

5 December 2024

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

Via email Submission

Dear Sir/Madam,

Pendle Borough Council – Consultation on Pendle's Draft Local Plan

Pendle Borough Council's draft Local Plan is at an advanced stage, allocating sites throughout the borough. However, based on the national government's intention to revise the National Planning Policy Framework (NPPF), which will significantly increase housing number requirements for local authorities across the country, it is considered that Pendle Borough Council's housing allocations are not sufficient and that the plan is unsound.

Based on the Planning Advice Service's projections, they consider the following, which is available on their website:

"The indicative housing needs figures generated by the new Standard Method have increased housing needs significantly. There's an increase in housing need in 91% of LPA areas, of those, 69% increase by more than 200 homes. This, of course, will impact on 5YHLS unless you have an up to date Local Plan (e.g. less than 5yrs old or more than 5yrs having undergone a review). In which case, the adopted housing requirement/target will continue to be used as the basis of 5YHLS."

This will significantly impact Pendle Borough Council, and more sites will need to be allocated. On this basis, we wish to register our site off Wheatley Lane Road, Barrowford for consideration. The proposed development site comprises approximately 2.7 hectares (6.7 acres). The northern area of land is proposed for residential development, the middle area could accommodate further residential development or elderly care properties or leisure use (such as small-scale glamping). The southern area can provide an area for community leisure use such as a dog walking area or other public open space.

This submission includes the Local Plan Site Submission Statement and Summary Landscape Appraisal, which set out the site's merits in detail. We respectfully request that this site be considered to ensure the soundness of the Pendle Local Plan.

Yours faithfully,

Michael Gordon
Senior Planner
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Local Plan Site Submission

Land off Wheatley Lane Road, Barrowford

INTRODUCTION

We write on behalf of our clients, [REDACTED] to put forward land to be considered as a future development site within the new Pendle Borough Council Local Plan.

We acknowledge that Pendle Borough Council is currently undertaking a consultation / Call for Sites process on the Fourth Edition preferred options plan.

This representation is made up of the following documents:

- Site location plan showing the site outlined in red;
- Summary Landscape Appraisal;
- Completed Call for Sites Form; and
- This site promotion statement.

The following details are set out in this site promotion statement:

- An overview of the location of the proposed site;
- A description of the various elements of the site;
- An assessment of the site in the context of local and national planning policy; and
- An assessment of the deliverability of the sites against the requirements of national planning policy.

LOCATION OF DEVELOPMENT SITE

The proposed development site is located to the west of Barrowford and approximately 1.5km northwest of Nelson, Lancashire.

The site boundary is estimated to cover around 2.7 hectares (6.7 acres) of land and is accessed via Wheatley Lane Road.



Figure 1: Landholding off Wheatley Lane Road

The existing landscape character of the site is considered the edge of the settlement, characterised by two medium-sized open pasture fields enclosed by hedgerows and dry-stone walls.

The landform slopes to the southeast with a high point of approximately 185m (AOD) located to the northwest of the site (Wheatley Lane Road), sloping down to approximately 145m (AOD) to the southeast. The topography and general openness provide the opportunity to experience attractive views to the southeast from within the ownership boundary.

The site sits at the eastern edge of the Carr Hall and Wheatley Lane Road, Barrowford (1984) conservation area. A Grade II Listed building sits close to the eastern edge of the site boundary.

The land is Greenfield but the ownership boundary to the north runs close to the edge of the Greenbelt.

The site is dissected by a public right of way (LA113-2133) which runs east to west through the lower field. Public right of ways run along the north / northeast boundary and the southeast boundary.

The site benefits two existing access points off Wheatley Lane Road, one vehicular and one a public right of way which also serves as a vehicular access to properties at Laund Farm.



Figure 2: Existing access to site off Wheatley Lane Road

All the land shown within the red line boundary is suitable, available and deliverable for residential and leisure development.

SUMMARY OF THE SITE

- The proposed development site comprises approximately 2.7 hectares (6.7 acres).
- The northern area of land is proposed for residential development, the middle area could accommodate further residential development or elderly care properties or leisure use (such as small-scale glamping).
- The southern area can provide an area for community leisure use such as a dog walking area or other public open space.
- The site is available, suitable and achievable for development in the short term.
- The site is located outside of but adjacent to the proposed settlement boundary for the town of Barrowford allowing ease of access to the services within the town.
- Laund Farmhouse and Cottage is a Grade II listed property to the east of the site. It is considered that the site can be developed in a way that enhances the setting of the building. Furthermore, the proposed development will have no greater impact on the setting of this listed building than the development of the adjacent strategic housing site of Trough Laithe immediately to the east.
- The site is located within Flood Zone 1 and therefore at the lowest risk of flooding.
- The northern section of the site contains a number of TPOs, however, the impact of development on these trees can be mitigated through the design of the site. New trees would also be proposed as part of any development proposal.

- There are no ecological designations affecting the site.
- There are no known planning designations or physical site issues that would prevent development from being delivered on the site.

PENDLE LOCAL PLAN PROCESS

As noted above, Pendle Borough Council are currently in the process of preparing a new Local Plan. As part of this process, the council are running a 'Preferred Options Consultation'.

