Church Street

## 7. Lifestyle and Wellbeing

### **Policy 8      Protection of Locally Valued Resources**

The change of use, redevelopment or demolition of shops, leisure, sporting and community facilities will only be permitted where it has been demonstrated that reasonable efforts have been made to secure their continued use for these purposes and/or alternative provision is made. Specifically, any proposal which would adversely affect or result in the loss of a Locally Valued Resource (as defined in the list below) will only be permitted where evidence has been provided that all the following have been considered to a reasonable extent:

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

The following community assets are defined as Locally Valued Resources:

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

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

#### **Footnotes:**

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

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

**7.1.1** Trawden Forest, when compared to villages of similar size (e.g. Fence and Foulridge), has an under-representation in retail service provision. This may in part be due to the absence of passing trade, and the proximity to several supermarkets in Colne. Historically it once

accommodated various independent retailers, but with the increasing mobility of residents and competition from elsewhere, these have been lost in recent decades. But this illustrates the importance of the new Community Shop/Post Office. This Policy aims to prevent any future loss of services and facilities to ensure the continued sustainability of the village.

- 7.1.2** The importance of rural services is recognised in the National Planning Policy Framework as contributing to a prosperous rural economy and promoting healthy communities. To ensure the ongoing prosperity of the Parish, it is essential that Trawden retains and provides local services that sustain the vitality of the community and encourage local spending.
- 7.1.3** The consultation and survey results for the Trawden Forest Neighbourhood Plan show that the services and facilities currently available in the parish are greatly valued resources. 89% of respondents to the Questionnaire supported the need to safeguard existing community facilities. The Parish Council has identified some of these as of particular importance. Consequently it was decided that a list of Locally Valued Resources be drawn up.

## **Policy 9 Protecting Designated Open Spaces & Local Green Spaces**

### **Open Spaces**

A number of Designated Open Spaces are defined on the Policies Map and listed in Appendix 5. Each of these areas contributes to local amenity, character and green infrastructure. Some of the sites are important for biodiversity, and as ecological corridors and provide special habitats for wildlife.

Development leading to the partial or complete loss of the function of a Designated Open Space will only be permitted where, as part of the proposal:

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

### **Local Green Spaces**

Three locally important places designated as Local Green Spaces are defined on the Policies Map and illustrated in Appendix 2H. New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated in accordance with Green Belt policy established in the National Planning Policy Framework.

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

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

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

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

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

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

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

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

- 7.2.4** The Rec has been assessed to have particular significance for the parish. It is situated high above the Trawden Brook valley and is used by residents from all three of the parish's 'villages' (Trawden, Winewall with Cotton Tree and Wycoller). Its uses are varied, including supporting the local football club (Trawden Celtic) which also runs several junior teams. It is an important amenity for dog-walkers, joggers and residents simply out for a stroll. The annual village show, reputedly the largest village show in England, is held on the Rec each August. Loss of this resource would have a significant negative impact on the health and wellbeing of our local community and adversely impact the range of social and leisure activities available in the Parish.
- 7.2.5** The two garden spaces are also of particular significance to the residents of the parish. They were both dilapidated sites which have been renovated and maintained by local people, and now provide attractive focal points for Cotton Tree and Trawden village.
- 7.2.6** The Millennium Garden is on the site of an old garage which was derelict and had become an eye-sore as you entered the village. The site was inherited by the Parish, the garage was

removed and a garden created to a design which was considered the best following a competition for local people. The garden lies across the road from land planted with black poplars. These trees are also known as cotton trees, from which the area acquired its name. The original poplars were felled in 2016, because they were deemed to have become dangerous. To retain the historic connection, new young black poplars were planted nearby shortly afterwards.

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



The Poetry Garden

## 8. The Policies Map

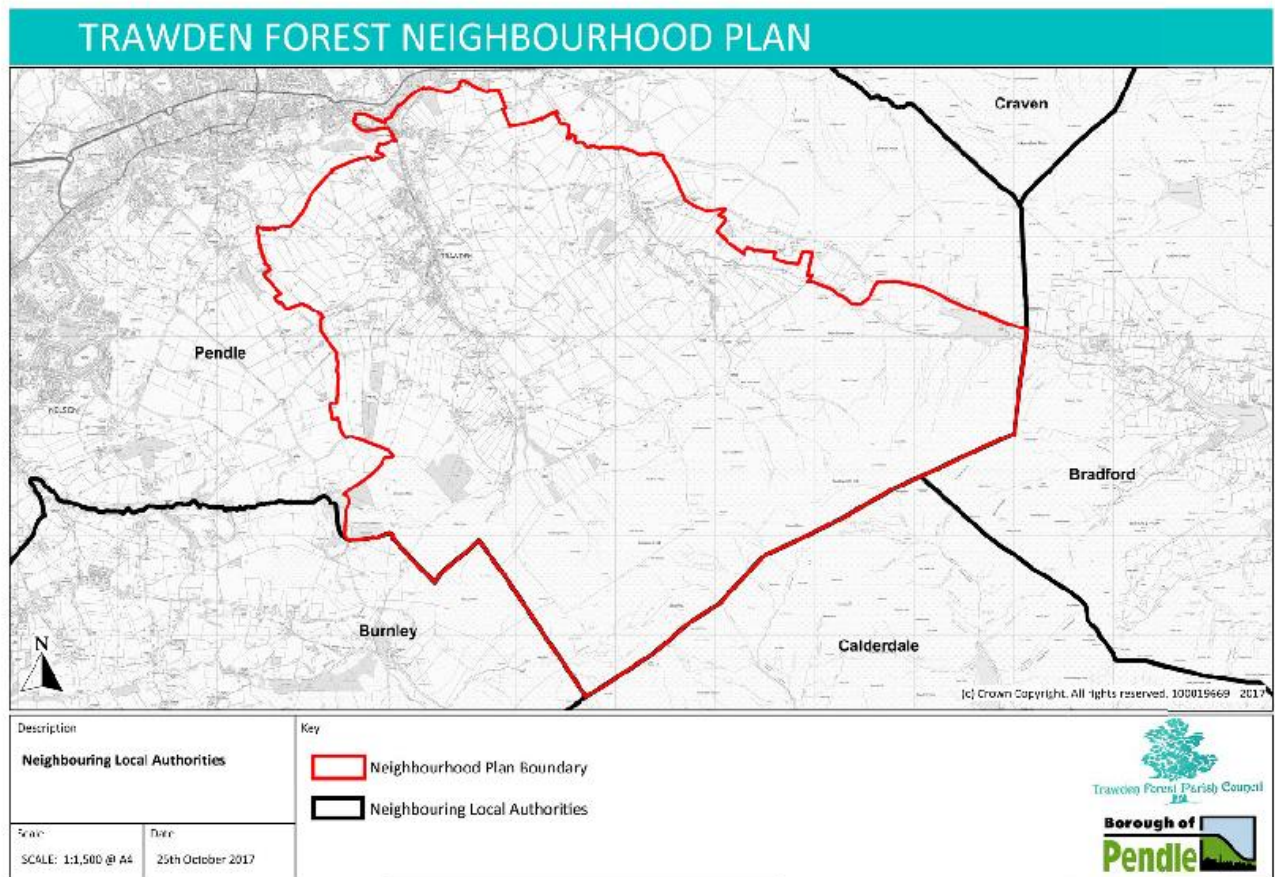
This map is too large to include here. For th detailed map, click the link and choose Appendix 0

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

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## Appendix 1 – Designated Area for TFNP and Shared Borders



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

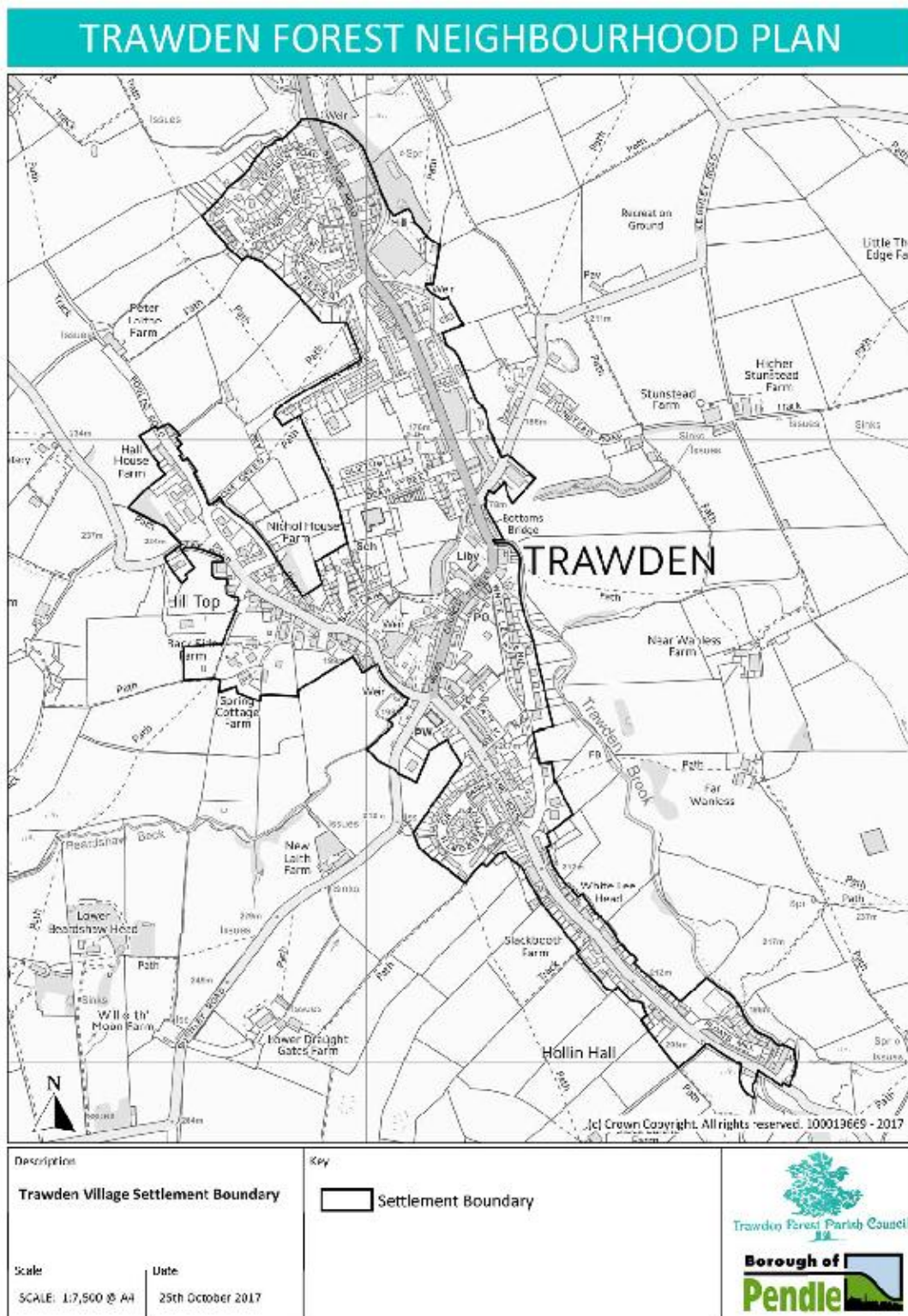
<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

