



Representation Form

Local Plan Fourth Edition Publication Report

To respond to this public consultation please complete and return this form to either:

Email: planningpolicy@pendle.gov.uk

Post: Planning, Building Control and Regulatory Services, Pendle Council, Town Hall,
Market Street, Nelson BB9 7LG

All comments must be received by the Council no later than 5:00pm on Friday 6 December 2024.

Any responses received after this deadline will be invalid and may not be considered by the Inspector(s) appointed to examine the Local Plan.

Further information about this consultation is available on the Pendle Council website at:

Web: www.pendle.gov.uk/planning

If you have any questions, please get in touch using the contact details above.

* Only complete below if applicable

	Your Details	Your Agent's details*
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Job Title*	Clerk to the Council	
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We process and hold your information in order to provide public services. The details you provide will be processed in accordance with the Data Protection Regulations. Further information is available at:

www.pendle.gov.uk/privacy

Guidance Notes

Before completing this form, it is important that you read the guidance notes.

At the start of each new comment please make clear:

- a. The title of the document you are commenting on.
- b. The page number and the paragraph number, table number or site reference.
- c. Whether you are supporting, objecting or commenting on what is said in the plan.

If you are objecting, please suggest alternative wording, which would help to overcome your concerns (see example below).

Document: Local Plan / Page 63 / Paragraph 5.32 / Objection

This part of the policy does not ...

Recommended change:

Replace the current policy wording with ...

Please keep your comments clear, concise, and specific to the issue that is of concern. This helps the Inspector to understand your point of view and decide whether any changes to the Local Plan are needed. All valid representations will be submitted to the Secretary of State alongside the Local Plan for examination by an independent Inspector(s).

Your comments should focus on the following issues:

Have the legal requirements for plan making been met? www.gov.uk/guidance/plan-making

Is the Local Plan consistent with the policies of the National Planning Policy Framework (NPPF)? www.gov.uk/government/publications/national-planning-policy-framework--2

Are the proposals in the Local Plan:

- a) Justified?
- b) Effective? Positively prepared?

If you answer no to any of these questions please say why and show how your objection could be overcome

Legal Compliance

Do you consider the Local Plan to be legally compliant?

Yes ☐ No ☐

If you have answered no, please provide state the reasons why in the box below. You should number any additional sheets that you attach to this form.

Soundness

Do you consider the Local Plan to be sound?

Yes ☐ No ☐

If not, why do you believe the Local Plan is unsound? (tick all that apply)

- ☐ It is not positively prepared
- ☐ It is not justified
- ☐ It is not effective
- ☐ It is not consistent with national policy

Please state the reasons why in the box below. You should number any additional sheets that you attach to this form.

What changes do you consider to be necessary to make the Local Plan sound?

It would be helpful if you could suggest revised wording for any policy or text. Please be as precise as possible. You should number any additional sheets that you attach to this form.

Please refer to attached paper and plan

Have you raised these matters at an earlier stage in the preparation of the Local Plan?

Yes ☐ No ☐

If no, please explain:

Pendle Local Plan Fourth Edition Publication Representation Form

Please provide any additional comments in support of your representation. Use additional sheets if necessary.

Do you wish to participate at the hearing sessions?

Yes ☐ No ☐

If yes, please outline why you consider this to be necessary

How did you find out about this consultation?

- | | |
|--|---|
| <input type="checkbox"/> Email / Letter | <input type="checkbox"/> Poster |
| <input type="checkbox"/> Framework Newsletter | <input type="checkbox"/> Newspaper Advert |
| <input type="checkbox"/> Council Website | <input type="checkbox"/> Radio |
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Other, please specify: |
| <input checked="" type="checkbox"/> Town or Parish Council | |

Future Updates

Would you like to be kept informed about progress on the Local Plan and other planning policy matters in Pendle?

Yes ☐ No ☐

If you answered “No”, your personal details will only be used for the purpose of processing and answering comments made to this consultation. They will then be deleted after the examination of the Local Plan has concluded.

Your Signature: Iain Lord

Date: 6th December 2024

Thank you for your comments

Further information

Website: www.pendle.gov.uk/planning

Email: planningpolicy@pendle.gov.uk

Telephone: 01282 661330

Write to: Pendle Council, Town Hall, Market Street, Nelson BB9 7LG

Local Plan (4th Edition)