As part of the consultation, the Policies Map shows those areas of Pendle where different planning policies apply. In draft Policy SPO2: Spatial Strategy, the council propose to make changes in the area between Nelson and Barrowford by suggesting the following:

1. Bring Barrowford within the joint settlement boundary for all towns in the M65 Corridor.
2. Bring the strategic housing site at Trough Laithe, formerly in the open countryside, within the settlement boundary.
3. Keep land west of Trough Laithe in the open countryside.
4. 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.

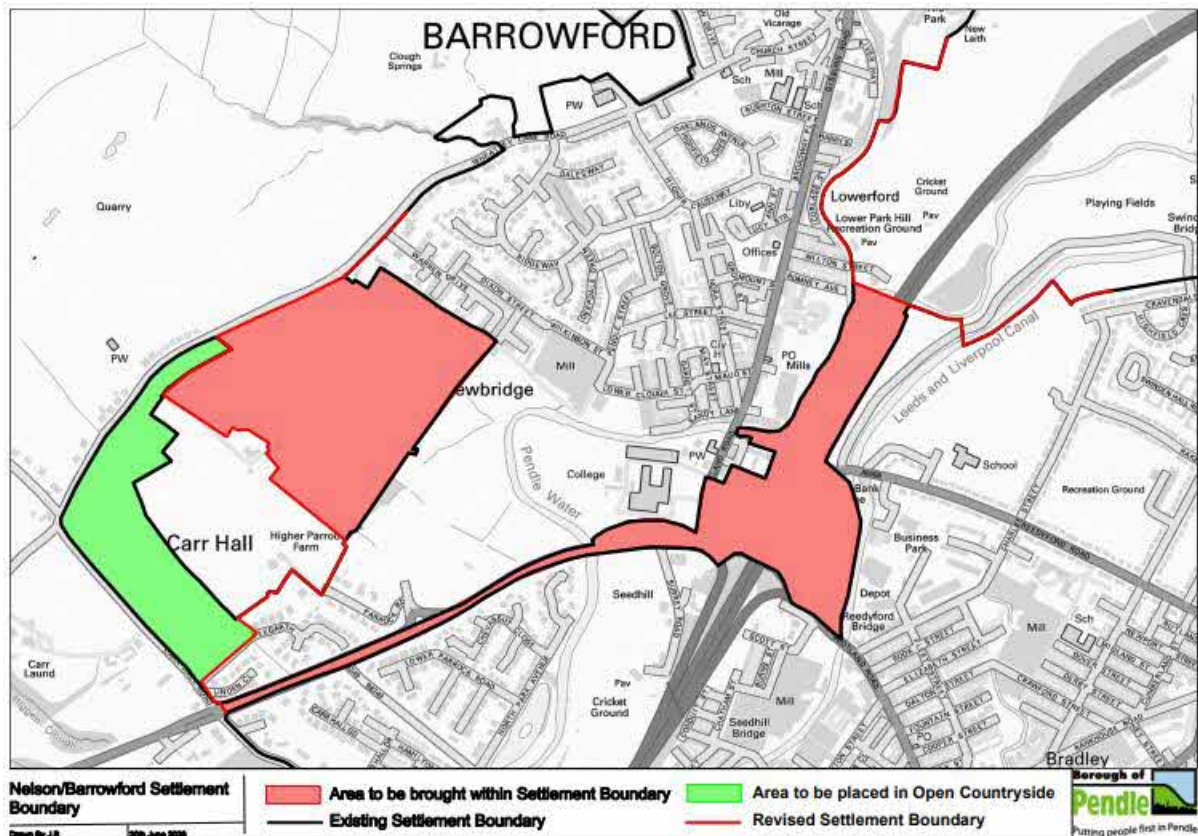


Figure 3: Proposed changes in the area between Nelson and Barrowford.

We note that the proposed development site would be located adjacent to the proposed new settlement boundary for Barrowford. The land immediately adjacent to the site (to the east) was granted outline planning permission in 2013 for residential use (up to 500 dwellings) and is proposed as a strategic housing site in the emerging Local Plan.

This representation confirms that the site is well located to the settlement of Barrowford, being adjacent to the proposed revised settlement boundary. To meet delivery targets, additional deliverable housing sites will

need to be allocated as part of the new Local Plan. It is considered that the development site off Wheatley Lane Road is deliverable and is available for development in the short term.

DELIVERABILITY

The Government's National Planning Policy Framework (NPPF), which was published in 2021, provides the policies that guide development in England and sets out how these should be applied. The NPPF is confirmed as being a material consideration and is afforded significant weight in the decision-making process.

The NPPF, at Paragraph 60 maintains the government's objectives of significantly boosting the supply of homes, as set out in previous iterations of the Framework. The Framework states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

To help meet need Paragraph 69 of the NPPF confirms that small and medium-sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

Paragraph 68 of the NPPF states that planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

The NPPF offers a definition of deliverable and developable. To be considered deliverable, sites should be:

- Available now,
- Offer a suitable location for development now, and
- Be achievable with a realistic prospect that housing will be delivered on the site within five years.

