



APPENDIX 3.3 KELBROOK AND SOUGH SITE ASSESSMENT RESULTS

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SECTION 1 BACKGROUND AND INTRODUCTION

Kelbrook and Sough Parish Council have decided to produce a Neighbourhood Development Plan to achieve various objectives including maintaining the Parish's predominantly rural character. The emerging Local Plan for Pendle has identified a need for housing in the Borough including in rural areas. In the approved Local Plan Strategy, the total housing need for Pendle was identified as 298 per year for the borough.

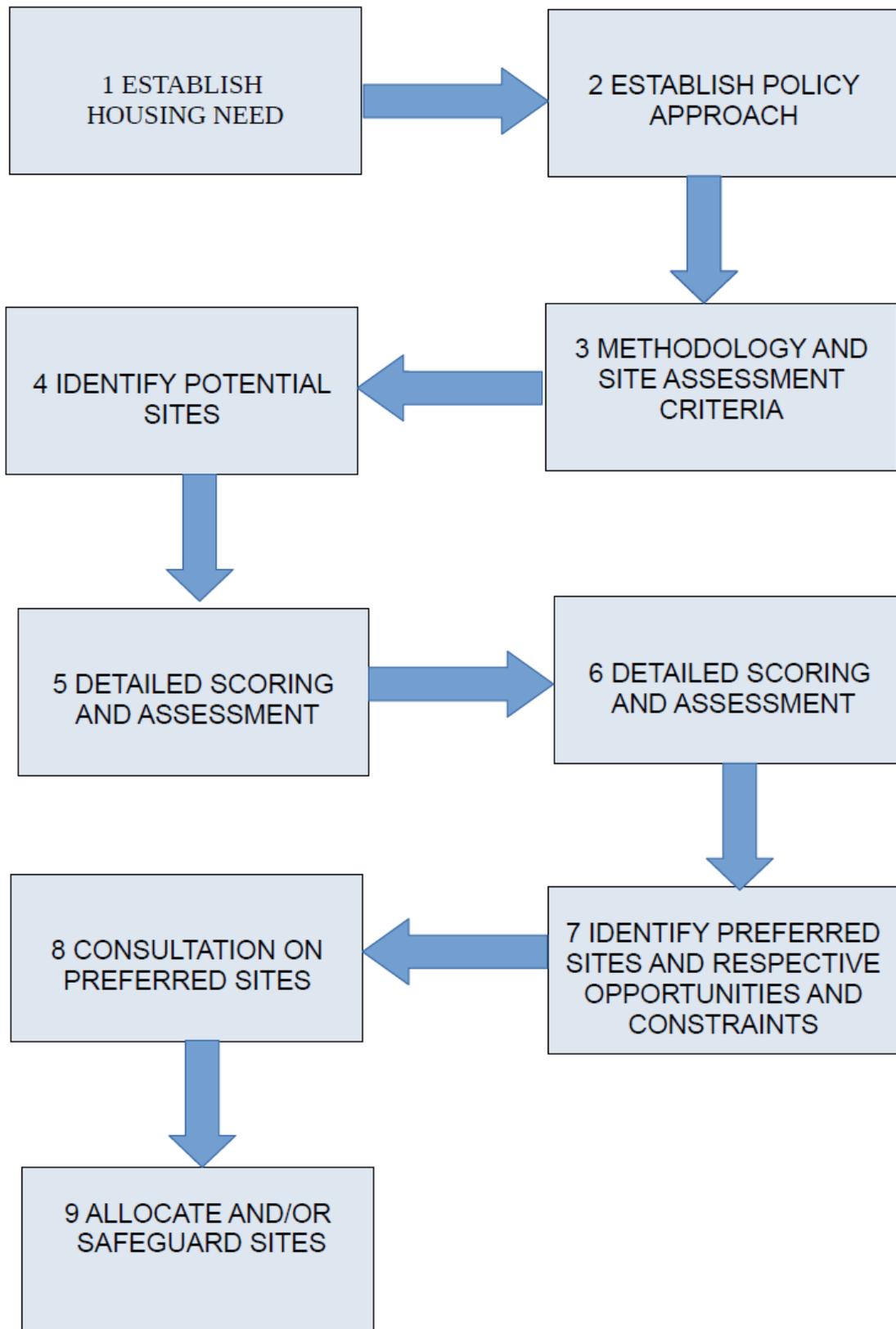
The latest draft of the Part 2 of the Local Plan (January 2021) identifies a site in Kelbrook and Sough in order to meet the needs of rural Pendle as the Parish was identified in the Core Strategy 2015 as a Rural Service Centre due to the parish having an industrial estate. While the Parish Council accepts the need to identify land to meet housing need in Rural Pendle it is concerned about both the total amount that is needed within Rural Pendle and the extent to which that need should be met within Kelbrook and Sough Parish. Indeed, the concern about the total amount of housing needed for Pendle is shared by the Pendle Council which, on 25th March 2021, voted to accept a lower Housing Need figure of 146 houses per year for the Borough. This is a significantly lower number that should be reflected in the housing requirement for Kelbrook and Sough Parish.

