



APPENDIX 3.2 KELBROOK AND SOUGH SITE ASSESSMENT METHODOLOGY

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SECTION 1 BACKGROUND AND INTRODUCTION

The Pendle Council Local Plan Strategy, LP1 was adopted in December 2015 and this is the approved document to be referenced for planning purposes. The housing number for Kelbrook and Sough, based on the Local Plan Strategy, LP 1 is 64 additional houses by 2030 and the site assessment work was undertaken on this basis.

In February 2021, while preparing this Neighbourhood Plan, Pendle Borough Council published for consultation its initial draft of the Local Plan, LP2 which included an allocation of land for 84 houses at Church Lane, Kelbrook. This site was withdrawn by the owner and replaced by an allocation of land at the corner of Barnoldswick Road and Colne Road with an allocation of 64 houses.

This allocation was based on a housing need figure for the Parish which, in turn, was based on a requirement of 298 dwellings per annum as defined in the Local Plan Strategy (LP1) adopted in 2015. In the draft LP2, the requirement for housing was defined as 248 dwellings per annum for the Borough which led to the Kelbrook allocation being a significant number.

In March 2021, Pendle Borough Council passed a motion that the figure should be 146 dwellings per annum. This led to considerable uncertainty about what the final figure in LP2 would be and the consequent impact on the housing requirement for Kelbrook and Sough. Due to the uncertainty of the number of dwellings required in Pendle, it was not known what the housing figure for Kelbrook and Sough would be in the final adopted Local Plan, LP2.

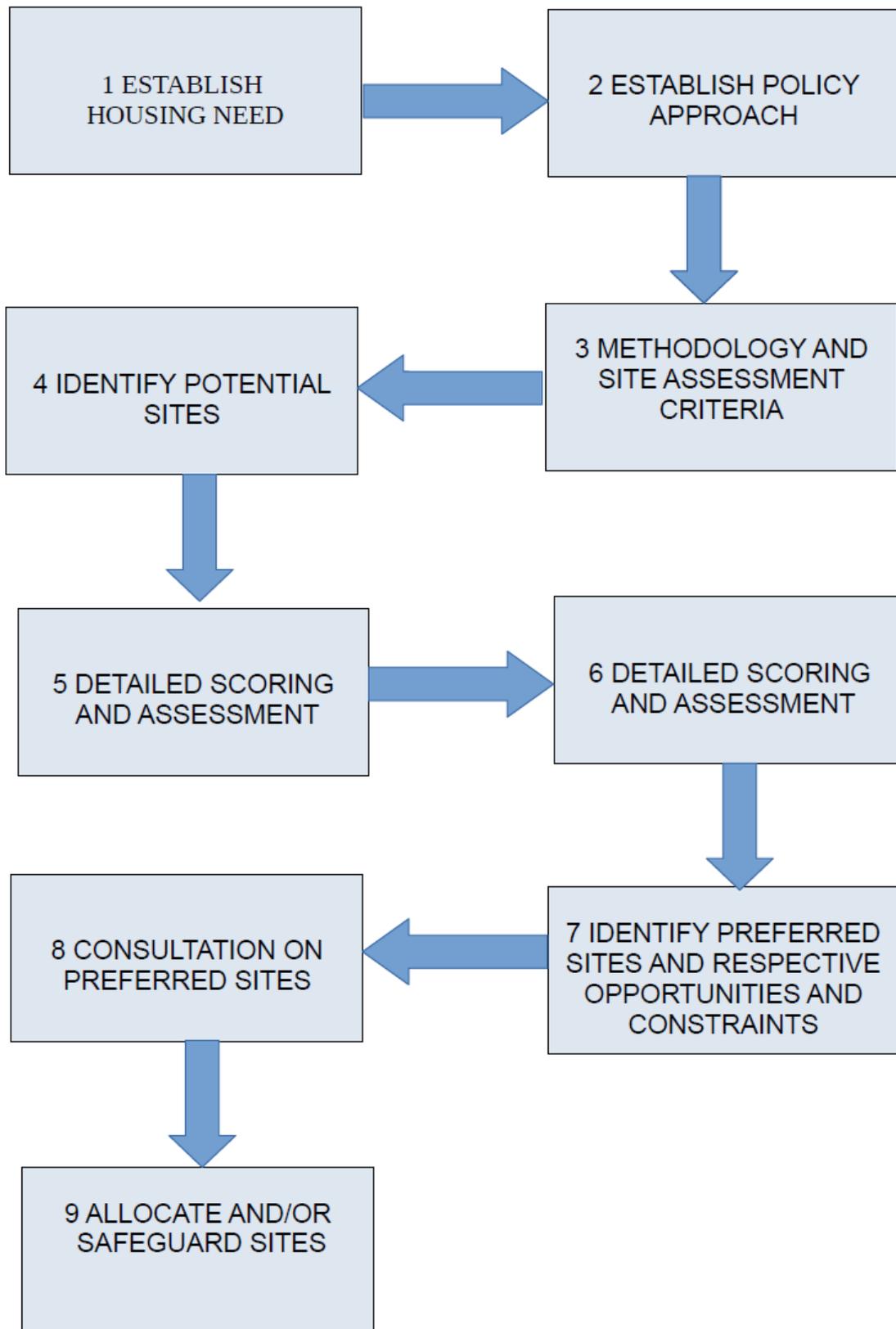
The housing number for Kelbrook and Sough, based on the Local Plan Strategy, LP 1 is 64 additional houses by 2030. However, a lower housing figure for the Borough would result in a recalculation of the requirement for Rural Pendle and there would be less need for allocating land for housing in the Parish. As such, it was not clear whether there would be any requirement for housing in Kelbrook and Sough.