The proposed development site is an edge-of-town location and provides an opportunity for bespoke, aspirational housing with no constraints. The site could also provide the opportunity to deliver well-located elderly accommodation for those downsizing in the locality (and as such freeing up large family homes). The site is definitely viable for development in the future.

An overarching illustrative masterplan of the site has been submitted with this representation.

AVAILABILITY

The site is in single ownership of [REDACTED], and as shown below there are no constraints in terms of ownership or other legal matters which would affect the availability of the land.

On this basis, the site is available for development in the short term if required.

SUITABILITY

The site is considered suitable for development, as it will make use of an otherwise redundant field adjacent to a main transport corridor near a number of services. It therefore represents an excellent opportunity to bring forward high-quality and sustainable forms of residential development.

There are a number of shops and public facilities in proximity of the site in Barrowford and Nelson that residents could access either via walking, cycling or using public transport (the nearest bus stop is approximately 250m to the west of the site).

The site is therefore well connected to a number of services and facilities within a 2km walking distance and 5km cycling distance of the site. These measurements are drawn from the Institution of Highways and

Transportation (IHT) document 'Guidelines for Providing for Journeys on Foot' (1998) which details the preferred maximum walking distance of 2km. The IHT and Department for Transport (DfT) document 'Cycle Friendly Infrastructure: Guidelines for Planning and Design' (1996) provides a guide on suggested cycle speeds associated with cyclists of varying confidence and ability. Using a speed of 10mph (16kph) a catchment of 5km would be available within approximately 20 minutes' cycle time.

Therefore, on the basis that there are a number of key public services and facilities located within walking and cycling distance of the site and its accessibility by public transport, it is a sustainable location for development. A plan showing proposed connections is provided in later pages of this document.

ACHIEVABILITY

Each site is largely clear of vegetation other than trees and hedgerows along the site boundary. The site is in Flood Zone 1, as designated by the Environment Agency.

The land ownership allows access to be achieved from the adopted highway and it is considered that suitable access can be provided. Services are available in the vicinity and there are no known constraints to bringing them onto the site.

On the basis that the site is free from physical constraints, is clearly developable, and offers differing development opportunities while respecting the character and appearance of the area, appropriate housing development is achievable.

OPPORTUNITIES & PUBLIC BENEFITS

The proposed site plan (shown in the accompanying Landscape Appraisal) illustrates what we consider to be the key opportunities for, and design considerations relating to, an environmentally conscious residential development at the site. These include:

- An opportunity for an exemplary eco-development which can provide an example for the northwest and raise the standard of design within the district.
- Create aspirational new homes of mixed size, tenure and density, including provision for self-build accommodation.
- Create a development which provides a sensitive development at the western edge of Barrowford, providing development of a high design standard to ensure that it integrates into the heritage and landscape setting.
- Deliver a development which provides green infrastructure throughout the scheme through a network of footpaths and cycle ways which connect to the existing public footpath networks and nearby bus stops.
- Opportunity to provide a number of elderly care properties to allow residents to downsize to a more suitable property whilst remaining in the local community / area.
- Potential to create new area of shared open space to be enjoyed by all.
- Enhancement to historic cottage and walled garden.
- Conservation and enhancement of existing biodiversity of the locality and the provision of a biodiversity enhancement throughout the site. The development will result in an Ecological Management Plan to ensure the site delivers biodiversity net gain.

The above considerations set out the way the site is put forward for residential / leisure development by the owner.

CONCLUSION

Land off Wheatley Lane Road is a suitable site for residential development and is clearly both deliverable and developable as defined by the NPPF.

The site is in the ownership of a single landowner and can be delivered within the short, medium or long term.

Moreover, it is considered that the proposed site represents an excellent and viable option for delivering new, high-quality development on a site that can be genuinely integrated into the landscape without causing harm to it or its heritage surroundings. As a result, the site can be considered deliverable and there is no reason why it should not be put forward within the emerging Local Plan.

We therefore respectfully request that the site be considered positively for a housing allocation. We also wish the local planning authority to consider whether a small area of the site could be used for leisure purposes to encourage a high-quality, small-scale visitor offer.

