

**Kelbrook and Sough Neighbourhood Development Plan**  
2021 – 2030  
Kelbrook and Sough Parish Council  
31/7/21  
Pre-submission Consultation version 2





## Contents

Contents.....	2
Foreword .....	3
List of Policies .....	5
SECTION 1 INTRODUCTION.....	6
SECTION 2 KELBROOK AND SOUGH.....	9
SECTION 3 VISION AND OBJECTIVES.....	10
SECTION 4 POLICIES.....	12
4.1 DEVELOPMENT.....	12
4.2 ENVIRONMENT .....	18
4.3 KELBROOK AND SOUGH'S HERITAGE.....	21
4.4 HOUSING .....	25
4.5 MOVEMENT.....	36
4.6 TOURISM AND LEISURE.....	39
4.7 INFRASTRUCTURE .....	41
4.8 COMMUNITY.....	44
SECTION 5 DELIVERY.....	47
APPENDICES .....	50
Appendix 1 Neighbourhood Planning.....	50
Appendix 2 Engagement and How the Parish Put the Plan Together .....	52
Appendix 3 Schedule of Evidence.....	54
Appendix 4 Pendle Council's Criteria for the selection of buildings for the Local List....	55
Appendix 5 Areas of Character, Non-Designated Heritage Assets and Listed Buildings in Kelbrook and Sough.....	59
Appendix 6 Summary of Kelbrook and Sough, Neighbourhood Plan Site Assessment Results.....	64



## Foreword

Kelbrook and Sough Parish is a historical, rural village in the heart of the South Pennines on the border between Lancashire and Yorkshire. The residents of Kelbrook and Sough are proud of living in a working farming environment with a welcoming community spirit. The community is small enough for residents to know their neighbours and to value the open countryside all around the villages and they are keen to retain this village aspect. Your Parish Council were in total agreement that a Neighbourhood Plan should be produced, and the whole community given the opportunity to shape what would be in the Plan.

A Neighbourhood Plan Steering Group was set up in 2019 to work through the process to develop a Neighbourhood Plan. During 2019, the Group consulted with residents and developed a survey that was delivered to every household in the Parish. We had a fantastic response to the survey with 49% of residents responding. The result of these consultations was the development of a Neighbourhood Plan that retains the best aspects of the Parish, while acknowledging the requirement to build new houses to meet the local need.

Numerous other meetings and interactions through the website and the village newsletter have resulted in the draft Neighbourhood Plan you are about to read. This current version of the Neighbourhood Plan will be amended following this consultation before we submit it to Pendle Borough Council for external examination by an independent planning expert. In due course it will come back to the Parish Council as a final Plan.

At that point, if you agree it represents the way you feel about the Parish then we will have one

more request of you. There will be a referendum day, similar to Election Day voting and subject to the same scrutiny and secrecy. Vote yes on that day and the Neighbourhood Plan will then have the legal weight to protect the parish you love and shape the way it grows over the decades ahead. On behalf of Parish Council, I hope you will be pleased with our effort and support our vision on the day.

Christine Durance  
Chair, Kelbrook and Sough Parish Council

## Acknowledgements

We would like to thank the members of the Neighbourhood Steering Group who have spent the last two years preparing this plan, Pendle Council Planning Department for their advice and input at different stages of the project, Locality for providing the grant to get expert help and advice and PlanSpace/Edward Taylor Planning and Design who provided this expert help.

## List of Policies

Policy Number	Policy Name	Page No
KS DEV 1	Protecting and Enhancing the Character of Kelbrook and Sough	12
KS DEV 2	Public Realm Improvements	16
KS DEV 3	Bin Storage	17
KS ENV 1	Green Infrastructure	18
KS HER 1	Non-designated Heritage Assets	21
KS HER 2	Historic Environment	24
KS HOU 1	Allocation of Land at Dotcliffe Yard for Housing	25
KS HOU 2	Allocation of Land at Cob Lane for Housing	28
KS HOU 3	Safeguarding of Land at Barnoldswick Road and Colne Road for Housing	31
KS HOU 4	Tenure Blind Housing	35
KS PATH	Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way	36
KS TOUR	Tourist and Visitor Facilities	39
KS INFRA 1	Flood Risk	41
KS COM 1	Community Assets	44

## SECTION 1 INTRODUCTION

### What is a Neighbourhood Plan?

Neighbourhood Development Plans were introduced in the 2011 Localism Act.