When the work on the Neighbourhood Plan began, the level of housing identified by Pendle Local Plan 1 indicated that we would need to do a site assessment of all possible development sites within the Parish. This document defines how that assessment was undertaken.

The Parish itself is largely washed over by Open Countryside with the 2 settlements of Kelbrook and Sough and an industrial area made up of 4 estates which separate the 2 settlements. There is very little space within the settlement boundaries that could be used for development and so most of the sites assessed were green fields.

SECTION 2 SITE ASSESSMENT PROCESS

The flowchart below shows the stages of the Site Assessment Process.



2.1 ESTABLISH KELBROOK AND SOUGH'S HOUSING NEED

As outlined in the Kelbrook and Sough Housing Needs Assessment conducted by Aecom in early 2021:

“The NPPF 2019 requires, through paragraphs 65 and 66, Local Authorities to provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period. Pendle Borough Council has fulfilled that requirement by providing Kelbrook and Sough with an indicative figure of 64 dwellings to be accommodated within the Neighbourhood Plan area by the end of the Plan period.”

Settlement Hierarchy

The settlement hierarchy for Pendle is set out in the Pendle Core Strategy which determines the roles which the areas play.

Policy SDP 2

Spatial Development Principles

Settlement Roles

Proposals for development will be supported in the settlements listed below, provided that they are of a nature and scale that is proportionate to the role and function of that settlement or where they have been specifically identified in this plan to help meet the strategic growth needs of the borough. The role each settlement category will play in the future growth of the borough is explained below:

1. **Key Service Centres** – these will provide the focus for future growth in the borough and accommodate the majority of new development.
2. **Local Service Centres** – these will play a supporting role to the Key Service Centres and accommodate levels of new development to serve a localised catchment.
3. **Rural Service Centres** – these settlements will provide the focus for growth in Rural Pendle.
4. **Rural Villages** – these settlements will accommodate development primarily to meet local needs.