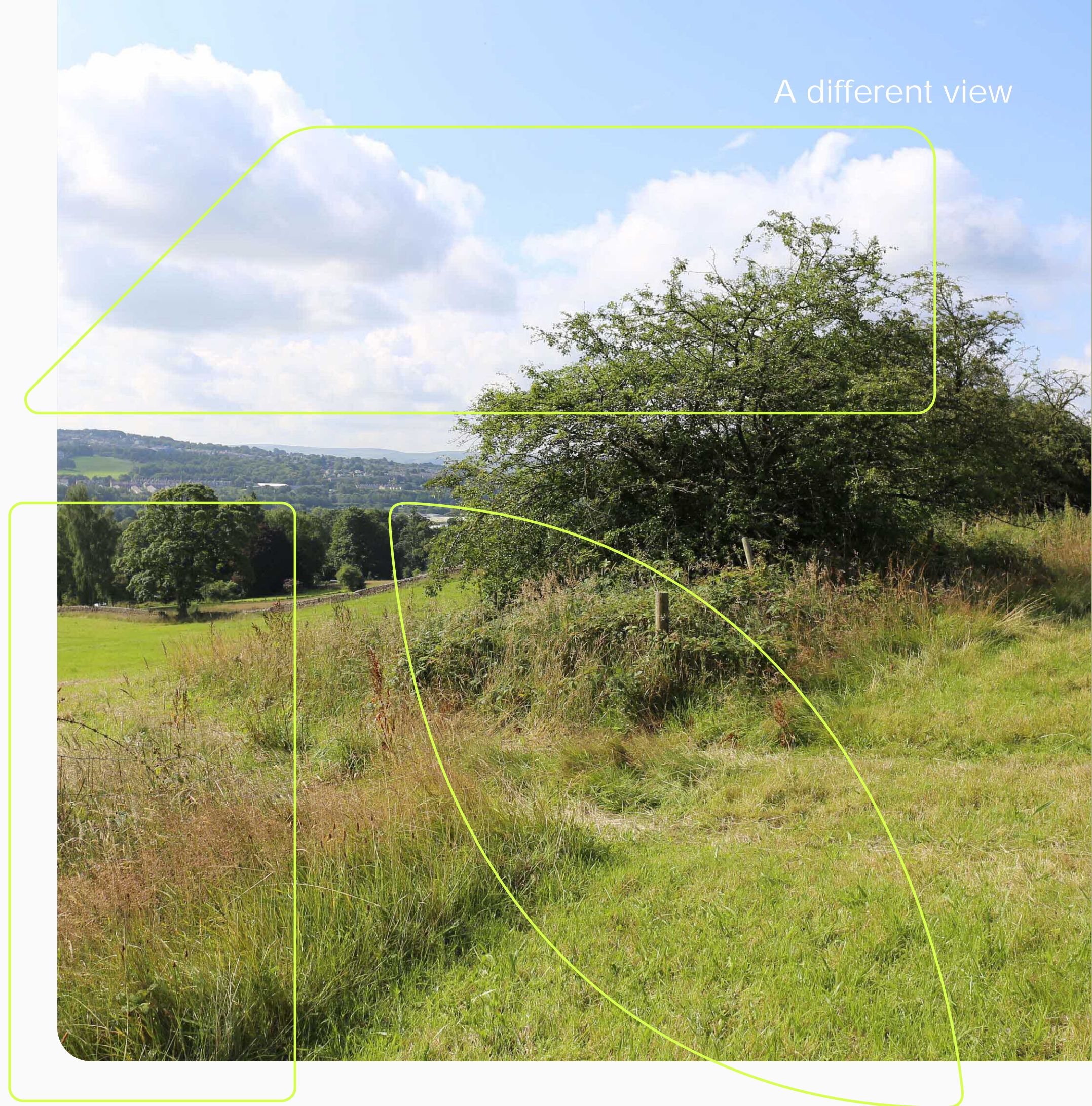
A different view

Summary Landscape Appraisal

Land Off Wheatley Lane Road

Ashley Rostron

July 2023



Contents

Site location and context	3
Landscape character - topography	4
Landscape character - key features	5
Landscape character - photographic study	6-8
Key views	9-11
Landscape designations	12
Public right of ways	13
Proposed zoning masterplan	14



Site location and context

The application site is located to the west of Barrowford and approximately 1.5km north-west of Nelson, Lancashire.

The site boundary is estimated to cover around 2.7 hectares (6.7 acres) of land and is accessed via Wheatley Lane Road.