## **Appendix 2 Detailed Boundaries**

**This appendix includes the following maps:**

- A) Trawden Village Settlement Boundary**
- B) Cotton Tree Settlement Boundary**
- C) Sites Allocated in Policy 2**
- D) Protected Car Parks**
- E) Wycoller Country Park**
- F) Areas of Townscape Character**
- G) Sites of Settlement Character**
- H) Local Green Spaces**

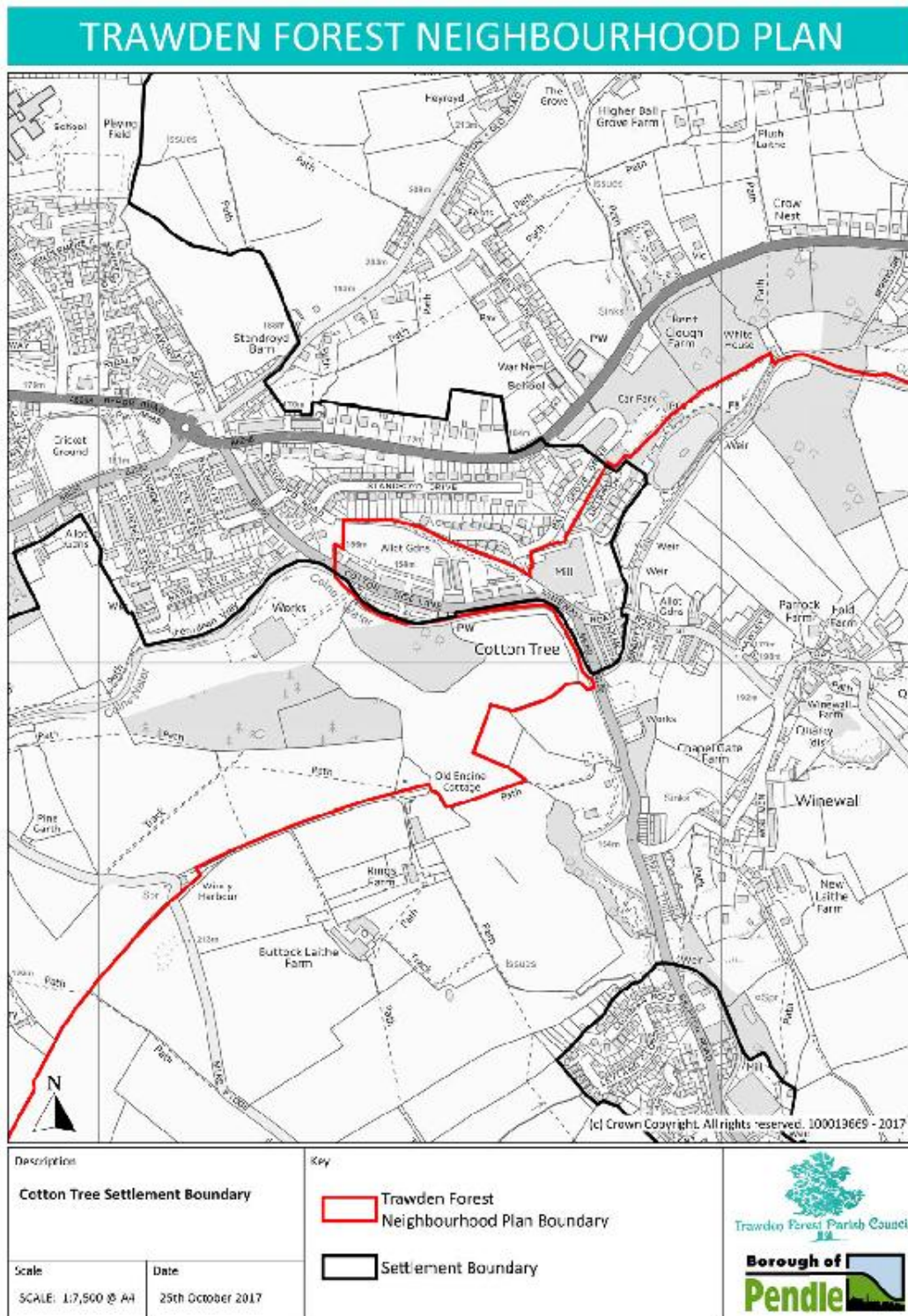
## Appendix 2A Trawden Village Settlement Boundary



For more detailed map click the link and choose Appendix 2A:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

## Appendix 2B – Cotton Tree Settlement Boundary

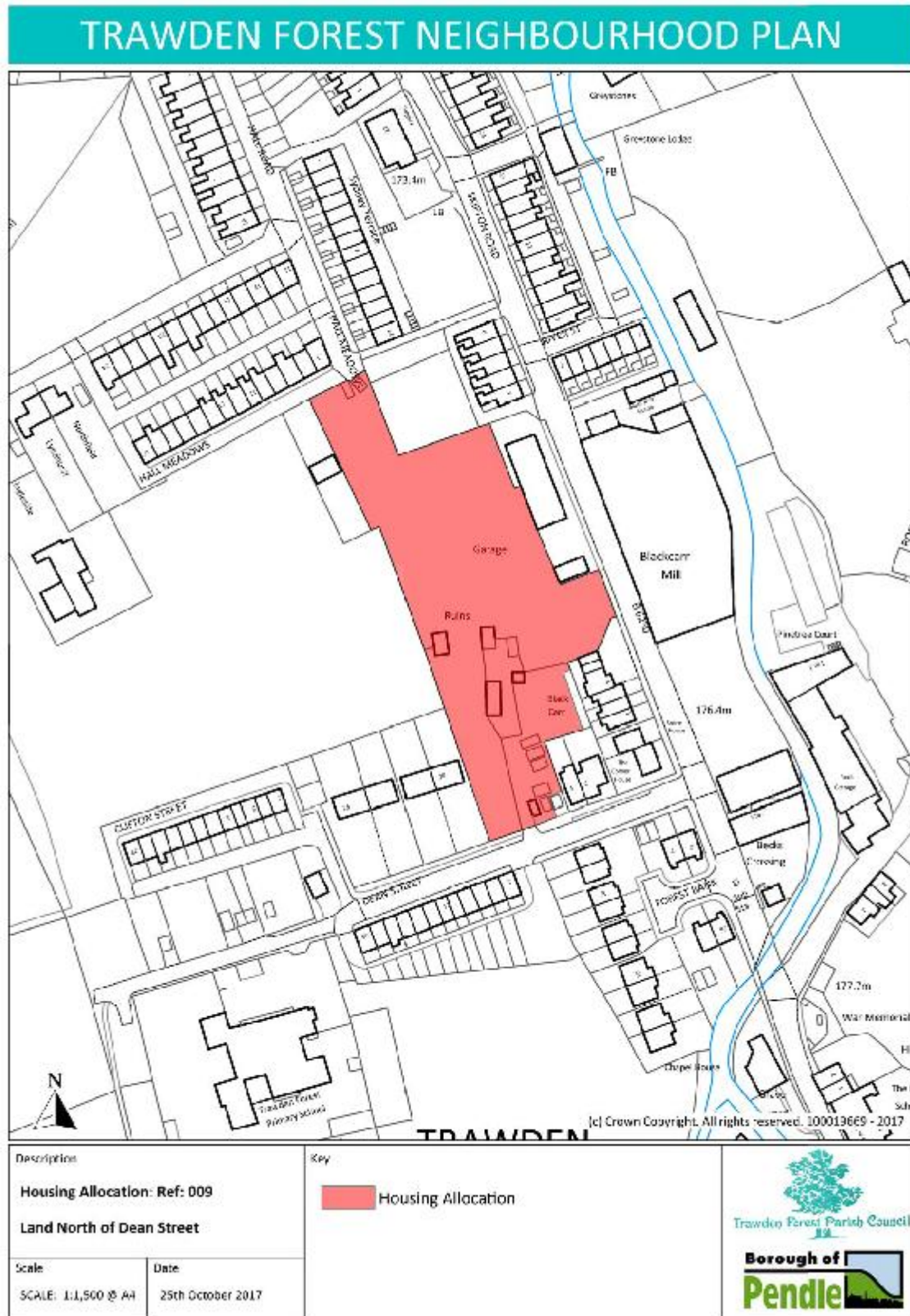


For more detailed map click the link and choose Appendix 2B:

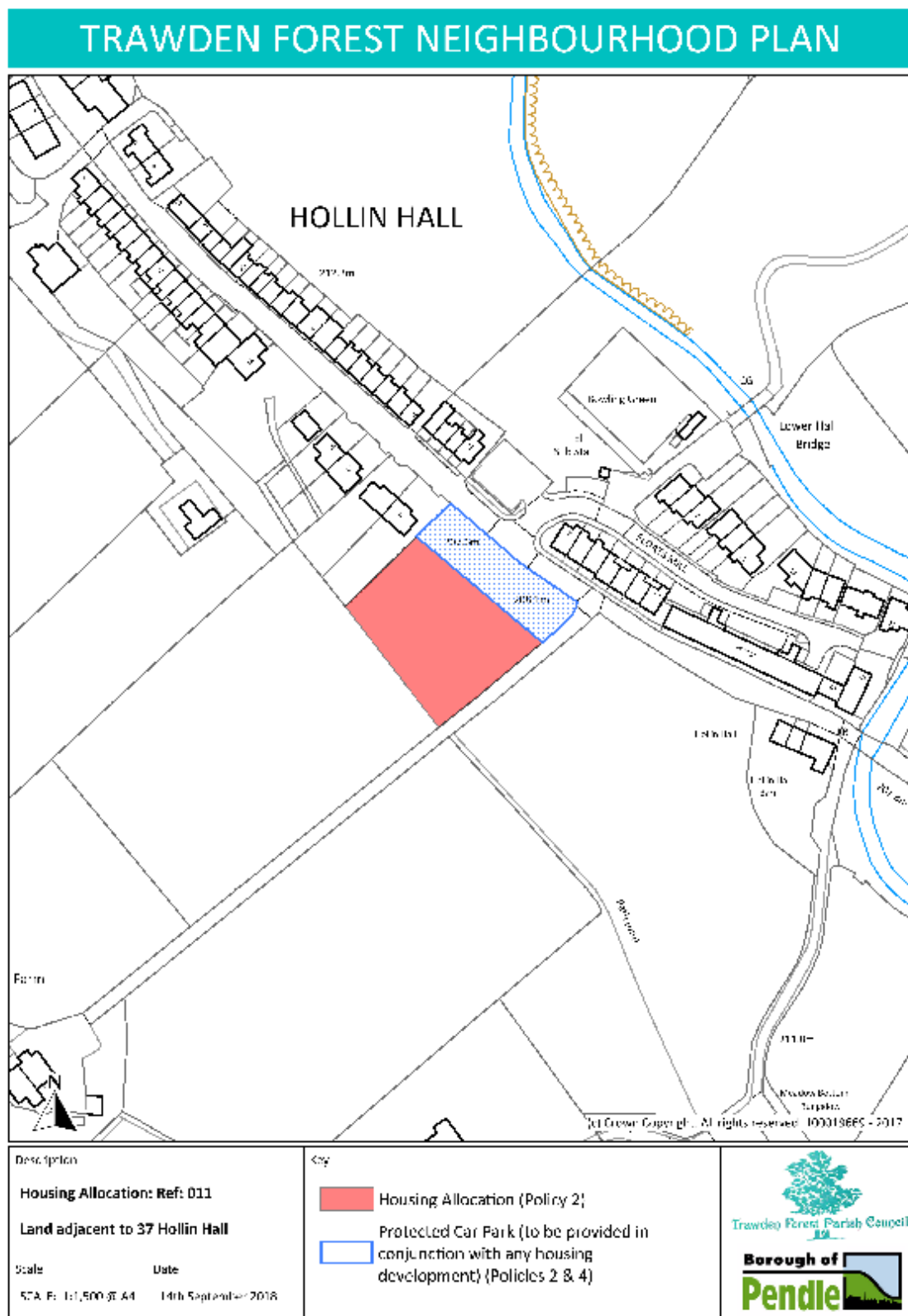
<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

## Appendix 2C Sites Allocated in Policy 2

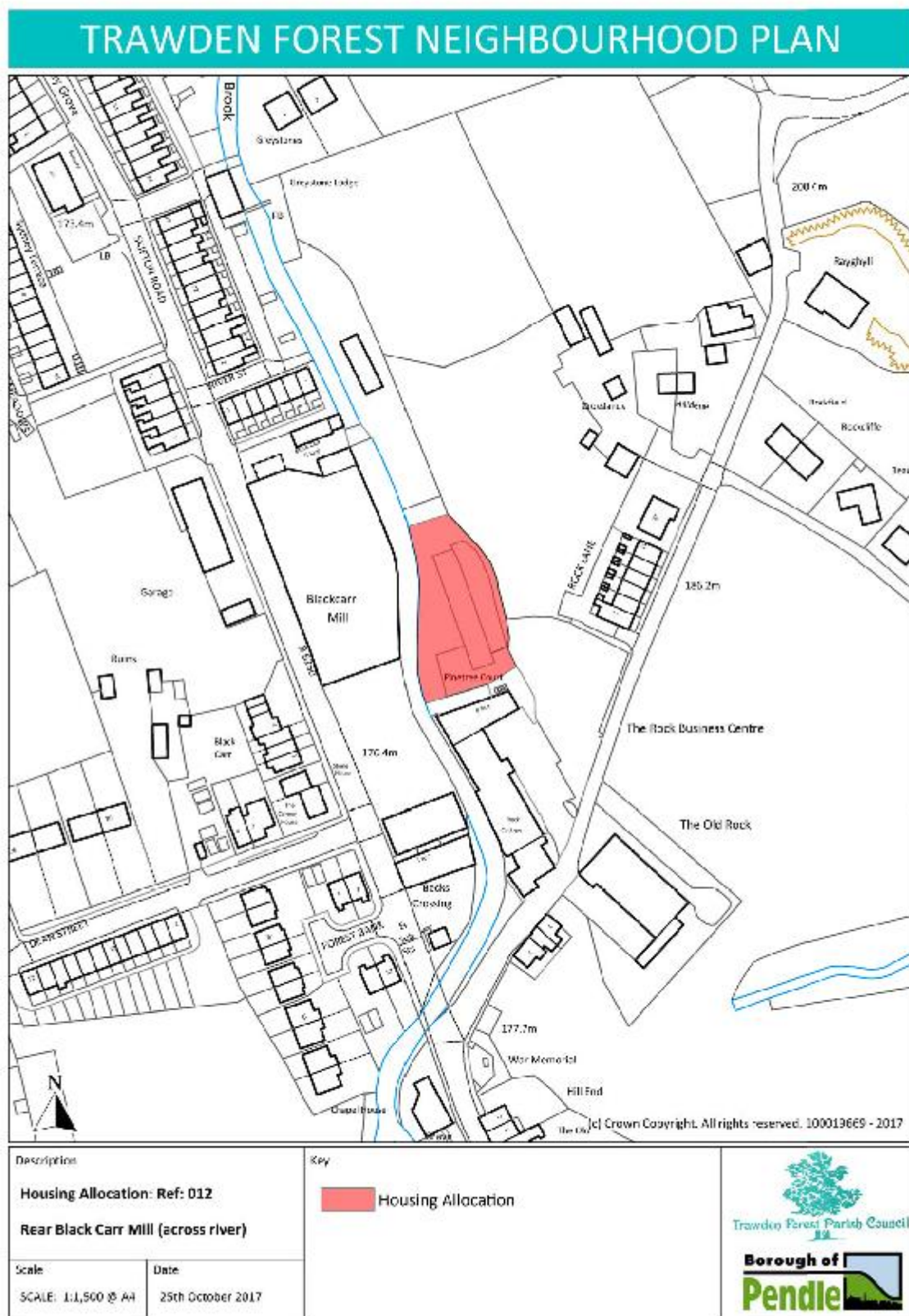
Land North of Dean Street (Ref 009) (P276)



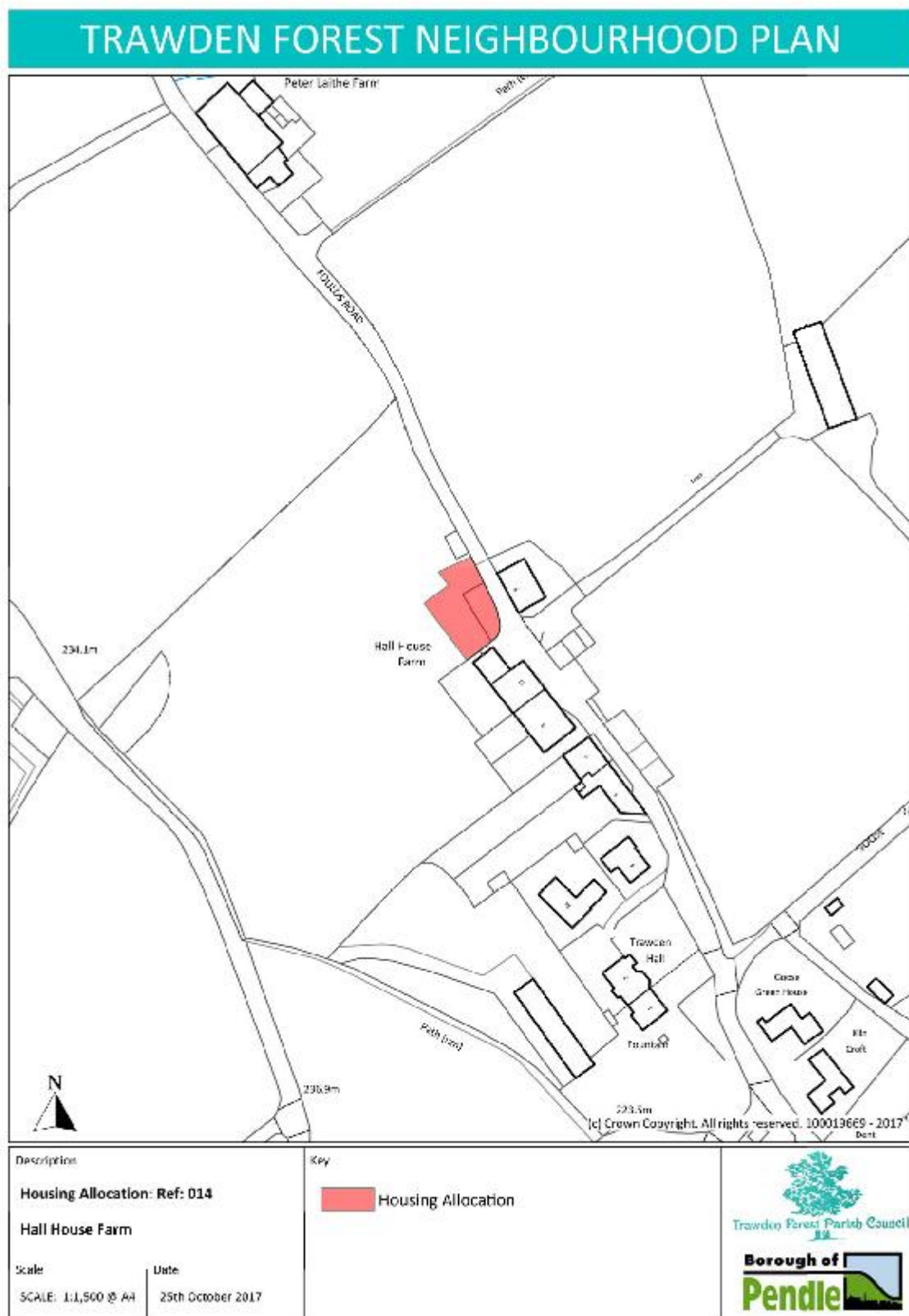
Land Adjacent to 37 Hollin Hall (Ref 011) (P279)