The National Planning Policy Framework (July 2021) states:

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>18</sup>

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

See Appendix 1 for more detail about Neighbourhood Planning

### Why a Neighbourhood Plan for Kelbrook and Sough?

Kelbrook and Sough decided to draw up a Neighbourhood Development Plan for the Parish because it was concerned about a number of issues affecting the area:

- The potential impact on the special character of the Parish of potential development as proposed in the emerging Local Plan.
- Parking and Congestion
- Green Space, Landscape and Biodiversity
- Community Facilities

The Parish Council established that a Neighbourhood Development Plan with appropriate planning policies, allocations and guidance would be a good way to address these issues.

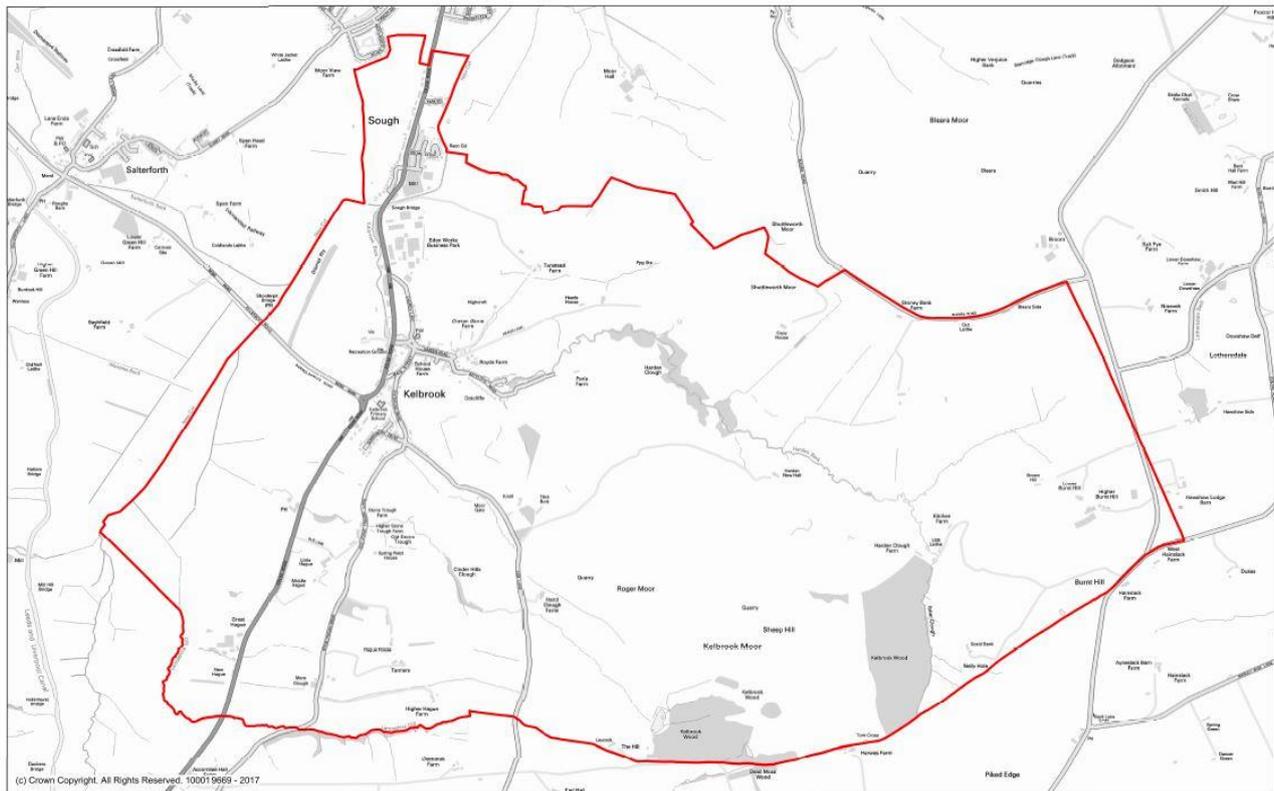
The Kelbrook and Sough Neighbourhood Plan sets out a vision and objectives for the future of the Parish and establishes how that vision and objectives will be realised by identifying planning policies, allocations and guidance that can control land use and development in the Parish.