LEGEND

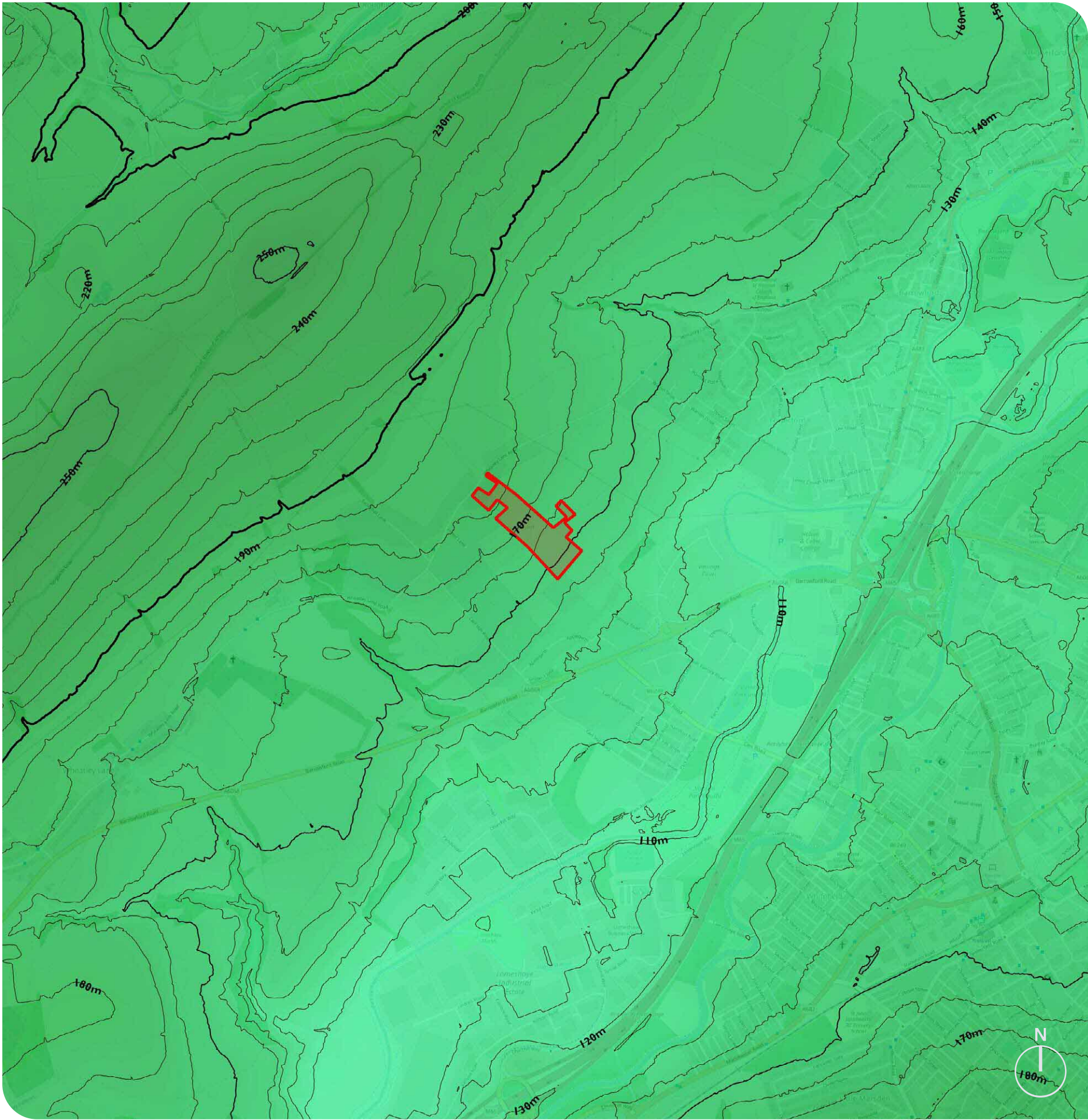
Application Site

Landscape character - topography

The existing landscape character of the site is considered rural, characterised by two medium sized open pasture fields enclosed by hedgerows and dry stone walls.

The landform slopes steeply to the south-east with a high point of approximately 185m (AOD) located to the north-west of the site (Wheatley Lane Rod), sloping down to approximately 145m (AOD) to the south-east.

The topography and general openness provides the opportunity to experience panoramic views to the south-east from within the ownership boundary.



LEGEND

- Application Site
- 10m Contours
- Existing Landform
- 560m
- 0.1m

Landscape character - key features

The plan opposite shows key features within the site and surrounding context.

Key

1. PRoW accessed off Wheatley Lane Road
2. Vehicular access track off Wheatley Lane Road
3. Existing houses
4. Small section of pasture field with fenced boundary
5. PRoW running along north / north-east boundary with established vegetation
6. Existing stone cottages including Grade II Listed building
7. Historic walled garden ((dilapidated with overgrown vegetation)
8. Historic stone cottage (dilapidated)
9. Small section of woodland and scrub to south-east corner
10. PRoW running along south-east boundary through mature trees
11. Middle section of sloping pasture field
12. Section of hedgerow with sporadic trees
13. PRoW running through field
14. Lower section of sloping pasture field
15. Isolated mature tree
16. Surrounding pasture fields
17. Area of enclosed landscape surrounding by trees