Comments from Barrowford Parish Council December 2024

Policies

Policy SP02 (Spatial strategy) page 33

General comment 1

- Barrowford is in the 2nd Tier 'Local Service Centre' together with Brieffield and Earby (this is its existing role in the current policy SDP 2). Its role is to support main towns (Colne, Nelson and Barnoldswick) with new development serving a localised catchment. Agree
- Note that point 4 of this policy states that '*Outside a defined settlement boundary policies relevant to the open countryside apply (see Policy DM09). Development will only be permitted for exceptions that are identified in either the NPPF, or an adopted document that forms part of the Development Plan.*'
- We welcome the update to current policy LIV1 (Housing Provision and Delivery) which states '*sustainable sites outside but close to the settlement boundary, which make a positive contribution to the 5YHLS.*' Hopefully no more Oaklands and make it even harder for Pasture Lane. This policy has positive impacts on the whole of the borough which has seen a slow erosion of housing sites (some major) close to the settlement boundary. We could say that we welcome this policy change

Policy SP03 (Distribution of development) page 36

Point 2: Document: Local Plan / Page 40/ Policy text/ Comment

Think it would be useful to see Key Diagram after this policy rather than have to scroll 40+ pages, or at least show a zoomed in area of the M65 Corridor Area

Policy SP04 – Retail and town centre hierarchy page 37

Comment 3: Barrowford down as a District Centre so no major change there

Policy SP05 (Green Belt) page 39

Point 4: Support that no new GB releases around Barrowford

Page 74 Key Diagram - comments appear to have been taken on board from the **Comment 5:** previous comments made Summer 2023.

Policy DM 23 Affordable Housing page 163

No affordable required in Barrowford

Comment 6: Document: Local Plan / Page 170/ Policy text/ Comments

Consider that there is a place for affordable housing in Colne and Barrowford at the very least on sites 50-99 and 100+. Sits along with the housing mix policy DM22 '*all residential development should provide a range of house types and sizes.*' Consider that 'housing tenure' should also go in here. (Reference to chapter 5 of the NPPF) Note para 6.69 with justification. Could put in affordable on site where viability allows.

Policy DM41 (Protected Employment Areas) page 224

Comment 7: Document: Local Plan / Page 224/ Policy text/ Comment

Specific reference to Riverside Business Park within point 3 of the policy but the site has been de-allocated as a Protected Employment Site. Note error in the Proposals map and Riverside will remain as a PEA.

SITE ALLOCATIONS page 259)

Page 260 extract:

8.7 The sites allocated in this Plan are expected to deliver 505 544 new homes (planning permission having already been granted for around 1,400 330 new homes) and 28.39 hectares of employment land in the period up to 2040. This provision is broken down as follows between the spatial areas:

Spatial Area	Housing		Employment	
	Land (ha)	Dwellings	Land (ha)	Est Jobs
M65 Corridor – Urban	10.92	36629	16.00 ¹¹²	1,296
M65 Corridor – Rural	0	0	0	0
West Craven	6.47	176178	12.39	1,004
Pendle	17.39	505544	28.39	2,300

Comment 8: Not entirely sure what the M65 Corridor is? The M65 Urban corridor is clear on the Key Diagram but it is not clear what the rural is? This needs to have a clear boundary for it to be applied.

AL01 – Housing site allocations page 251

Comment 9: Aside from Trough Lane which states 500 units, there are no other site as part of LP 4 within Barrowford.

Comment 10: Not sure where is best for this to go, but the PC have concern over the treatment of front garden areas using non permeable surfaces which then adds to surface water run-off. Could a foot note be placed stating the use of permeable materials is essential and remind me people that planning permission should be obtained for any hardstanding that is non permeable and is over 5 sqm

Comment 11 relates to the following sites. What is the status of these sites, they aren't on a reserve list?

Sustainability Appraisal Appendix 5 Assessment of Potential Housing – 9 Barrowford sites

P078 – Land at Higher Park Farm, Barrowford (Capacity for 165 dwellings)

Summary: The proposal has positive effects for housing and employment objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits. Positive effects are also found for health, regeneration and transport objectives due to the benefits associated with the proposal which includes extensive recreation area. A neutral effect for biodiversity is found in the acknowledged dual function this area would have in creating and enhancing habitats for wildlife. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and green belt designation. The site is however relatively well contained, although its development would contribute to the closing the existing gap between Colne and Barrowford. The proposal has neutral effects for heritage noting the contained nature of the site. The proposal has limited flooding or drainage concerns resulting in a neutral effect for this objective. A negative effect is found for effects on climate change. This is due to the longer distances necessary to travel to key services (despite being around 800m from the boundary of Barrowford local centre). The length of these trips may encourage travel by car

P104 Land at Oaklands, Church St (planning permission approved)

P112 Land adjacent to t12 Wheatley Lane Road, Barrowford

Capacity for 10 houses

The site is heavily affected by flood risk and the SFRA concludes that the site is not suitable for housing. A significant adverse effect is assessed for flooding objectives. Neutral effects are assessed for ecological and historic environment objectives.

Further studies in relation to these matters may however be necessary. Minor adverse effects are recorded for landscape objectives noting the site's green belt designation and function. Overall an adverse effect is assessed for the development in relation to climate change objectives. This is largely due to the significant degree and risk of flood risk which affects the site.