Proposals for new development should be located within a settlement boundary as defined on the Proposals Map (73). These boundaries will be reviewed as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies in order to identify additional sites to meet development needs where necessary. Proposals to develop outside of a defined settlement boundary (i.e. within the open countryside) will only be permitted for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.

1. Key Service Centres

M65 Corridor West Craven Towns

Nelson (including Brierfield)
Barnoldswick
Colne

2. Local Service Centres

M65 Corridor West Craven Towns

Barrowford
Earby

3. Rural Service Centres

Rural Pendle

Fence
Foulridge
Kelbrook
Trawden

4. Rural Villages

Rural Pendle

Barley
Blacko
Higham
Laneshawbridge
Newchurch-in-Pendle
Roughlee and Crow Trees
Salterforth
Sough
Spen Brook

2.2 ESTABLISH POLICY APPROACH

The Parish Council Neighbourhood Planning Group have established through engagement with the population a Vision and Objectives for the Parish which will guide the Neighbourhood Plan and the assessment of any sites that are to be included in it.

VISION

A thriving farming community based around two unique historical villages, Kelbrook and Sough with a superior quality of life, that encourages a greater sense of community, promotes sustainable economic activity for current and future generations. Kelbrook and Sough Parish is situated on the Pennines watershed with land stocked with sheep and cows. Future development should maintain the unique character of the Parish based on the historic nature of the housing and other buildings and meet the needs of residents at different stages of their lives through the adoption of appropriate building styles and green spaces. It will be important to protect the beautiful landscape and biodiversity that surrounds us and to ensure sustainable development enhances the environment.

OBJECTIVES

The objectives were defined when work began on the Neighbourhood Plan in January 2019. These were distributed to every household and discussed at the consultations during the first half of 2019. As the plan has developed, the objectives have been refined to provide the following objectives and measures of success.

<p>OBJ 1: To retain the historical look of Kelbrook village, maintain and enhance the physical character of the parish</p>	<p>Important village assets will be retained and enhanced through the use of character areas.</p> <p>To ensure that future housing maintains the look and characteristics of existing historic building through the use of stone and other specific building design.</p>
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<p>OBJ 2: To minimise the impact of new development on the settlement areas and within the wider landscape that comprises the Parish</p>	<p>The NP will identify views that are important to preserve the environment, identify local green spaces and specify areas where wildlife diversity is important</p> <p>Protect natural existing ground water courses and their immediate surrounding vegetation in order to maintain essential ecosystem services, prevent water and soil pollution and to help retain the natural role in flood prevention provided by existing water courses.</p>
<p>OBJ 3: To protect local open and green spaces, in particular historic and valuable views, biodiversity, wildlife and cultural heritage and the natural environment, both habitats and landscapes.</p>	<p>The NP will identify the range of biodiversity and wildlife in the Parish.</p> <p>The NP will local green spaces and other areas that should be retained to preserve the environment, identify and specify areas where wildlife diversity is important</p>
<p>OBJ 4: To encourage tourism, leisure and small business enterprise within the Parish</p>	<p>The NP will encourage tourism and leisure through the creation of additional information identifying beautiful views, footpaths and accommodation. Small business enterprise will continue to be supported with a key requirement to improve internet access within the Parish.</p>
<p>OBJ 5: To provide homes that will meet the local need for housing.</p>	<p>Maintain a mix of house types as defined within the village character assessment.</p> <p>Integrate new housing into the Parish so that the current village and rural aesthetic and character is maintained.</p> <p>Potential sites to have been determined based on published criteria and policies within the NP</p>
<p>OBJ 6: To improve the infrastructure to support the Parish facilities</p>	<p>Reduce the negative impact of traffic and encourage safe walking and cycling.</p> <p>Retain bus services to reduce the requirement for residents to have a car</p> <p>Ensure that new development does not impact existing infrastructure services for current residents.</p> <p>Identify enhanced services such as internet access to ensure businesses can thrive.</p>
<p>OBJ 7: To support community services within the Parish</p>	<p>Ensure the key community services and facilities such as the Village Hall and church are maintained and supported</p>

In order to cover different scenarios for housing need in the Parish as outlined above, it has been decided to look at both identifying sites for allocation and for safeguarding land to cover different possible scenarios. Safeguarding land will mean identifying land that will be protected from development until such time as specific evidence-based need for housing arises.