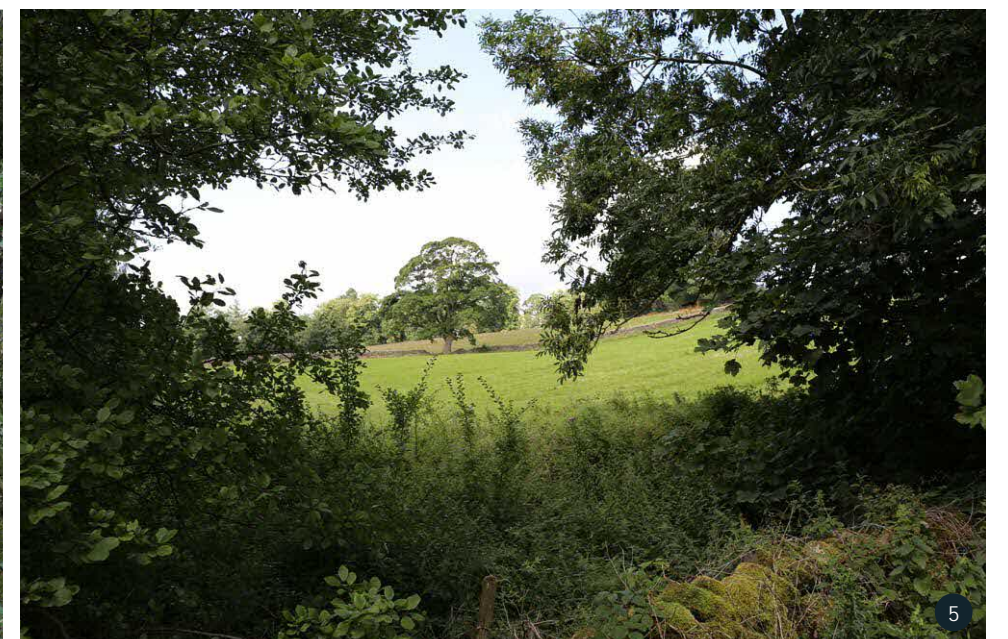
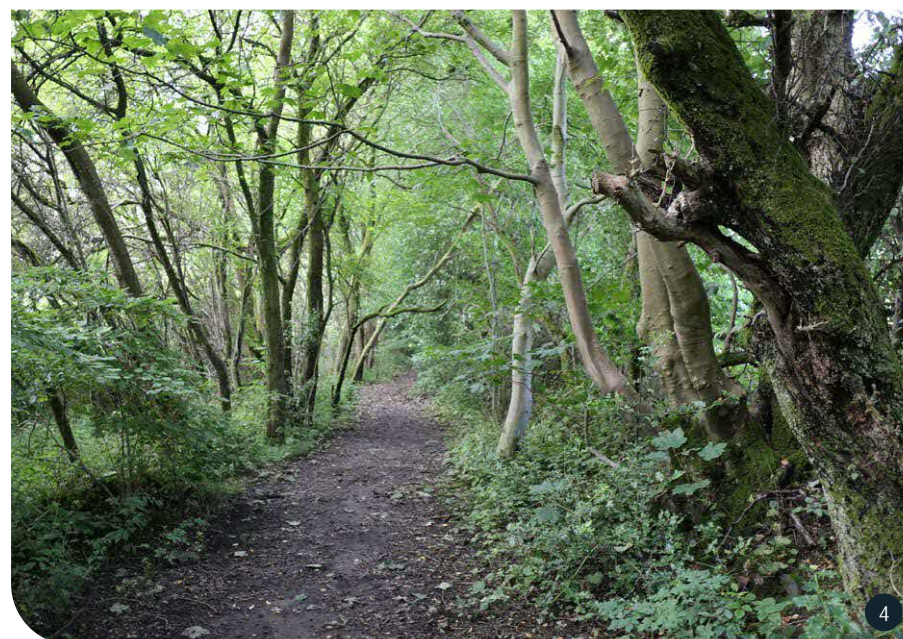


Landscape character - photographic study



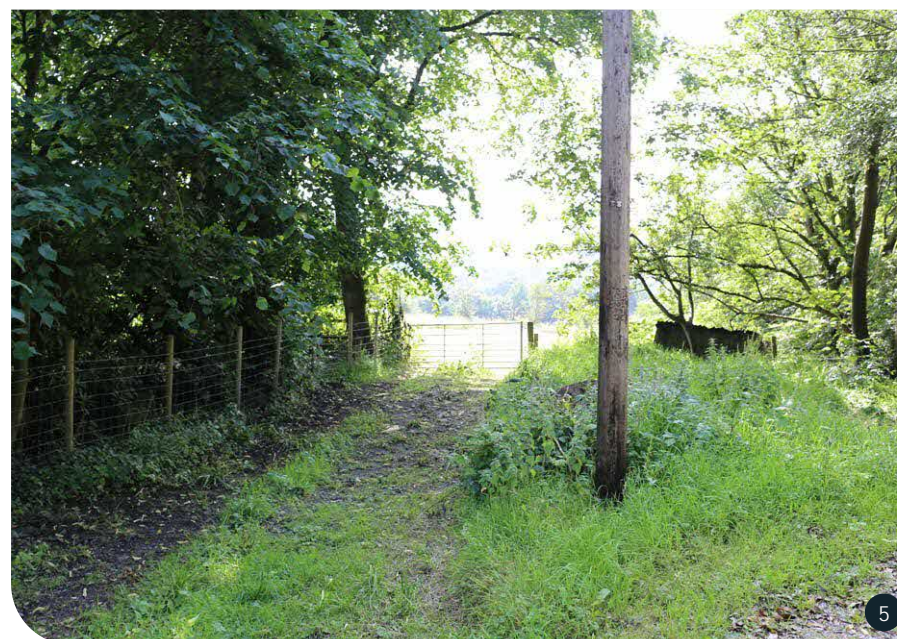
1. View looking south-east towards PRoW off Wheatley Lane Road
2. View looking south-east down PRoW along east of site
3. View looking south-west towards PRoW running through site
4. View looking north towards stone cottages located east of site
5. View looking north-west towards remains of stone building located east of site
6. View looking north towards remains of walled garden located east of site

Landscape character - photographic study



1. View looking west towards site boundary from PRow
2. View looking south-east towards site boundary from PRow
3. View looking north-west towards
4. View looking south-west along PRow running along south boundary
5. View looking west towards the site from PRow (south-east corner)