P115 Land off Carr Hall Rd, Barrowford – capacity for 68 dwellings including affordable housing

The site is undeveloped and as such has adverse effects for the making efficient use of land. The site is located within a conservation area and found to maintain an important role for this conservation area. There is potential substantial harm for this proposal requiring assessment of public benefits.

Similarly significant adverse effects are assessed for landscape objectives noting the site's relatively poor relationship to the settlement pattern and effect on built character, and the site's designation as Green Belt. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing

P123 Land North of East Stone Edge, Barnoldswick, Barrowford – capacity for 119 homes including affordable

The site is undeveloped and as such has adverse effects for the making efficient use of land and making efficient use of resources. The site is subject to a number of physical constraints. The site is located close to a listed structures and its development for housing is likely to result in at least less than substantial harm to substantial harm to this asset requiring consideration of public benefits. The site relates to an extensive open area north of Higherford and is highly visible from wider viewpoints and vistas. The proposal is of significant scale. Its development would dramatically alter the landscape, degrading its quality, and adversely affecting the role of this landscape as a transition towards upland moorland to the north. These factors combine to justify a minor adverse effect assessed for climate change objectives.

P130 Land to the rear of St Thomas's Primary School, Pasture Lane, Barrowford – capacity for 150 homes including affordable

The site is however distant from employment opportunities and public transport provision extending the need to travel by car, this does not support economic or transport objectives. The site is also subject to severe highway constraints within the wider highway network which do not appear to be immediately resolvable thus effectively preventing development on the site of any significant scale. The site is greenfield and as such has adverse effects for making effect use of land. The site is subject to flood risk from various sources resulting in an adverse effect for flood risk objectives.

Remaining constraints affecting the site are rather limited. An adverse effect for landscape is assessed noting the site's significant scale, its open character, its role in forming part of the setting of Barrowford and elevated position. The development

of the site for housing would fail to reflect the settlement pattern creating a large, incongruous expansion of the settlement. Accounting for the above a neutral effect is assessed for climate change objectives.

P188 Land off Mint Avenue, Barrowford – capacity for 50 homes including affordable

The site relates to land which is partly previously developed and partly undeveloped and as a result has a mixed effect on the objective to make efficient use of land. The proposal experiences some risk of flooding from surface water and ground water flooding. This may affect site capacity. The site has some value for wildlife in its current form requiring appropriate responses to be made through the design process. Adverse effects are therefore found for biodiversity objectives. The proposal is located in close proximity to Barrowford Conservation Area and a number of listed buildings. Changes in elevation and intervening vegetation are likely to minimise the potential for harm as a result of the proposal however a finding of minor adverse effects is nevertheless identified. The proposal is found to have a neutral effect on landscape/townscape objectives owing to the contained nature of the site and its low quality, balanced against the observed potential effect on the conservation area. The proposal has a minor positive effect for climate change objectives.

P294 Land north of Riverside Way Barrowford – capacity for 120 homes including affordable

The site is subject to high risk of flooding from nearby Pendle Water which is modelled to render much of the site undevelopable. The SFRA recommends that the site is unsuitable for housing. A significant adverse effect is assessed for this objective. The proposal has a largely uncertain effect for biodiversity. The site is within the urban area however closely relates to a river corridor. It is likely that the site has some significance for wildlife. Further study of this potential constraint is necessary. The proposal is unlikely to affect the historic environment. The site is located in an area of Pendle which is subject to change with major developments taking place locally. This will transform the local landscape and introduce a significant amount of urban development. Taking this into account it is assessed that the proposal would have a neutral effect on landscape objectives. Overall a minor adverse effect is assessed for climate change objectives this is largely due to the significant degree of flood risk assessed for the site.

P237 Land off Wheatley Lane Road, Barrowford – capacity for 50 homes including proposals for retirement accommodation

Whilst in the Urban Area, the site is relatively isolated from most daily essential services, shops and sources of employment. The distance of the site to these services, and challenging local topography (as well as a lack of direct quality footpath and cycling connections) will encourage car usage for most trips. The site is not therefore sustainable in accessibility terms and has been assessed as having a minor adverse effect for connected SA objectives. The site is located within the Carr Hall and Wheatley Lane Road Conservation Area, which is noted for its open form and large properties. Developing the site for housing as proposed will irreversibly

alter this character resulting in harm. The site is prominent in the landscape and visible from southern aspects. Developing the site for housing is likely to result in harmful effects for landscape objectives however the level of harm caused is moderated by the proximity of the site to the Trough Laithe development. Minor adverse effects are assessed for the site's contribution towards regeneration and efficient use of land objectives owing to the site's greenfield form. Groundwater flood risk affects the site and as a result minor adverse effects are assessed for flooding objectives. Taking the above into account a minor adverse effect has been assessed for climate change objectives.