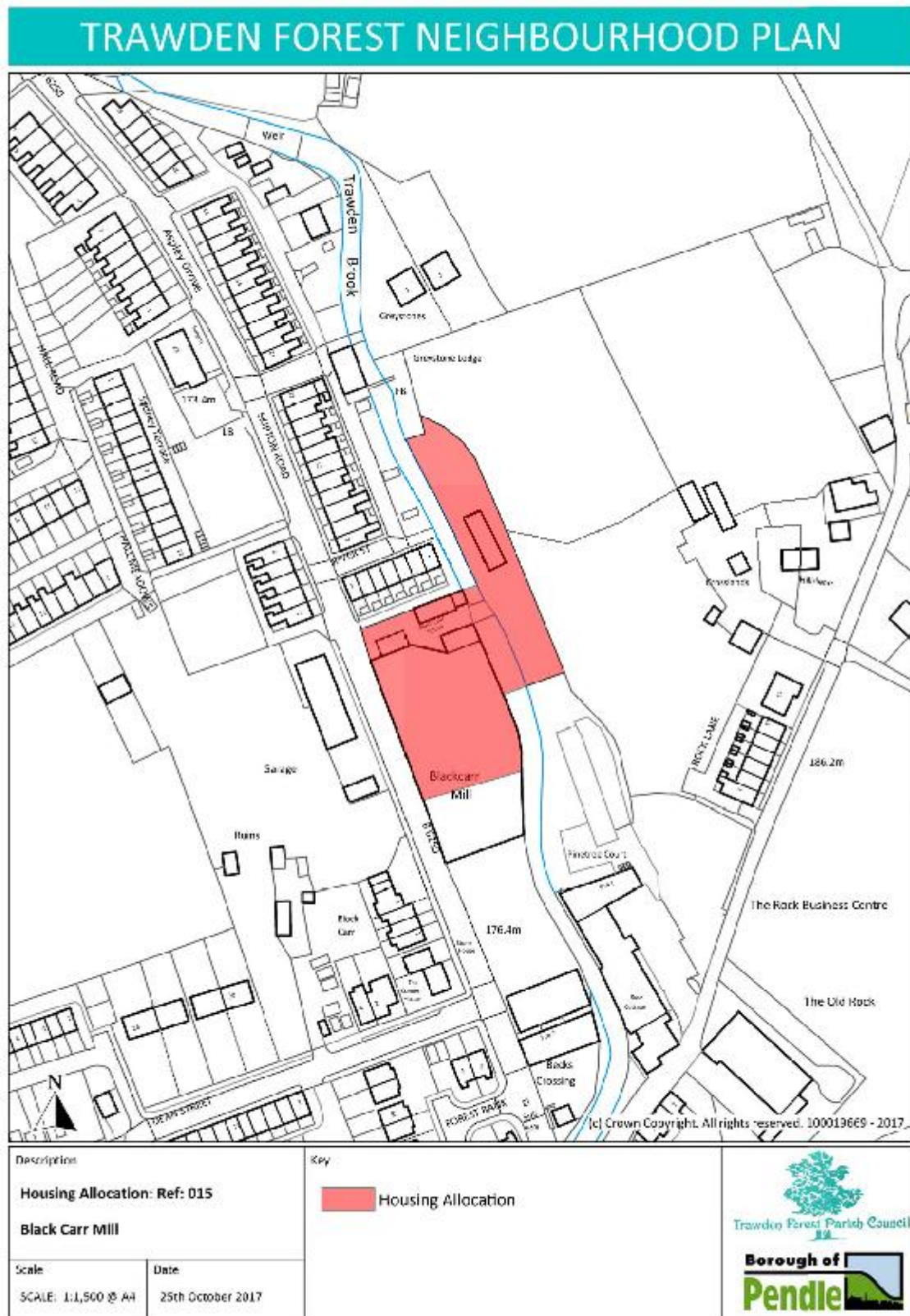
Rear Black Carr Mill (across river) (Ref 012)



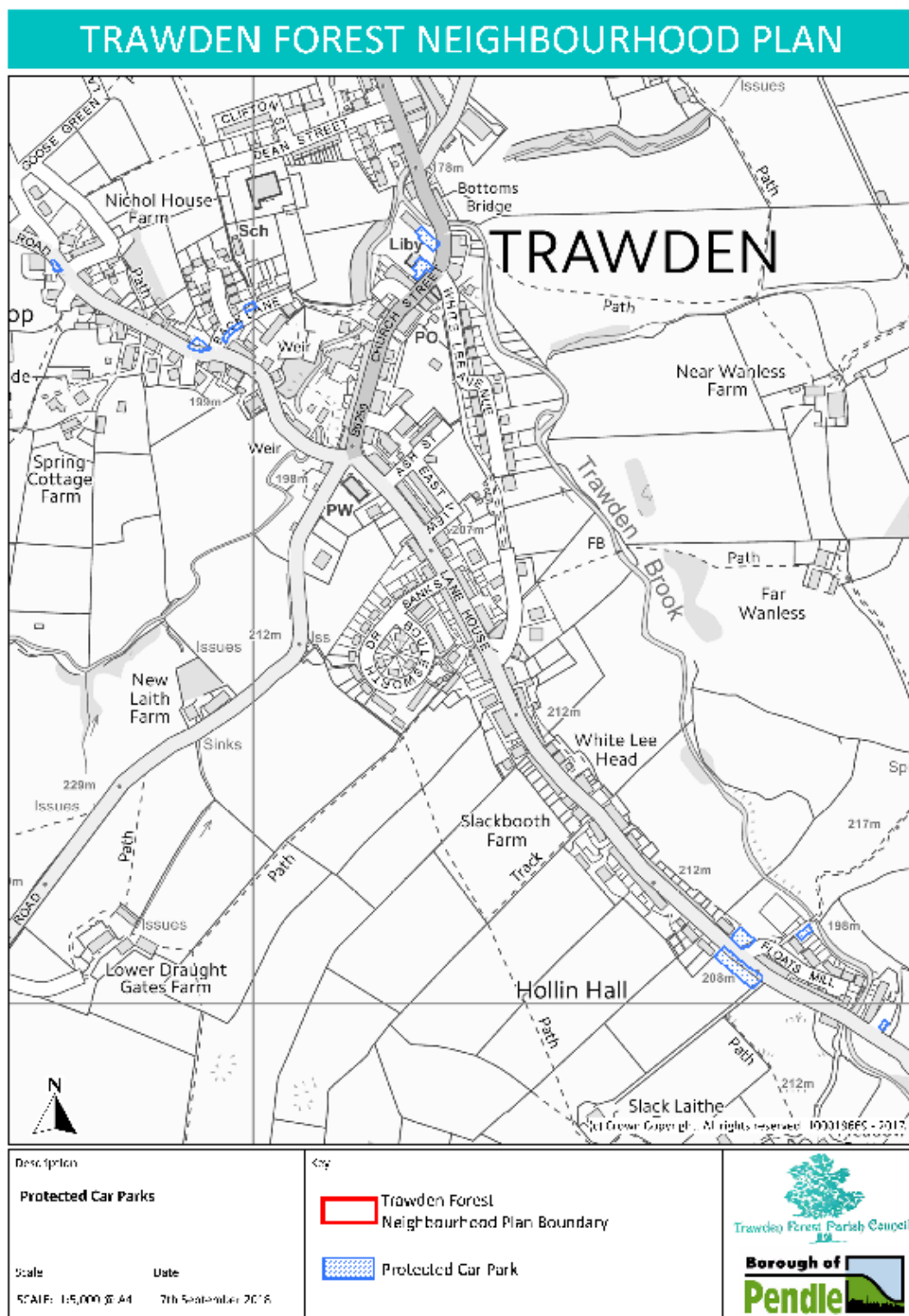
# Hall House Farm (Ref 014) (P959)



# Black Carr Mill (Ref 015)



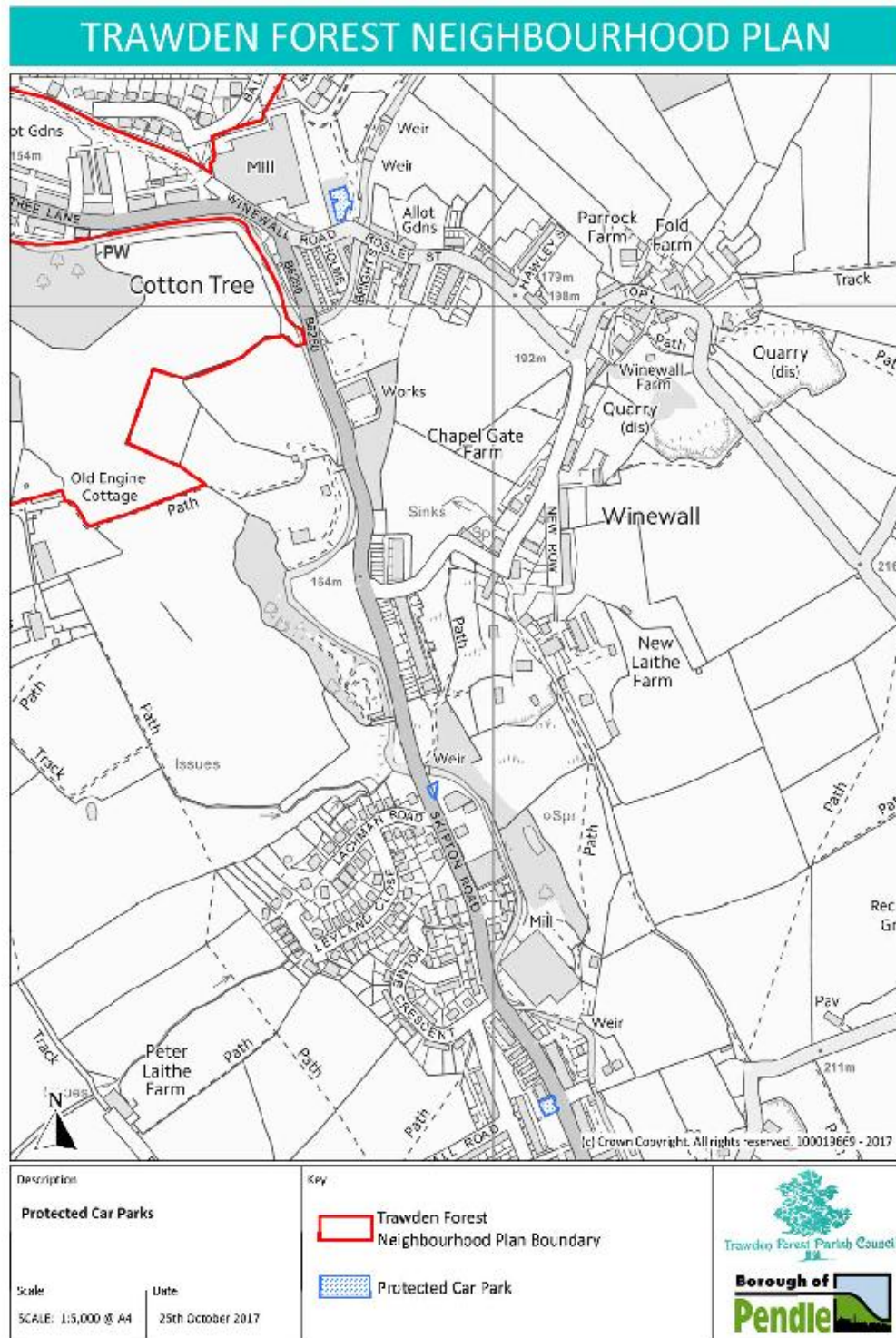
## Appendix 2D – Protected Car Parks (South)