Landscape character - photographic study



1. View looking south towards site boundary from PRoW
2. View looking south-west towards gated access along PRoW
3. View looking north-west towards centre of site and existing hedgerow / trees from PRoW
4. View looking east towards access track off Wheatley Lane Road
5. View looking south-west towards site access from access track
6. View looking north-west towards existing houses from north of site

Key views



View looking west towards site boundary from PRow

Key views



View looking south-east towards lower end of site from PRow

Key views



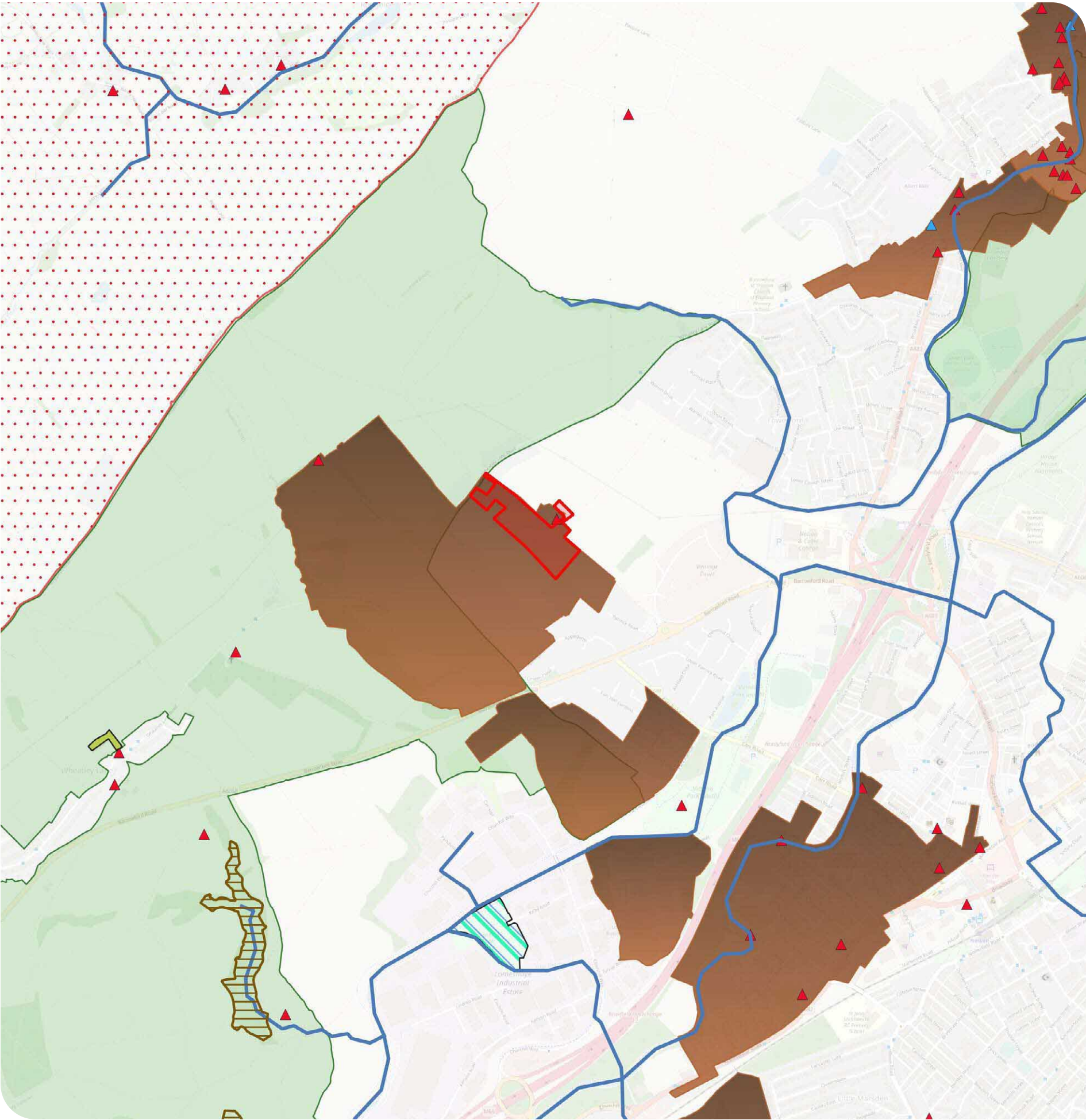
View looking east towards site from PRow

Landscape designations

The site sits within the Carr Hall and Wheatley Lane Road, Barrowford (1984) conservation area.

The ownership boundary to the north runs close to the edge of the Greenbelt.

A Grade II Listed building sits close to the eastern edge of the site boundary.