The map displays the Wheatley area with the following features:

- Green Belt:** Indicated by a green hatched pattern in the upper left.
- CA (Countryside Area):** A red-shaded area in the upper center.
- Trough:** A blue-shaded area in the upper right.
- Other Landmarks:** Wheatley Carr (Inhabited Church), Wheatley Lath, Church Hall, Allotments, Playing Field, Nelson, Waveley, Limeshaye, Every, Nelson, Nelson Interchange, Other Sports Facility, Play Space, Percy Street, Chapel House Road, Little Marsden, and Whitefield.
- Roads:** A6068, A6062, Church Way, Lindred Road, Kewton Road, Every, and others.
- Location Pin:** A blue pin is located in the upper left, near the Green Belt.

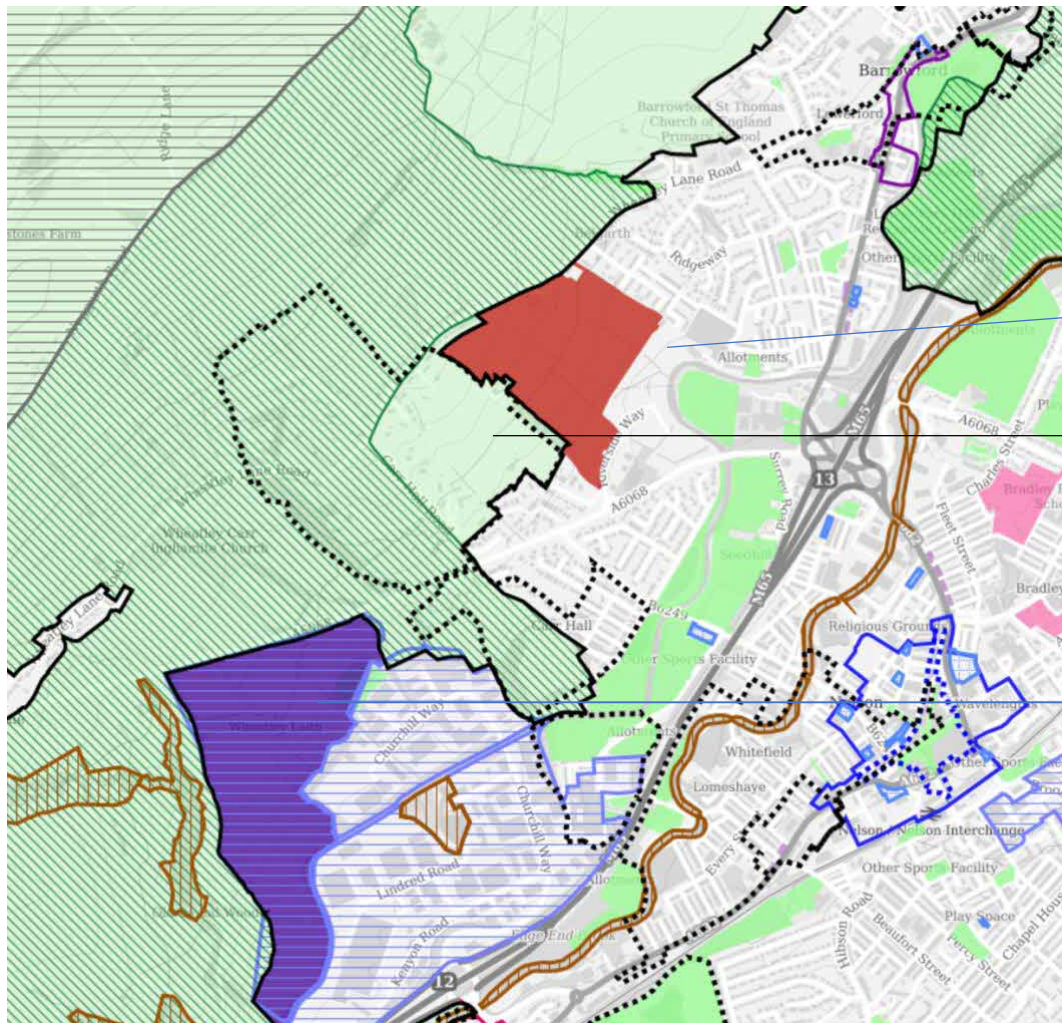
CA

Trough

Riverside Protected
Employment B1C

CA

Proposed as part LP Part 4 Review - Remove the houses to the east of Carr Hall Road and south of Wheatley Lane Road from within the settlement boundary and place them in the open countryside.



Riverside Business Park no longer protected?

Larger area of Open Countryside and taken outside of the settlement boundary - welcomed

Strategic Employment Site AL02 also made to a PEA DM41

Higherford – no changes aside from the boundary of Oaklands planning approval has been included in the settlement boundary, also rounding off of the land to the east St Thomas Close