### Plan Preparation

The Kelbrook and Sough Neighbourhood Plan has been prepared in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”), the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2003 and EU Directive 2001/42 on Strategic Environmental Assessment.

In order to prepare the Plan, the Parish Council first had to establish the Area.

Kelbrook and Sough Parish Council were interested in issues that could affect large parts of the Parish and as such it decided to have the whole of the Parish area designated as the Neighbourhood Plan Area and it was designated by Pendle Council on 24<sup>th</sup> August 2017.



It then had to make arrangements for decision making and undertaking the work which included setting up a steering group which has been reporting to the full Parish Council.

The Parish Council has been fortunate enough to be able to draw on local expertise in a variety of specialist areas in the form of volunteers. It also decided that it would need independent specialist help at certain points in the Plan-making process. To this end it established a budget including grant made available by the Government specifically for the purpose of producing Neighbourhood Plans. It was also able to access other support from Pendle Council including, for example, A3-A0 plans of Kelbrook and Sough, Screening exercises for Strategic Environmental Assessment and Habitats Assessment, legality checking etc.

### Strategic Environmental Assessment/Habitats Directives

A draft Screening Report has been prepared by the Neighbourhood Planning Group which has concluded that there is no need for a Strategic Environmental Assessment or Habitats Directive Assessment. See Appendix 3: Schedule of Evidence

### Community Engagement

In order to ensure that the Plan was in line with the wishes of the people of Kelbrook and Sough, the Steering Group undertook surveys of residents and business in the Parish which helped the Parish Council to put this draft Plan together.

Once the current 6-week consultation is finished, any feedback, suggestions and comments will be recorded and where appropriate amendments will be made to the Plan accordingly. This will be recorded in the Consultation Statement which will accompany the amended Plan when it is

then submitted to the Council for Examination and Referendum.

### **Local Authority Engagement**

It has been critical to engage with the Local Authority, Pendle, throughout the process as once the Plan has passed the Referendum it will form part of Pendle's Local Plan and any Planning Applications made for development in the Parish from that point on will then be judged against the Neighbourhood Plan as well as the Local Plan.

Preparation of the Neighbourhood Plan was happening at the same time as Pendle's Local Plan was being prepared for submission to examination. As the Neighbourhood Plan has to be in general conformity with the Strategic Policies of the Local Plan, it was even more important to maintain a good dialogue with Pendle throughout the process. At the time of writing this Kelbrook and Sough Neighbourhood Plan, the first part of Pendle's Local Plan: LP 1 Core Strategy has been formally adopted while the second part: LP2 Site Allocations and Development Polices has been out to formal public consultation to consider the first draft of the Plan. Pendle are now considering responses to the consultation and making any necessary changes to the Local Plan LP2.

The next stage of the Local Plan, LP2, is formal public consultation to consider the final draft of the Plan which Pendle anticipate will happen this Winter after which the Local Plan is sent for independent examination without being amended (anticipated early next year). The Inspector or Examiner will consider both the Plan and any comments submitted at this Examination stage (anticipated Spring/Summer 2022 before the council make any necessary changes and then adopt the final draft (currently anticipated Autumn 2022)).

The Kelbrook and Sough Neighbourhood Plan will undertake a Pre-submission Consultation (Reg 14) in September and October 2021 before being submitted for independent examination and then Referendum. Should the Neighbourhood Plan be completed before the Local Plan LP2, the potential policies for the Local Plan LP2 would be adopted. See Appendix 2 for further information about engagement and how the Parish put this Neighbourhood Plan together.

## SECTION 2 KELBROOK AND SOUGH

Kelbrook and Sough is a rural Parish high in the Lancashire Pennines near the Yorkshire border. It is primarily grazing farmland with two moors, Roger Moor and Kelbrook Moor and the two villages are located on the lower western edge of the Parish.