The implications for the Parish Council are currently unknown but conversations with Pendle Local Planning Authority indicated a willingness on the Council's behalf to allow the Neighbourhood Plan to allocate a site or sites instead of the Local Plan and identify 'safeguarded' land that would be protected from development until such time as evidence-based need was produced and approved. While the exact amount of housing that this would need to meet is still uncertain and forthcoming decisions may alter the amount of housing needed, perhaps reducing or even obviating the need for any housing sites to be allocated in the Parish, it has been decided to identify a priority list of sites to help decide which sites to allocate and/or safeguard in the Neighbourhood Plan.

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.

SECTION 2 SITE ASSESSMENT PROCESS

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



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 POTENTIAL SITES AND INITIAL SIFT

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.

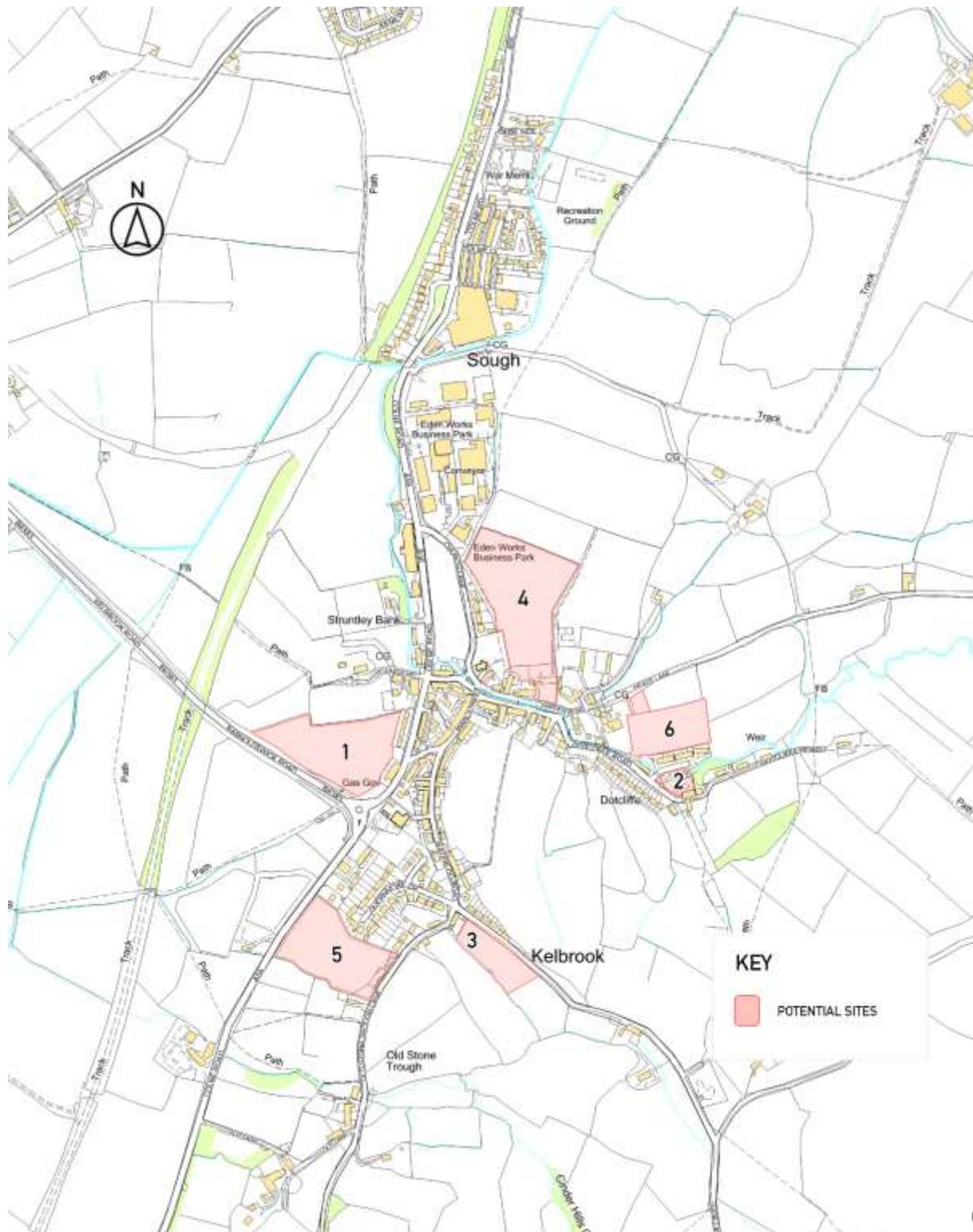
	Ref	Location	Site area (hectares)	Current Land Use	Site conditions	House no	Comments
1	P068	Land at Barnoldswick Road/Colne Road, Barnoldswick Road, Kelbrook	2	Sheep grazing and hay making	Greenfield	64	Access from Barnoldswick Road already available
2	P183	Dotcliffe Yard, Dotcliffe Road, Kelbrook	0.23	Caravan storage	Brownfield	7-10	Site suitable for regeneration
3	P243	Land at Cob Lane, Kelbrook	1.02	Sheep grazing and haymaking	Greenfield	10	Access through village and impact on flooding