LEGEND

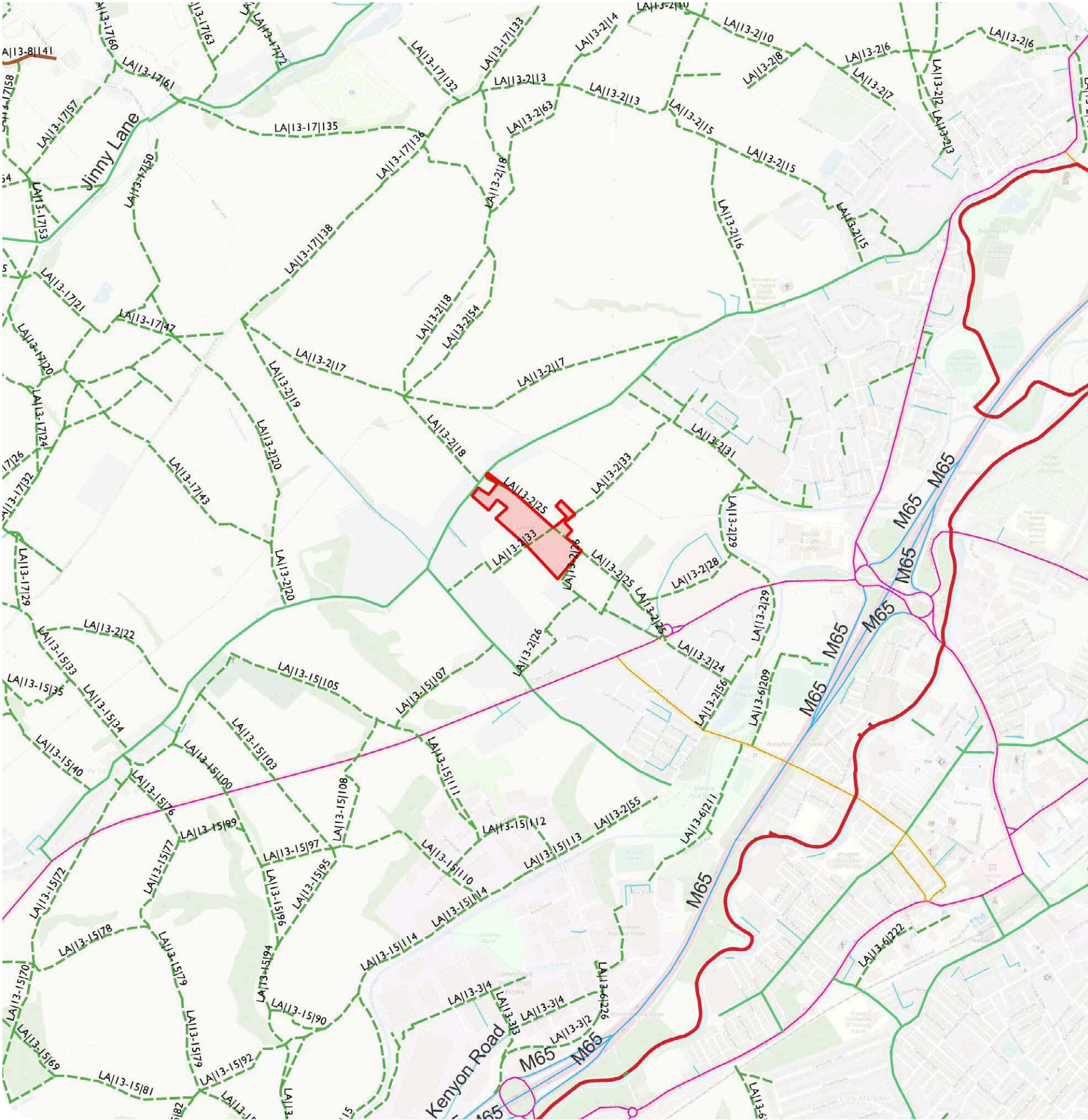
- Application Site
- AONB
- Green Belt
- Ancient Woodland
- Traditional Orchards
- Watercourses
- Local Nature Reserves
- Conservation Areas
- Scheduled Monuments

- Listed Buildings
- II*
 - II

Public right of ways

The site is dissected by a public right of way (LA113-2133) which runs east to west through the lower field.

Public right of ways run along the north / north-east boundary and also the south-east boundary.



Proposed zoning masterplan

The plan opposite illustrates proposed indicative zones and features across the site.

-  The Site
-  Indicative vehicular access / circulation using exiting access track off Wheatley Lane Road
-  Existing vehicular access track (PRoW) along north-east boundary to access possible restoration of stone cottage and walled garden
-  Existing PRoW
-  Indicative area (0.6 Hectares) for medium density residential development - close to existing houses and existing access. Indicative zone contained by site boundaries and existing strip of hedgerow / trees
-  Indicative area (1.3 Hectares) for potential assisted living development - close to PRoW for easy connectivity with surrounding infrastructure and public open space
-  Indicative area (0.6 Hectares) for potential leisure development and / or sensitive extended residential development. Alternatively, area could be retained and enhanced as public open space to provide community benefit within Conservation Area
-  Small section of land with poor quality trees - potential to enhance biodiversity / improve amenity value
-  Potential for historic walled garden to be restored either for private or public use (e.g. community garden / orchard)
-  Potential for existing stone cottage ruin to be developed for residential / holiday cottage - dashed line indicates indicative extent of historic footprint
-  Consider, retain and enhance existing vegetation to uplift biodiversity.
-  Consider and retain existing key views





We are rural