For more detailed map click the link and choose Appendix 2D(S):

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

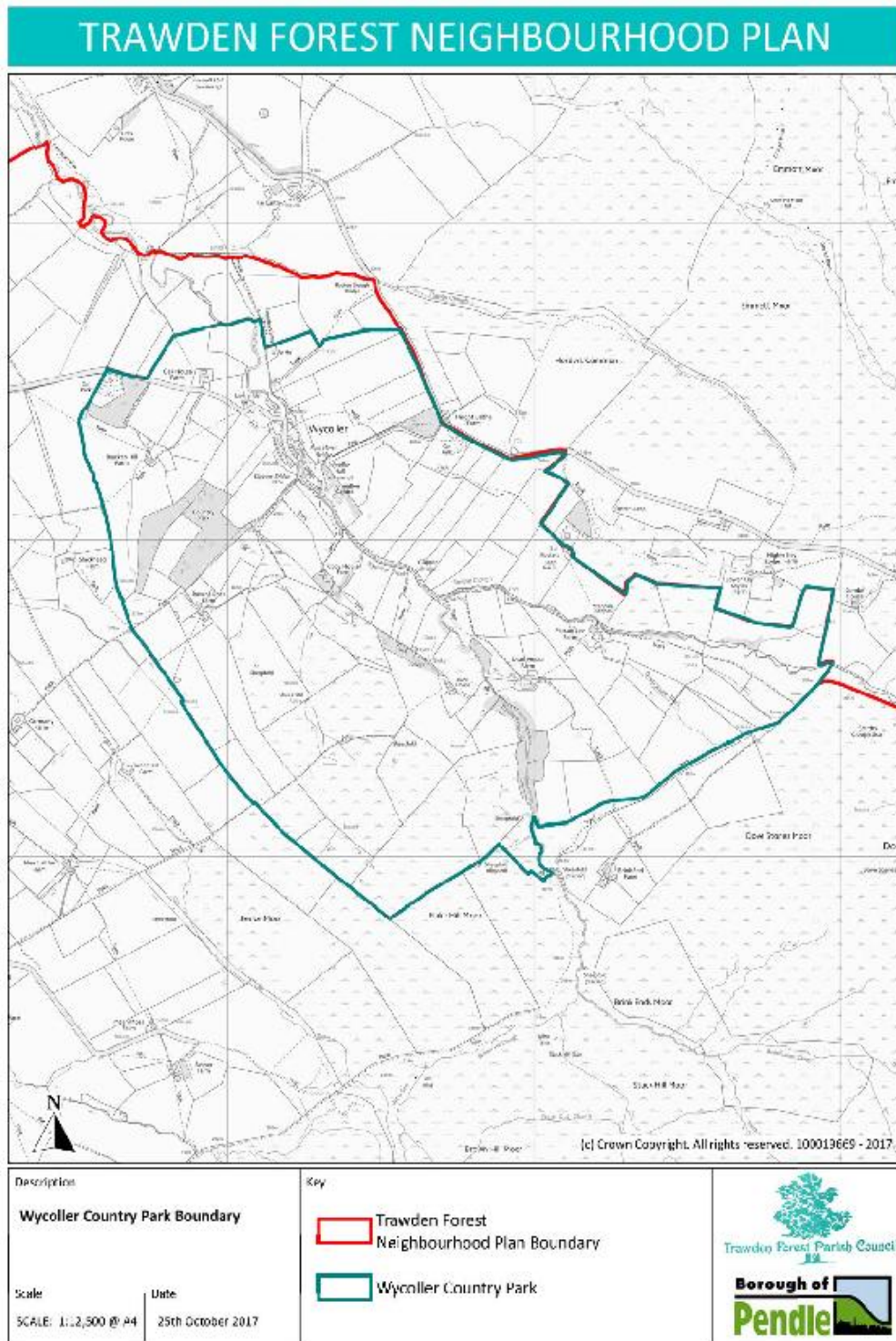
## Protected Car Parks (North)



For more detailed map click the link and choose Appendix 2D(N):

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

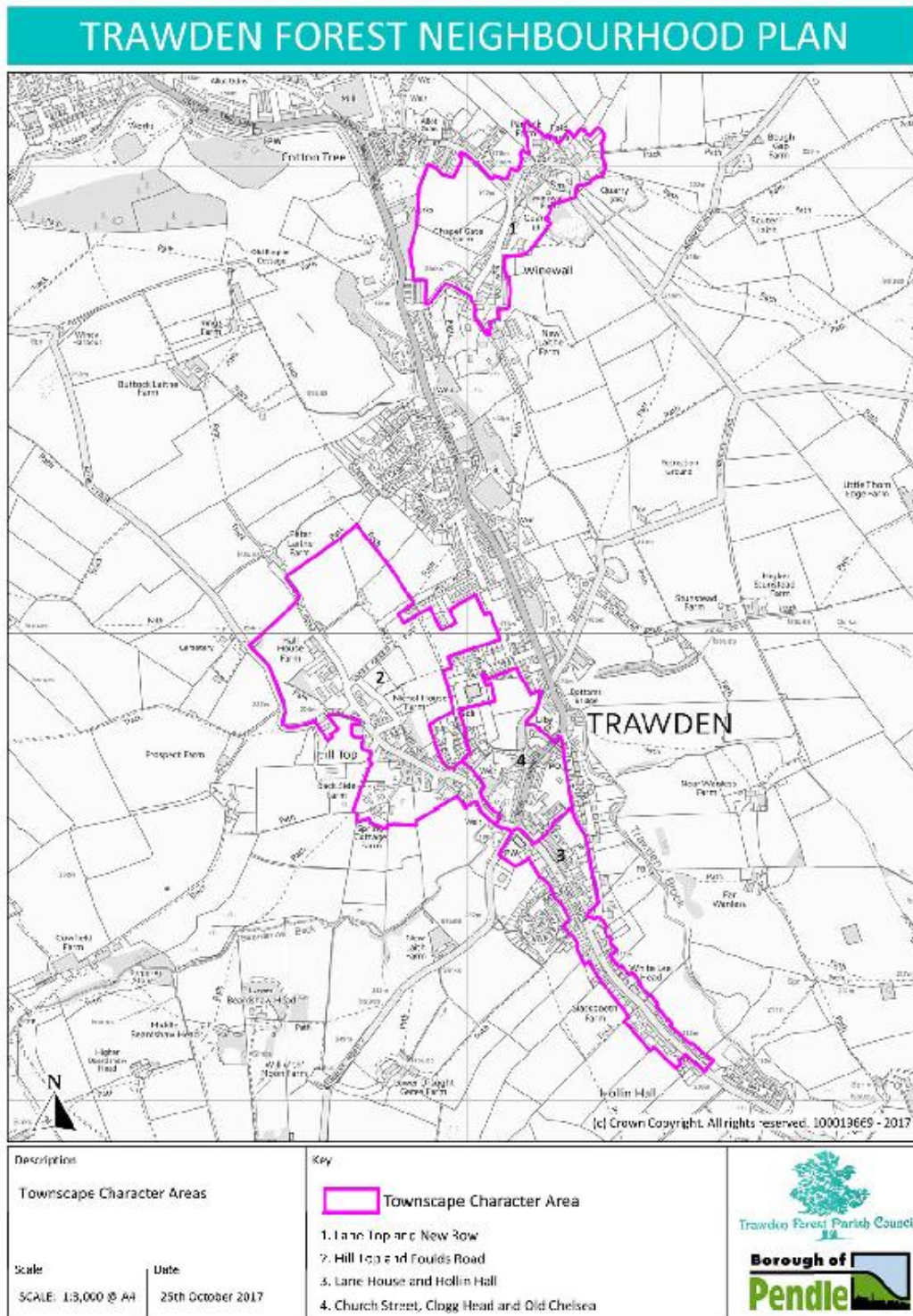
## Appendix 2E – Wycoller Country Park



For more detailed map click the link and choose Appendix 2E:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

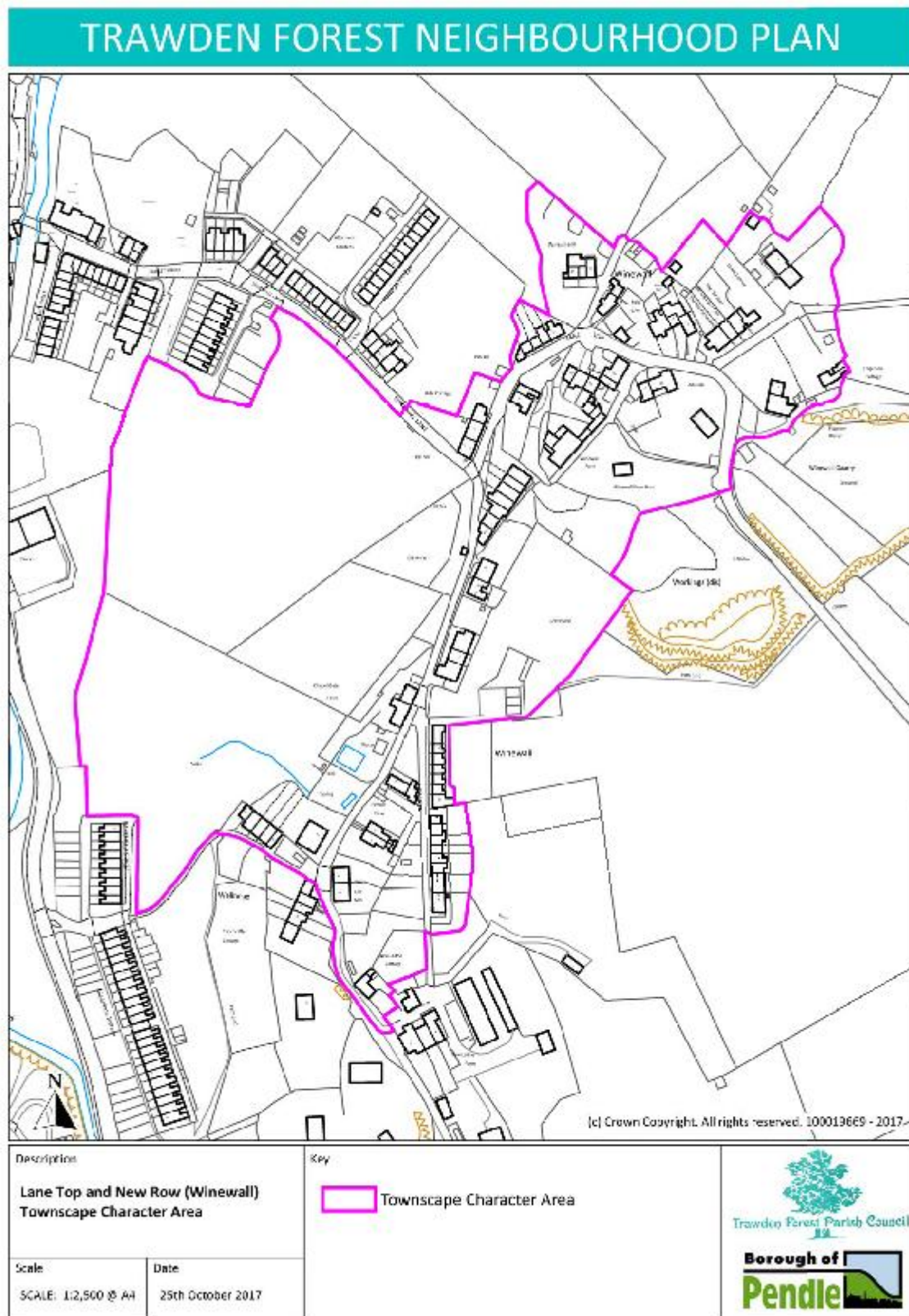
## Appendix 2F – Areas of Townscape Character