4	N/A P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	Sheep grazing and hay making	Greenfield	83	THIS LAND HAS BEEN WITHDRAWN IN SEPT 2021
5	P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	Horse grazing	Greenfield	60	Access could be created off A56



6	N/A	Land at Heads Lane	0.5	Sheep grazing and haymaking	Greenfield	15-20	Access off Heads Lane (private road)
Unsuitable sites							
7	P273	Land north of Barnoldswick Road	1.42	Sheep grazing and hay making	Greenfield	35	This is an isolated site that would not be suitable
8	P297	The Stables, Old Stone Trough Lane, Kelbrook	1	Horse grazing	Greenfield	40	This is an isolated site that would not be suitable
9	P298	Land to rear of Craven Heifer	1.5	Sheep grazing and hay making	Greenfield	51	This is an isolated site that would not be suitable and the size of this area would increase the housing in Kelbrook by 20%

Three of the sites, P273, P297 and P298 were on the list and were deemed to be unsuitable based on the methodology criteria that all sites need to back on to existing housing.

One site that met the initial criteria was not available for development and was not assessed. The other site, P282, was withdrawn from development in September 2021. The information is included since, until this date, it was a suitable site.



Map showing the position of the different sites in Kelbrook and Sough

2.5 & 2.6 DETAILED SCORING AND ASSESSMENT

The details scoring and assessment was 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.