The A56 and B6383 are the main vehicle routes that connect the rural villages. They travel through a network of high quality open spaces, that consist of rolling landform and land cover. Travelling along these scenic routes of natural green open landscapes (corridors), it becomes obvious why these unspoilt natural surroundings are vitally important to the people who live in the area. This beautiful, tranquil, diverse and productive open countryside is fundamental to the quality of life. This includes the isolated settlements of 17th century farms, open rolling fields and land that demonstrates field patterns, with vast green flood plains rising to heather clad moorland. This diversity and space afford varied habitats of increasing biodiversity along ecological networks that are home to a wide range of species. Hedges, and stone walls mainly frame this vast beautiful open and undeveloped countryside to the borders of the A56 and B6383. It is little wonder that this open countryside attracts numerous tourists and visitors and is a recreational choice amongst ramblers and casual walkers.

In the Resident Survey for the Neighbourhood Plan, the environment was a key reason that residents settle in Kelbrook and Sough. There was overwhelming support for protecting our hedgerows, trees, green spaces, footpaths and biodiversity. In response to the question, 'If faced with the choice, housing need should take priority over protection of the environment', 80% of respondents thought that the environment should take priority.

There has been gradual evolution in the village-scape, yet the residents have emphatically chosen their favourite characteristics which they view as the essential Kelbrook. This is the pre-WWI village-scape, and it is this look and feel which residents seek to perpetuate.

At the time of writing, Pendle Council have put their Part 2 Local Plan out to consultation which seeks to allocate a site in the Parish at Church Lane for 85 houses. Note, this site was withdrawn from Pendle's Part 2 Local Plan in September 2021 and they are not looking for another site. However, this allocation is based on an identified need for housing in the Parish of 64 houses which in turn is based on projected need for the whole of Pendle of 240 dwellings per annum. Pendle Council have recently passed a motion in March 2021 to adopt a significantly reduced housing figure for the Borough. It is, at the time of writing this draft, still unclear how this or other factors such as Covid will affect Pendle's site allocations in any revised draft of the Part 2 Local Plan but it would seem likely that a significantly reduced requirement would be applicable to the Parish if a lower housing figure is applied in the Local Plan.

## SECTION 3 VISION AND OBJECTIVES

### Vision

Based on engagement with the Community the Plan’s vision for Kelbrook and Sough is:

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 cattle. 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

To achieve this Vision, the following Objectives should be met:

<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. 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>
<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 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. The NP will identify 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. Integrate new housing into the Parish so that the current village and rural aesthetic and character is maintained. 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. Retain bus services to reduce the requirement for residents to have a car Ensure that new development does not impact existing infrastructure services for current residents.</p>

	Identify enhanced services such as internet access to ensure businesses can thrive.
<b>OBJ 7: To support community services within the Parish</b>	Ensure the key community services and facilities such as the Village Hall and church are maintained and supported

## SECTION 4 POLICIES

For information about how the policies were put together, see Appendix 2 Engagement and How the Parish Put the Plan Together

### 4.1 DEVELOPMENT

#### POLICY - KS DEV 1 Protecting and Enhancing the Character of Kelbrook and Sough

All development must, by virtue of its design, siting, access, use, visual impact, layout, materials, height, scale and location, protect, enhance and respond positively to the character and heritage of the natural and built environment. To this end, all proposals will be considered against the Kelbrook and Sough Character Assessment or its successor and in the case that part or parts of the area are declared conservation areas in the future, any Conservation Area Appraisals that may be produced for the area.