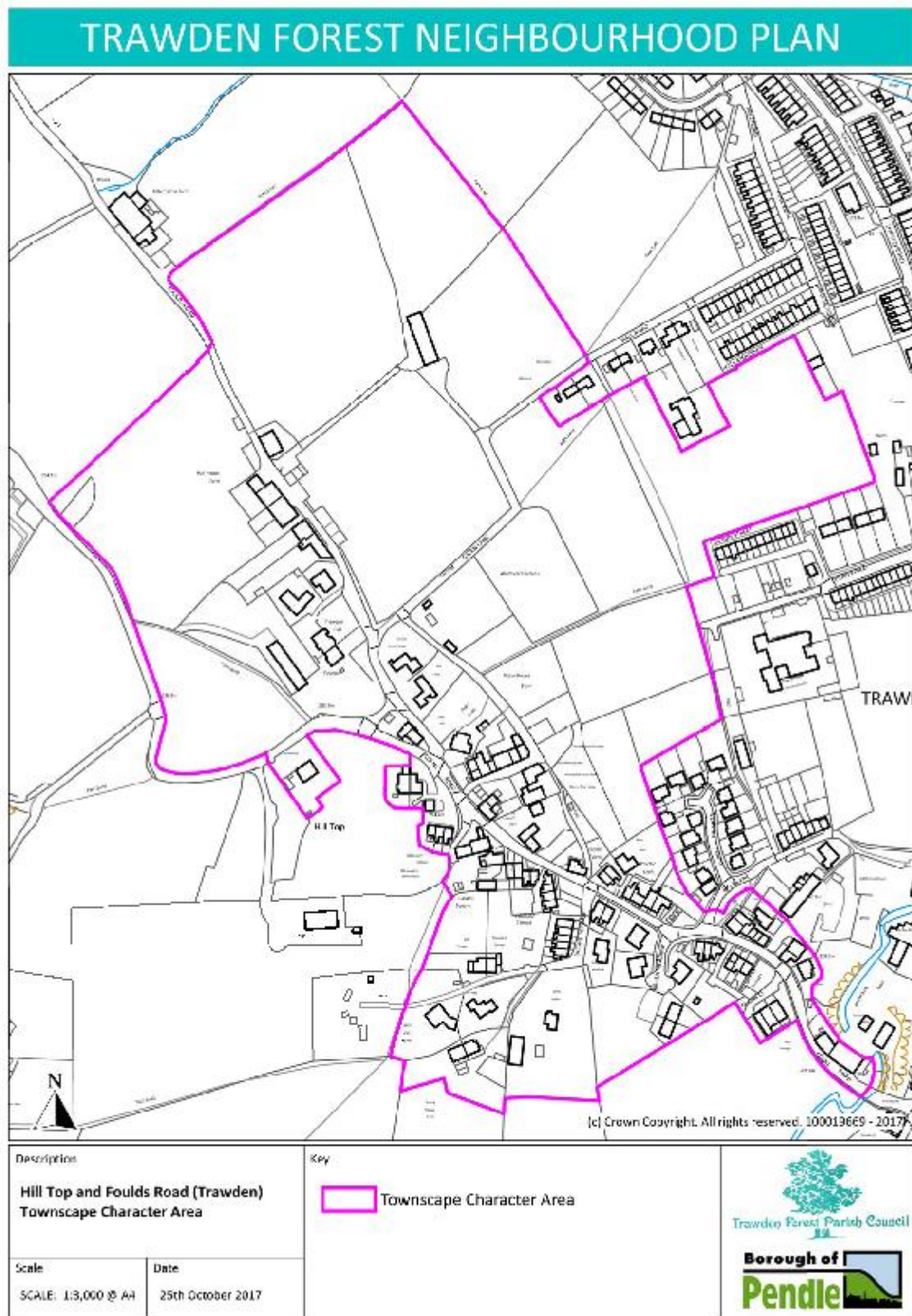
For more detailed map click the link and choose Appendix 2F:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

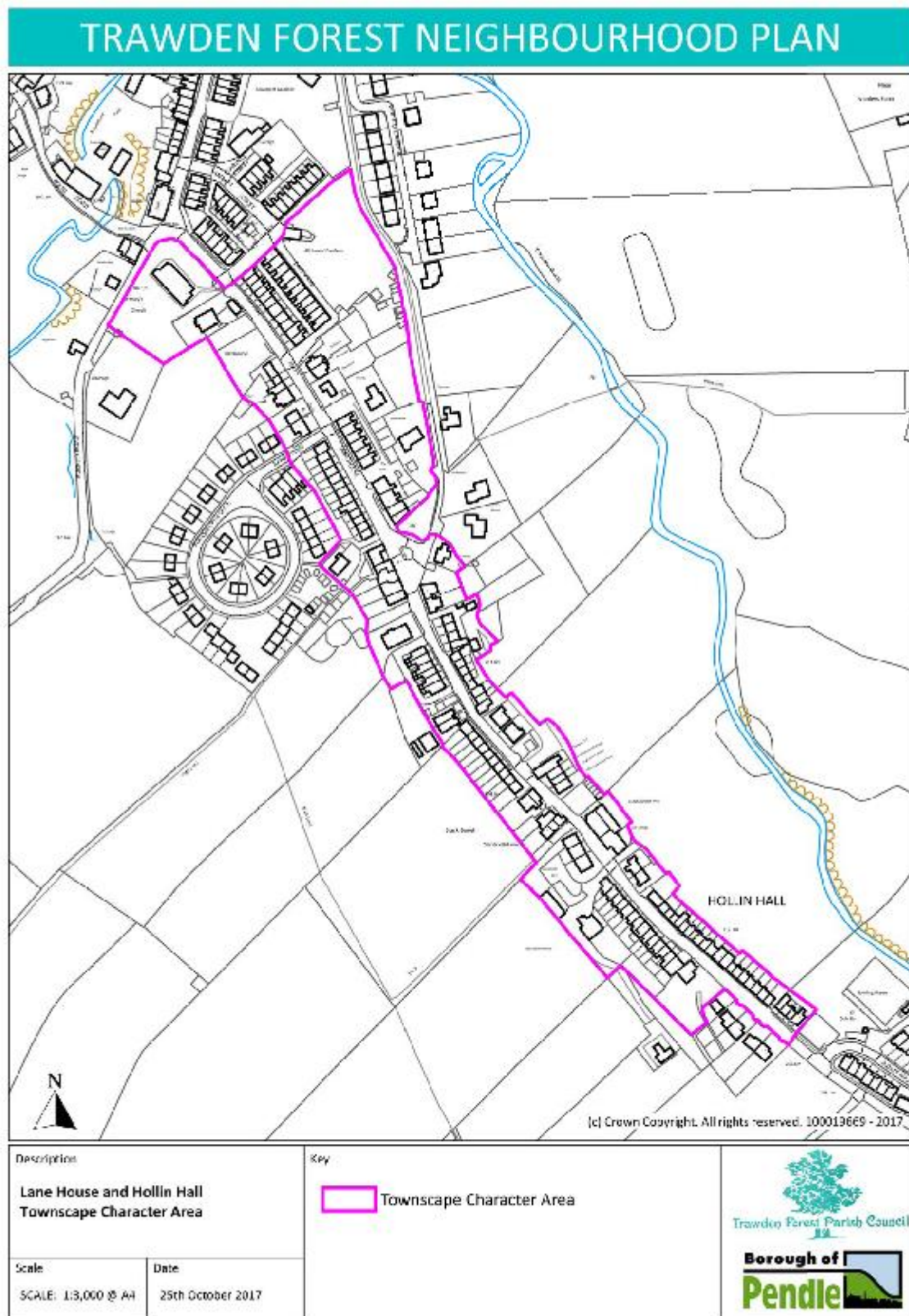
## Lane Top, Well Head and New Row (Winewall)