The Neighbourhood Plan Steering Group spent several sessions assessing each site against the criteria in the Pendle Methodology. Once the initial assessment had been done and after consultation with Pendle Planning, the process was repeated for each site to ensure that, as far as possible, the group were objective in their assessment of each criteria. Three Kelbrook and Sough specific criteria were added following the analysis of the Residents' Survey and these were added to the scores.



Ref	SITE	Size (hectares)	No of houses	BASELINE INFORMATION				AVAILABILITY											
				0.1	0.2	0.3	0.4	Viability				Natural Environment				Other Environmental Constraints			
					CONTEXT ONLY			1.1	1.2	1.3	1.4		1.5	1.6	1.7	1.8		1.9	1.10
P068	Land at Barnoldswick Road/Colne Road	2	60	5		3	1	5	5	5	4		4	1	3	0		5	1
P183	Dotcliffe Yard		10	5		3	5	1	1	1	3		4	1	3	0		5	5
P243	Land at Cob Lane, Kelbrook	1.02	10	5		3	1	5	3	1	2		4	5	3	0		5	1
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	5		3	1	5	5	1	3		4	3	3	0		5	1
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	5		3	1	5	1	1	3		4	3	3	0		5	1

Ref	SITE	Size (hectares)	No of houses	ACHIEVABILITY					
				Viability	Market Conditions/Perception and Demand				
				2.1	2.2	2.3	2.4	2.5	2.6
P068	Land at Barnoldswick Road/Colne Road	2	60	0	1	1	1	5	2
P183	Dotcliffe Yard		10	0	1	1	1	1	2



P243	Land at Cob Lane, Kelbrook	1.02	10	0	1	1	1	1	4
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	0	1	1	1	5	2
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	0	1	1	3	3	2

Ref	SITE	Size (hectares)	No of houses	SUITABILITY																
				Infrastructure Constraints						Natural Environment										
				3.1	3.2	3.3	3.4	4	3.6	3.7	3.8	3.9	3.10	3.11	3.12	3.13	3.14	3.15	3.16	
																			CONT EXT ONLY	
P068	Land at Barnoldswick Road/Colne Road	2	60	5	5	5	2	5	4	3	3	5	5	3	5	5	5	5	0	3
P183	Dotcliffe Yard		10	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5	0	5
P243	Land at Cob Lane, Kelbrook	1.02	10	5	2	2	2	4	4	3	3	5	5	2	5	5	5	5	0	3
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	5	4	2	2	4	4	5	5	5	5	2	5	3	5	5	0	3
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	5	2	1	2	5	3	3	3	4	5	2	5	5	5	5	0	3



Ref	SITE	Size (hectares)	No of houses	ACHIEVABILITY									
				Natural Environment	Historic and Built Environment		Other Environmental Constraints						
					3.17	3.18	3.19	3.20	3.21	3.22	3.23	3.24	3.25
P068	Land at Barnoldswick Road/Colne Road	2	60	1	5	2	5	3	5	5	4	5	
P183	Dotcliffe Yard		10	5	5	5	2	5	5	4	4	5	
P243	Land at Cob Lane, Kelbrook	1.02	10	1	5	5	5	5	5	3	2	5	
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	1	4	5	5	5	5	4	4	5	
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	2	5	5	5	3	5	4	2	5	

Ref	SITE	Size (hectares)	No of houses	SUITABILITY															
				Quality of the Wider Environment			Accessibility												
				3.26	3.27	3.28	3.2	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41
P068	Land at Barnoldswick Road/Colne Road	2	60	3	5	3	1	4	4	2	2	1	5	4	3	2	2	1	3
P183	Dotcliffe Yard		10	5	5	3	1	2	4	1	1	1	3	3	1	1	1	1	1
P243	Land at Cob Lane, Kelbrook	1.02	10	3	5	3	1	1	3	1	1	1	2	3	1	1	1	1	2



P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	3	5	3	1	2	4	1	1	1	2	3	1	2	2	1	2
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	3	5	1	1	1	1	1	2	1	3	4	2	2	2	1	2