In particular development should have regard to the following elements of character in the landscape, townscape and streetscape:

- The type and quality of materials - Materials of local distinctiveness such as local stone and compatible brick should be used
- Level and fine grain of detail
- Scale and height of buildings in the area including number of storeys
- Plot widths
- Level of enclosure
- Specific details such as chimneys, doors and windows including the vertical orientation of windows
- Rhythms of building elements such as doors and windows established through repetition in the streetscape
- Lines established by buildings such as on roofs, eaves, levels of windows, boundaries and where buildings meet back of pavement
- Key views e.g. of Moors and fields and key buildings such as the church including views from and of the village and to and from the surrounding moors and fields
- The contribution that greenery can make to enhancing an area in particular creating a visual link to the Moors and fields beyond
- Quality of public realm
- Boundary Treatments such as walls, fences, hedgerows and Gates
- Layout including block structure, alleys, whether houses backing onto fields or other houses, open spaces and their relationship with buildings, gaps between buildings and natural surveillance.
- Impact on Landscape including the separations of settlements and biodiversity

The Character Assessment should be referred to for further explanation of the above and when interpreting Part 1 policies ENV 8 and ENV9 with respect to character. With respect to biodiversity the Character Assessment should be used to help inform any green infrastructure proposals to meet Part 1 Policy ENV1 Protecting and Enhancing Our Natural and Historic Environments but the Character Assessment should be supplemented by more site-specific assessment.

## KS DEV 1 - SUPPORTING TEXT

### Intention

To meet the following objectives:

**OBJ 1:** To retain the historical look of Kelbrook village and Sough, maintain and enhance the physical character of the parish.

**OBJ 2:** To minimise the impact of new development on the settlement areas and within the wider landscape that comprises the Parish.

**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.

### Justification

The character and heritage of Kelbrook and Sough's natural and built environment are highly valued by the people of the Parish.

The draft Local Plan includes policies which require development plans that respect the character and heritage of the natural and built environment. Part 1 Policy ENV 1: Protecting and Enhancing Our Natural and Historic Environments requires proposals to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. Part 1 Policy ENV 2: Achieving Quality in Design and Conservation: requires proposals to demonstrate an understanding of how the scheme fits within the landscape and townscape character.

The better the character and heritage of Kelbrook and Sough are understood, the better they can be enhanced and protected. This policy therefore requires development proposals to be assessed against the Kelbrook and Sough Character Assessment which identifies those elements which make up the character of Parish.

Outside the main built up area and the adjacent Local Plan sites for Kelbrook and Sough, land is designated as Open Countryside which restricts development. However, there are circumstances where the construction of new buildings may be permitted in the Open Countryside:

#### Local Plan Part 1 Policy SDP2 Spatial Development Principles

Defines the settlement Village of Kelbrook as a Rural Service Centre and Sough as a Rural Village.

Local Plan Part 1 Policy ENV1 Protecting and Enhancing Our Natural and Historic Environments requires proposals to **make a positive contribution to the protection, enhancement, conservation and** interpretation of our natural and historic environments.

Defines the boundaries for each of the settlement boundaries listed in Policy SDP2 on the Policies Map for the purposes of interpreting the Open Countryside policy. It states that outside a defined settlement boundary development will only be permitted where it:

- a. Requires a countryside location
- b. Meets an essential local need

- c. Supports rural diversification and sustainability of the countryside – including support for tourism facilities and accommodation that accord with Policy WRK15
- d. Secures the future of a historically interesting building or structure that is substantially intact.

It adds that: “New development will only be permitted where it retains or enhances the rural character of the area. It should not lead to the coalescence of settlements identified in Policy SDP2 (which includes the Village of Kelbrook and the Hamlet of Sough, or any villages and hamlets in the open countryside – see Policy SDP7).

It is possible for such proposals to come forward in the countryside in Kelbrook and Sough and they will fall under this Policy ENV8 and Policy KS DEV 1 requires use of the Character Assessment for the purposes of interpreting character under Policy ENV8.

### Interpretation

The better the character and heritage of Kelbrook and Sough are understood, the better they can be enhanced and protected. This policy, KS DEV 1, therefore requires development proposals to be assessed against the Kelbrook and Sough Character Assessment which identifies those elements which make up the character of the Parish. Below is a brief summary but applicants, decision makers and consultees should refer to the Character Assessment for full detail. While this policy requires the use of the Character Assessment to inform an understanding of the Character of the settlement, countryside and landscape it is only a starting point and should be supplemented by more site specific assessment.

The Parish is predominantly rural with 2 residential settlements separated by a combination of green space and industrial estates. The rural character is noticeable, not just out in the rural areas themselves, the fields and moors, but within the settlements due to the use of natural materials and the way outward countryside views connect to the green spaces and country roads within the settlements.