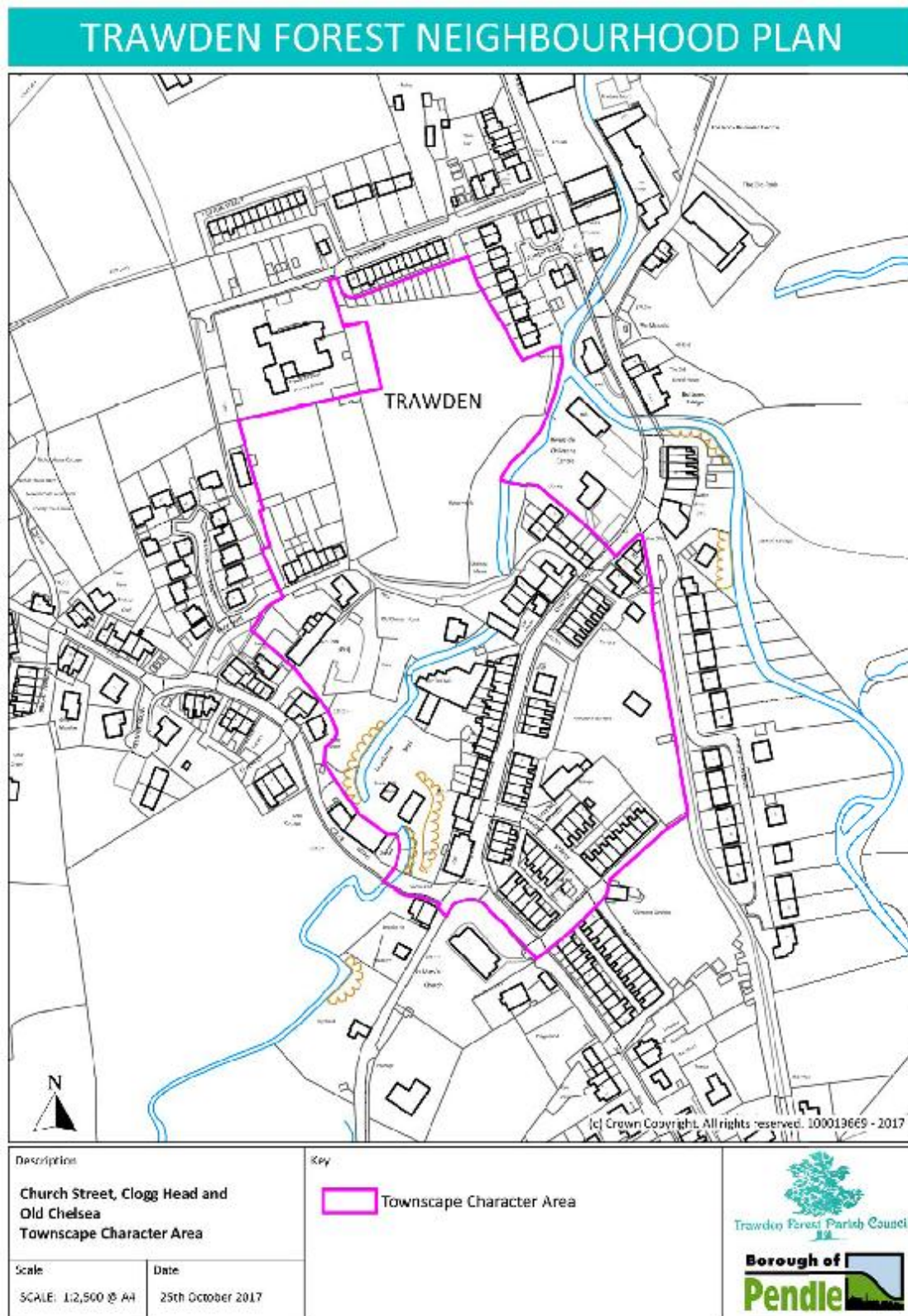
## Hill Top and Foulds Road



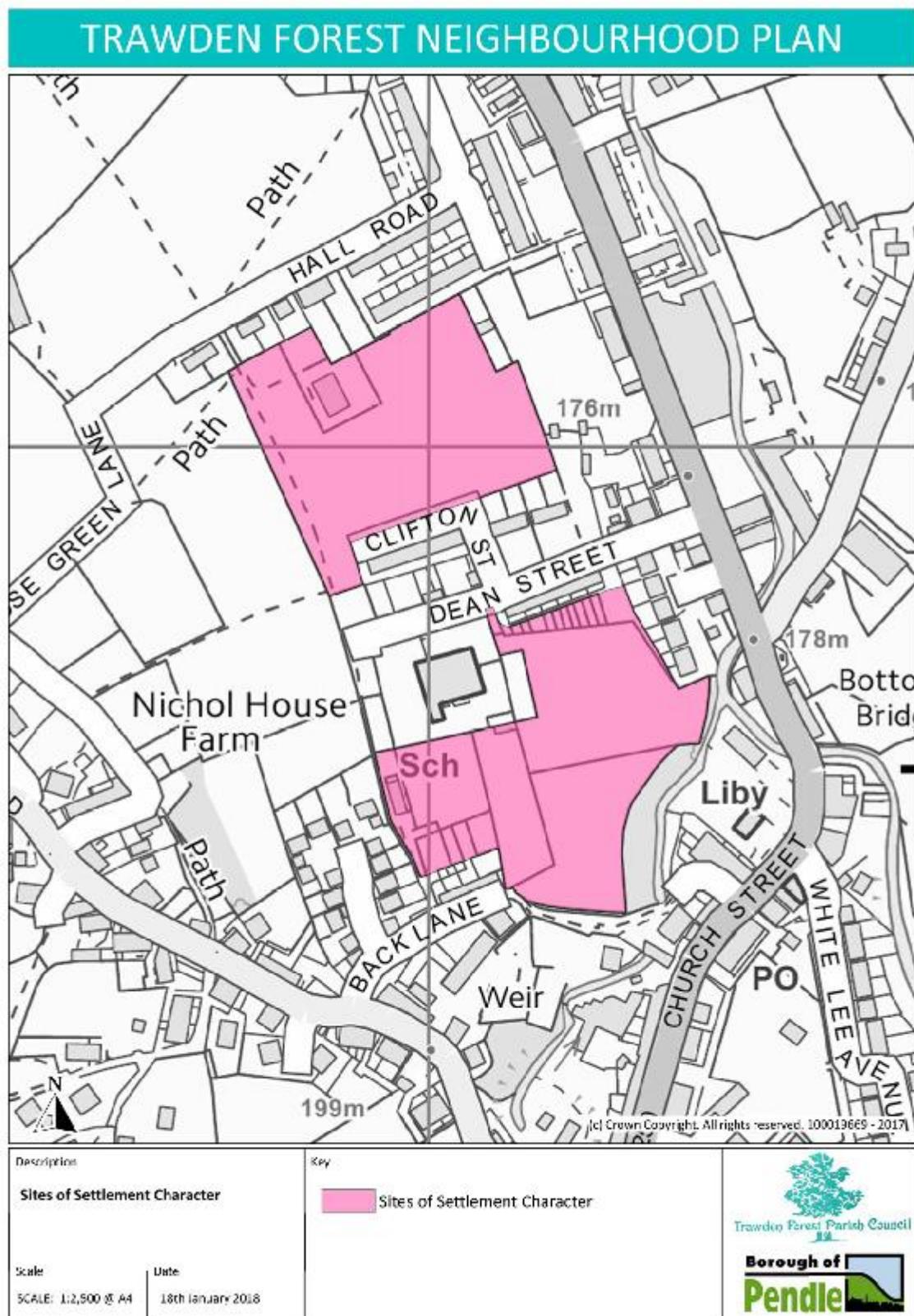
## Lane House and Hollin Hall



## Church Street, Clogg Head and Old Chelsea

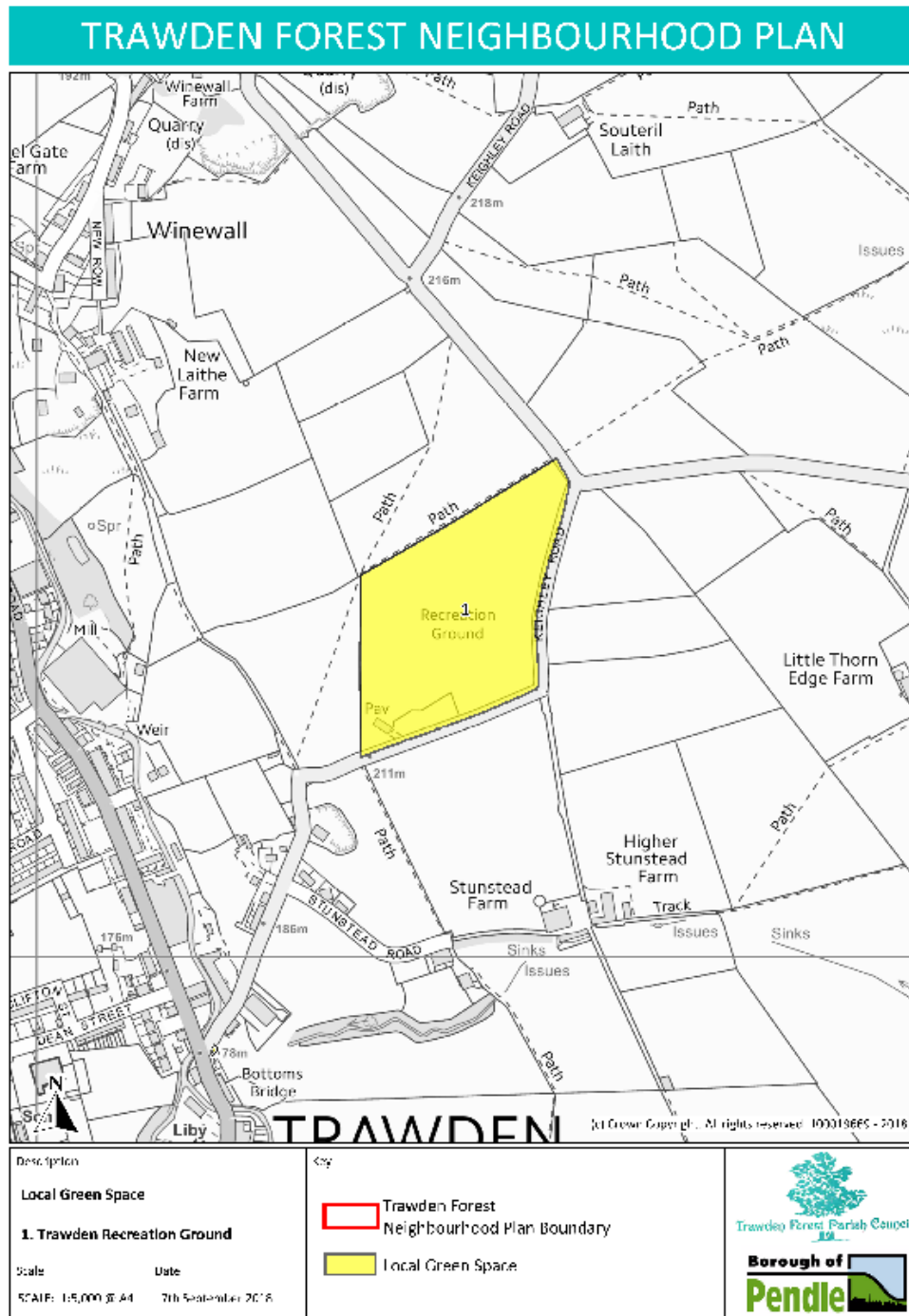


## Appendix 2G – Sites of Settlement Character



## Appendix 2H - Local Green Spaces

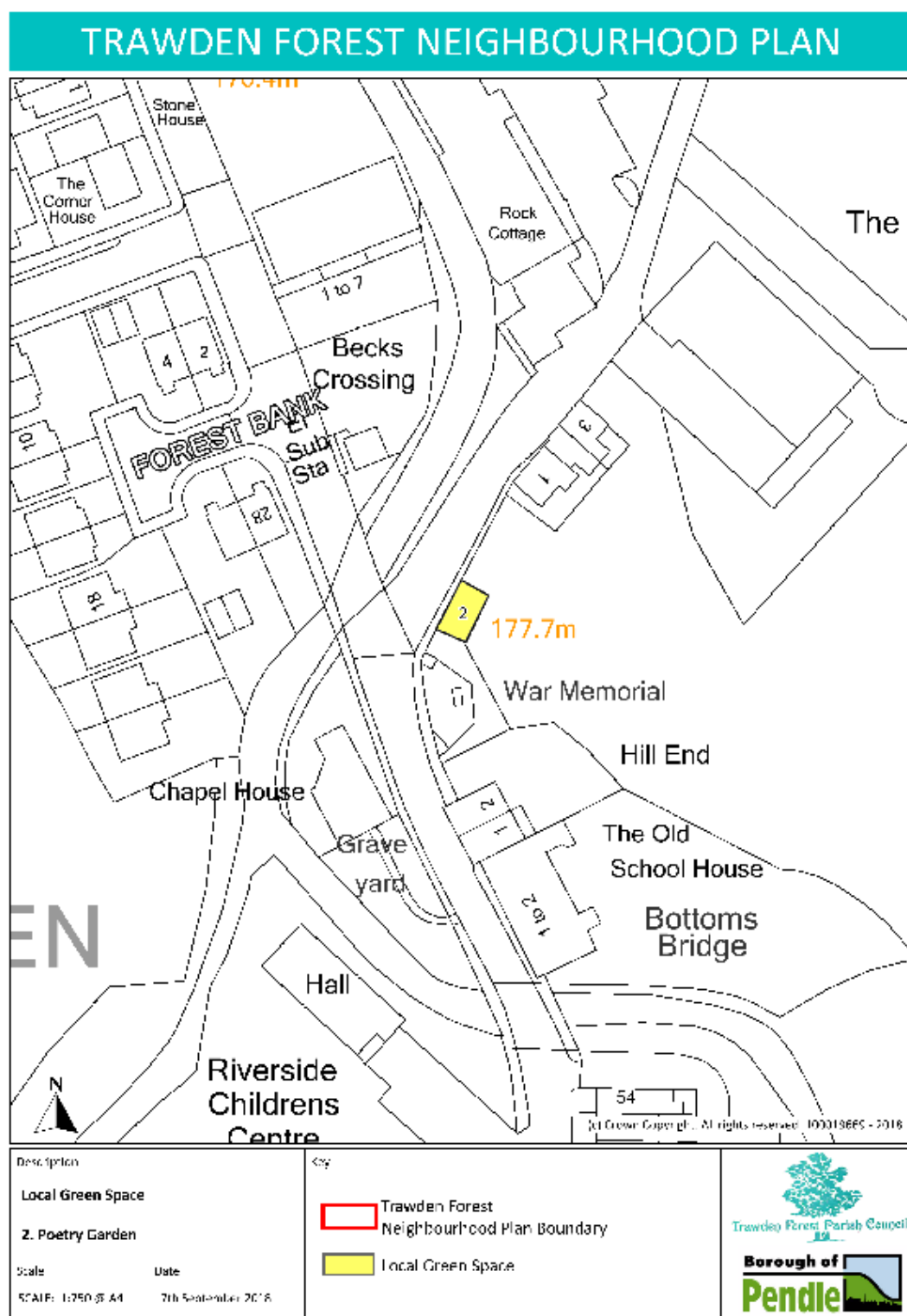
### Recreation Ground



For more detailed map click the link and choose Appendix 2H:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

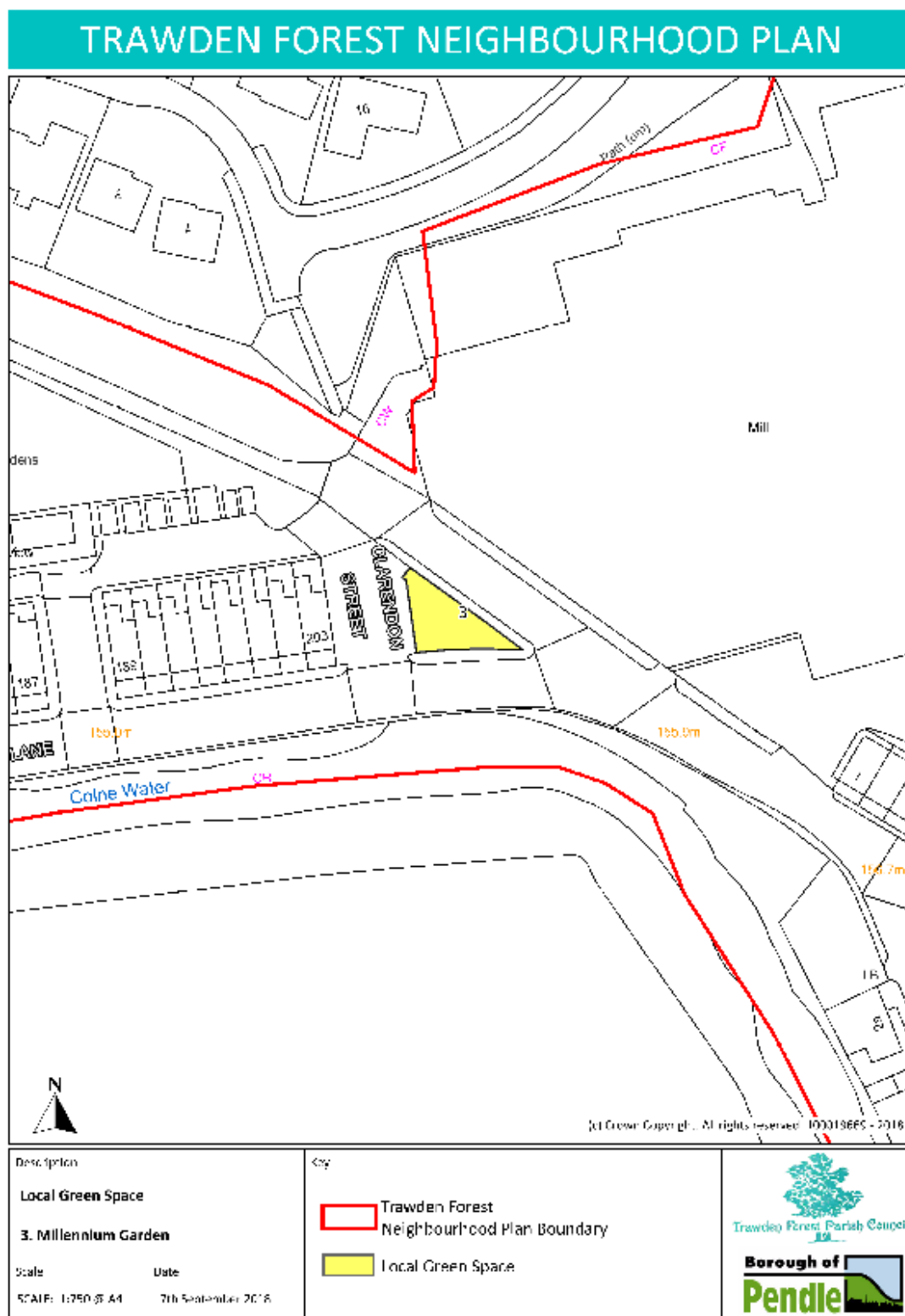
## The Poetry Garden



For more detailed map click the link and choose Appendix 2H:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

## The Millennium Garden



For more detailed map click the link and choose Appendix 2H:

<https://www.trawdenparishcouncil.org.uk/neighbourhood-plan-final-version-1/appendices/>

## Appendix 3 Listed Buildings in Trawden Forest

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

## Appendix 4 – Parking Standards (Guidelines)

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

**A garage may be included as a qualifying parking space if it meets a minimum size of 3.3m x 7m**

## Appendix 5 – Designated Open Spaces

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

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

## Appendix 6 – Evidence Base

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

Trawden Forest Conservation Area Character Appraisal (2005)

[http://www.pendle.gov.uk/downloads/file/6052/trawden\\_forest\\_conservation\\_area\\_character\\_appraisal](http://www.pendle.gov.uk/downloads/file/6052/trawden_forest_conservation_area_character_appraisal)

Lancashire Landscape Character Assessment (2000)

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

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

[http://www.pendle.gov.uk/downloads/file/8723/pendle\\_local\\_plan\\_part\\_1\\_core\\_strategy](http://www.pendle.gov.uk/downloads/file/8723/pendle_local_plan_part_1_core_strategy)

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

[http://www.pendle.gov.uk/downloads/file/9461/local\\_plan\\_part\\_2\\_scoping\\_report\\_and\\_site\\_assessment\\_methodology](http://www.pendle.gov.uk/downloads/file/9461/local_plan_part_2_scoping_report_and_site_assessment_methodology)