Ref	SITE	Size (hectares)	No of houses	Social and Regeneration Policy							TOTAL									
				3.42	3.43	3.44	3.45	3.46	4.1	4.2										
P068	Land at Barnoldswick Road/Colne Road	2	64	1	2	5			5	5	5									218
P183	Dotcliffe Yard		10	1	3	5			5	3	1									208
P243	Land at Cob Lane, Kelbrook	1.02	10	1	5	5			5	1	1									185
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	2.65	83	1	5	5			5	5	3									204
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	2	60	1	2	5			5	1	3									183

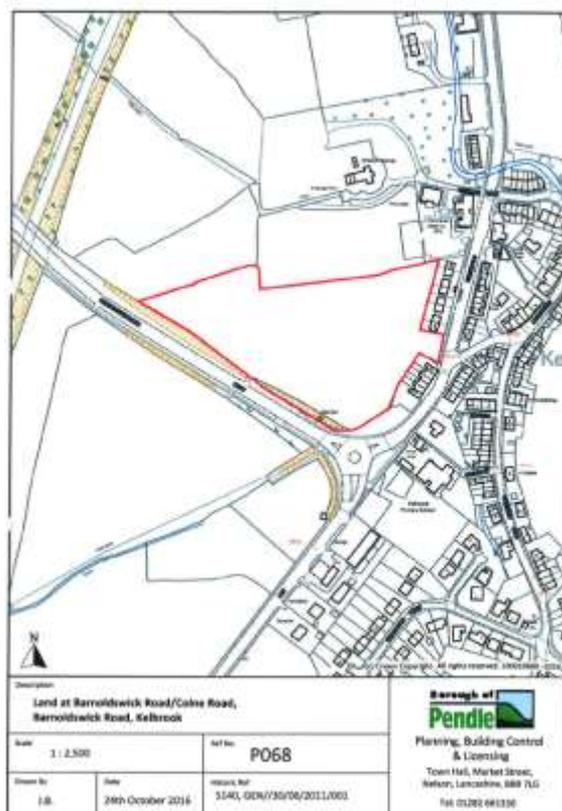


Final Scores for Sites

Site Reference	Description	Total Score
P068	Land at Barnoldswick Road/Colne Road	218
P183	Dotcliffe Yard	208
P243	Land at Cob Lane, Kelbrook	185
P282	Land to rear of Church Lane/Brook Farm, Kelbrook	204
P004	Land South of Quernmore Drive - access via Old Stone Trough Lane	183

1. Land at Barnoldswick Road/Colne Road, Barnoldswick Road, Kelbrook

This is a field used for sheep grazing and for a number of years has held a weekly car boot sale. It can be seen from the A56 when approaching the roundabout on the south side of Kelbrook. The site slopes slightly from the corner to the point of the field. There is currently access to the site from an entry point on Barnoldswick Road with good visibility in both directions.



The site is bounded on the east by a row of terraced houses and bungalows and south by the road, the other two boundaries are onto fields.