Key aspects of the settlements’ character include:

- Primarily residential with little or no ancillary uses
- Mostly traditional terraces, farm houses and converted farm buildings but also with a more suburban style estate
- Mixture of country lanes and more recently a more suburban style road layout
- Views of the Moors and fields beyond, ranging from glimpsed views in the centre and more expansive views towards the edges of the settlements
- Occasional pieces of greenery in gardens and verges
- A small number of landmarks
- Designated and non-designated heritage assets

Key aspects of character of Kelbrook and Sough’s rural area:

- Open unrestricted views of the surrounding countryside with only occasional areas of enclosure on lanes with high hedges or within small clusters of buildings
- Hedges and dry stone walls surrounding fields and occasional areas of trees and ditches providing habitats and contributing to biodiversity in the area.
- Primarily agricultural use – pastoral farming
- Moors and enclosed pastoral fields
- Occasional housing loosely arranged in small, informal clusters which are sufficiently spaced from one another so as not to merge and in sufficiently small quantities as to never dominate the landscape

- A network of footpaths, bridleways and cycle paths
- Country lanes
- A small number of landmarks.
- Designated and non-designated heritage assets

**Key aspects of industrial areas:**

- Unplanned feel with circulation space apparently allocated as the industrial areas have grown
- Generic, functional industrial style metal sheds
- Some informal external storage/parking areas
- Traditional stone boundary wall and trees along edge of A56 screening the industrial areas but with advertisements on palisade fencing

**Evidence**

Kelbrook and Sough Character Assessment, See Appendix 3: Schedule of Evidence

## **POLICY - KS DEV 2 Public Realm Improvements**

Proposals for improvements to the public realm and environment including road, pavement, street furniture, squares, public gardens and other public areas as well as proposals which improve maintenance, cleaning, appearance, safety and/or condition will be supported provided they are in keeping with the character of the area as described in the Character Assessment.

### **KS DEV 2 - SUPPORTING TEXT**

#### **Intention**

To meet the following objective:

**OBJ 1: To retain the historical look of Kelbrook village and Sough and to maintain and enhance the physical character of the parish**

#### **Justification**

A wide variety of interventions in the public realm are possible and they have the potential to create improvements to its appearance and condition and where they do, they should be supported provided they maintain and enhance the physical character of the area.

#### **Interpretation**

See Kelbrook and Sough Character Assessment - see Appendix 3: Schedule of Evidence

#### **Evidence**

See Kelbrook and Sough Character Assessment - see Appendix 3: Schedule of Evidence

## **POLICY - KS DEV 3 Bin Storage**

All new development must have adequate bin storage which is designed so as to enable bins to be kept out of sight of the street on non-collection days and are in keeping with the character of the area.

### **KS DEV 3 - SUPPORTING TEXT**

#### **Intention**

To meet the following objective:

**OBJ 1: To retain the historical look of Kelbrook village, maintain and enhance the physical character of the parish.**

**OBJ 2: To minimise the impact of new development on the settlement areas and within the wider landscape that comprises the Parish**

#### **Justification**

Bins are sometimes left out for longer than necessary for collection and can be overflowing and tipped over. This is visually intrusive, smelly, provides harbourage for rats and discourages people from walking down some of the streets on which they are left and makes the area less attractive for visitors and therefore reduces footfall for businesses.

#### **Interpretation**

Bin storage can be as simple as somewhere to the rear or side of a property but within its curtilage and out of site for example in a back garden or yard. Easy access should be provided so that the bins can be easily moved to the kerbside for collection and then returned out of sight once emptied as well as for residents to carry their rubbish to the bins from their dwellings. This may be as simple as a side entrance providing access to the back yard. Terraces can have “tunnelled access” whereby an entry to the rear of the property is provided through the terrace.