2.3 METHODOLOGY AND SITE ASSESSMENT CRITERIA

Given the uncertainty over housing numbers and the policy approach as outlined above, potential sites will be identified on the edges of existing development in the village. An initial sift will be undertaken whereby any sites that are not available (i.e. the owner is not interested in selling) or are so constrained as to be clearly unviable or otherwise unachievable in some way, will be sifted out. Remaining sites will be assessed on Availability, Achievability and Suitability using an appropriate scoring system.

'Available' means that the owner would be prepared to allow the site to be developed and this can be classed according to whether that would be immediately (this year or next year), over the next 2-5 years, in 6-10 years, 11-15 years time. Anything over 15 years would have been sifted out on the grounds of not being available.

'Achievable' effectively means viable i.e. whether the site could, given various restrictions such as any requirement for an element of affordable housing, be developed.

'Suitable' effectively means the extent to which the development of a site would be in line with national, local or neighbourhood planning policy.

2.4 IDENTIFY POTENTIAL SITES

Potential sites will be identified that are adjacent to existing developed areas in the settlement. Sites that have a road or fields between them and the settlement will not be regarded as potential sites. This is in line with the Objectives of the Neighbourhood Plan in particular Objectives 1-3, see above.

2.5 & 2.6 INITIAL SIFT AND DETAILED SCORING AND ASSESSMENT

These 2 stages will be done using the same matrix that Pendle Council used for the Local Plan with an initial sift done using a traffic light system with those getting a red light being sifted out and then, for those sites that remain, scores given for each criteria (covering Availability, Achievability and Suitability) and totalled up at the end to give an indicative score. The system Pendle used is outlined in Appendix 1 of their Local Plan Part 2: Scoping Report and Methodology October 2016, (Revised July 2017).

https://www.pendle.gov.uk/downloads/file/10542/scoping_report_and_methodology_revised

Information including photographs will be gathered for each of these sites through desk top research and site visits in accordance with the assessment criteria.

2.7 IDENTIFY PREFERRED SITES AND RESPECTIVE OPPORTUNITIES AND CONSTRAINTS

A draft Site Assessment Report based on the scores will be produced recommending which sites should be allocated and/or safeguarded in the Neighbourhood Plan and the Neighbourhood Plan will then include relevant policies to this effect.

2.8 CONSULTATION ON PREFERRED SITES

Once preferred sites have been identified with appropriate policy recommendations, they will be consulted on as part of the Neighbourhood Plan consultation process with the sites being allocated in the Consultation Draft Neighbourhood Plan. The Consultation period lasted 6 weeks in late 2021 and comments were received in a number of ways. These comments were collated, assessed and modifications were made to the Plan. A record of the consultation process kept and reported in a Consultation Statement.

2.9 ALLOCATE SITES

Based on the outcome of that engagement, an updated Site Assessment report will be published and the Neighbourhood Plan amended accordingly. The amended Neighbourhood Plan with the proposed allocated sites and appropriate policies will be submitted along with a Basic Conditions Statement and the Consultation Statement to Pendle Council for a legal check and appointing an Examiner to examine the Plan.

Once the Plan has been examined and any necessary modifications made, assuming it has been deemed to have passed the Basic Conditions test, the Plan will then be put to Referendum on a simple majority basis whereby if 50% plus 1 of all voters approve of the



Plan then it will be deemed to have been 'Made'. Once Made it will form part of the Development Plan for the area along with Pendle's Local Plan documents. The policies which allocate and/or safeguard sites will then be used to determine any planning applications where they are relevant.