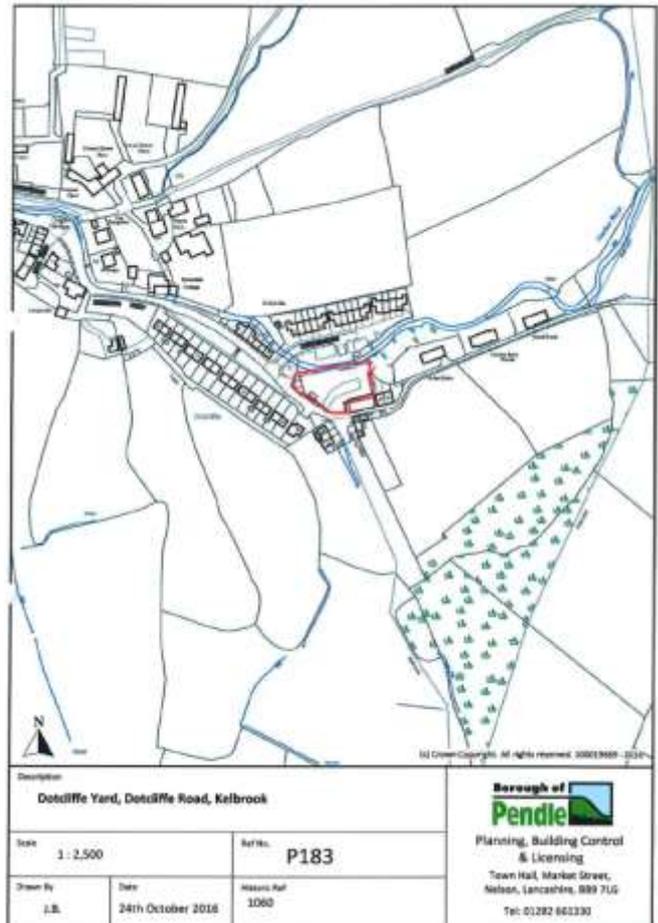
Potential access point



2. Dotcliffe Yard, Dotcliffe Road, Kelbrook

This site is the only one within the Kelbrook Settlement Boundary. It is currently used to store caravans however it would make a suitable site for redevelopment into residential housing.

The land is flat however, being a brownfield site, some site preparation would be required



3. Land off Cob Lane

A planning application was submitted for the entire site in 2016. This was refused on appeal and a further application, 17/0691/OUT was submitted in 2017. This application was to build 10 houses on the field to the north east of the stream. The field to the south is part of the environment in which the listed houses Stoops Farm and Yellow Hall sit and therefore cannot be developed. On appeal, APP/E2340/W/18/3200240, planning permission for access was given as long as a number of conditions are satisfied. In August 2021, approval was obtained for a Permission in Principle to build up to 9 houses.

On the basis that planning permission has been obtained, the site was scored alongside all the other sites and this makes it one of the more suitable sites for development.

The access point for the site would be off Cob Lane which is a narrow road where there is no off street parking.

Potential access point



View from access point indicated on the left



4. Land to Rear of Church Lane

This is a greenfield site outside the settlement boundary. It is currently used for sheep grazing and hay making.

Potential access point

View from access point



7. Land at Quernmore Drive

This is a greenfield site outside the settlement boundary. It is currently used for horse grazing and has a stable. The fields rises steeply from the A56. There is currently a

gate on Old Stone Trough Lane, however this is a narrow road and would significantly increase the traffic through the village.

Potential access point on Old Stone Trough Lane



Views from access point



2.6 PREFERRED SITES AND RESPECTIVE OPPORTUNITIES AND CONSTRAINTS

The first choice site is Dotcliffe Yard, P183, which is a brownfield site within Kelbrook village and would benefit from being redeveloped. This site would allow the development of 7-10 houses if built in a terraced style and would be a site for affordable housing.

The second choice is the land at Cob Lane, P243, because, although it scored a lower total and all the other sites, it has approved planning permission for up to 10 houses. This is subject to Reserved Matters that is still under consideration at the time of completing the Neighbourhood Plan.

Initially the land behind Church Lane was to be proposed as safeguarded land but it has since become unavailable. The alternative site that is being proposed as a safeguarded site is the Land at Barnoldswick Road/Colne Road, Barnoldswick Road, Kelbrook, P068

2.7 CONSULTATION ON PREFERRED SITES

These sites will be subject to the Pre-submission Consultation that begins in September 2021. This section will be updated, post consultation.

2.8 ALLOCATE AND/OR SAFEGUARD SITES

Part of the methodology is to allocate and/or safeguard sites. Based on the work that has been done, the Neighbourhood Plan identifies two sites to be allocated (see KEL HOU 1 and KEL HOU 2) and one site to be safeguarded (KEL HOU 3). If necessary, this section will be updated, post consultation.

The amended Neighbourhood Plan with the proposed allocated and/or safeguarded sites and appropriate policies will then 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.