Pendle Listed Buildings Register (2017)

[http://www.pendle.gov.uk/downloads/file/8224/listed\\_buildings\\_register](http://www.pendle.gov.uk/downloads/file/8224/listed_buildings_register)

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

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

Pendle Green Belt Assessment Report

[http://www.pendle.gov.uk/downloads/file/9466/pendle\\_green\\_belt\\_assessment\\_report](http://www.pendle.gov.uk/downloads/file/9466/pendle_green_belt_assessment_report)

Joint Lancashire Structure Plan (2005)

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

Pendle Biodiversity Audit (2010)

[http://www.pendle.gov.uk/downloads/file/5678/pendle\\_biodiversity\\_audit\\_2010](http://www.pendle.gov.uk/downloads/file/5678/pendle_biodiversity_audit_2010)

Pendle Green Infrastructure Strategy Scoping Report (2016)

[http://www.pendle.gov.uk/downloads/file/9910/pendle\\_green\\_infrastructure\\_strategy\\_scoping\\_report](http://www.pendle.gov.uk/downloads/file/9910/pendle_green_infrastructure_strategy_scoping_report)

Pendle Strategic Flood Risk Assessment (2006)

[http://www.pendle.gov.uk/downloads/download/2718/strategic\\_flood\\_risk\\_assessment](http://www.pendle.gov.uk/downloads/download/2718/strategic_flood_risk_assessment)

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

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

Trawden Forest Neighbourhood Plan – Sustainability Appraisal (2017)

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

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

[http://www.pendle.gov.uk/info/20072/planning\\_policies/277/evidence\\_base\\_documents/5](http://www.pendle.gov.uk/info/20072/planning_policies/277/evidence_base_documents/5)

Pendle Sustainable Settlements Study (2008)

[http://www.pendle.gov.uk/downloads/file/2964/sustainable\\_settlement\\_study\\_2008-report](http://www.pendle.gov.uk/downloads/file/2964/sustainable_settlement_study_2008-report)

Pendle Open Spaces Audit (2008)

[http://www.pendle.gov.uk/downloads/download/1747/open\\_space\\_audit](http://www.pendle.gov.uk/downloads/download/1747/open_space_audit)



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