#### **Evidence**

Kelbrook and Sough Character Assessment. See Appendix 3: Schedule of Evidence

## 4.2 ENVIRONMENT

### POLICY – KS ENV 1 Green Infrastructure

Improvements to the green infrastructure of the Parish will be supported. The Kelbrook and Sough Character Assessment should be considered when determining planning applications and interpreting any relevant Local Plan Policy with respect to green infrastructure, in particular the sections on Landscape and Topography, Biodiversity and Green and Natural Features, General Patterns of Built Form and Open Space, Main Uses and Mix of Uses and Views and Vistas and Enclosure

### KS ENV 1 - SUPPORTING TEXT

#### Intention

To meet the following objective:

**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.

#### Justification

Kelbrook and Sough is a rural parish where 71% of the area is farmland. The parish includes two areas of moorland, Roger Moor and Kelbrook Moor which have particular characteristics and are Biological Heritage Sites. Other areas of distinctive Biological Heritage are Harden Beck woods, the disused railway line and Sough Pasture. The landscape character has been detailed in the Character Assessment and it is clear that the biodiversity in the Parish is very important.

There are a number of important green spaces in the area as well as many street trees and private gardens which serve a number of important roles including biodiversity, shade, recreation, social space, aesthetics and enclosure.

Biodiversity can be improved by linking areas together for example through planting trees along routes between them.

In the Resident Survey (see Appendix 2: Engagement and How the Parish put the Plan together), the environment was a key reason that residents settle in Kelbrook and Sough. There was overwhelming support for protecting our hedgerows, trees, green spaces, footpaths and biodiversity. In response to the question, 'If faced with the choice, housing need should take priority over protection of the environment', 80% of respondents thought that the environment should take priority.

A key objective of the Pendle Local Plan Part 1: Core Strategy is to protect and enhance Pendle's land, habitats and species. A further aim of the plan is to have an integrated approach to identify:

- The location of designated sites and their importance for biodiversity and geo-diversity;
- Any areas or sites for the restoration or creation of new habitats;
- Existing habitat networks and the potential for the creation of new networks within

developments.

In the Pendle Plan, a key policy on the landscape is that, wherever possible, development proposals should aim to safeguard or enhance the landscape character of the area and have regard to the Lancashire Landscape Assessment and specifically the different landscape character types.

The importance of Biodiversity and Ecology is emphasised in the supporting text to Pendle's Core Strategy Policy ENV 1 Protecting and Enhancing Our Natural and Historic Environments as follows:

"It will be important to build on the work carried out on behalf of the LNP (Lancashire Local Nature Partnership) to further understand the ecological networks that are present and within and connected to the borough. ", (page 72/3 Pendle Local Plan Part 1: Core Strategy paragraph 8.38).

#### Interpretation

The Government's Planning Practice Guidance has the following to say about Green Infrastructure:

#### "What can green infrastructure include?"

Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate.

Paragraph: 004 Reference ID: 8-004-20190721

Revision date: 21 07 2019

#### Why is green infrastructure important?

Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services.

Paragraph: 005 Reference ID: 8-005-20190721

Revision date: 21 07 2019

#### What planning goals can green infrastructure help to achieve?

Green infrastructure can help in:

- **Building a strong, competitive economy**  
Green infrastructure can drive economic growth and regeneration, helping to create high quality environments which are attractive to businesses and investors.
- **Achieving well-designed places**  
The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly,

green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.

- **Promoting healthy and safe communities**  
Green infrastructure can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. Outdoor Recreation Value (ORVal) is a useful online tool that can be used to quantify the recreational values provided by greenspace. Green infrastructure can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise.
- **Mitigating climate change, flooding and coastal change**  
Green infrastructure can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of multifunctional sustainable drainage and natural flood risk management.
- **Conserving and enhancing the natural environment**  
High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.

Paragraph: 006 Reference ID: 8-006-20190721

Revision date: 21 07 2019”

The better the green infrastructure of Kelbrook and Sough is understood, the better it can be enhanced and protected. A list of Green Spaces has been produced (see Appendix 3). This policy therefore requires development proposals to be assessed against the Kelbrook and Sough Character Assessment. The Assessment identifies those elements which make up the character of Parish including useful local information with respect to biodiversity and therefore can be used to inform proposals.

Applicants, decision makers and consultees should refer to the Character Assessment and other sources of information such as the Pendle Biodiversity Audit 2010.

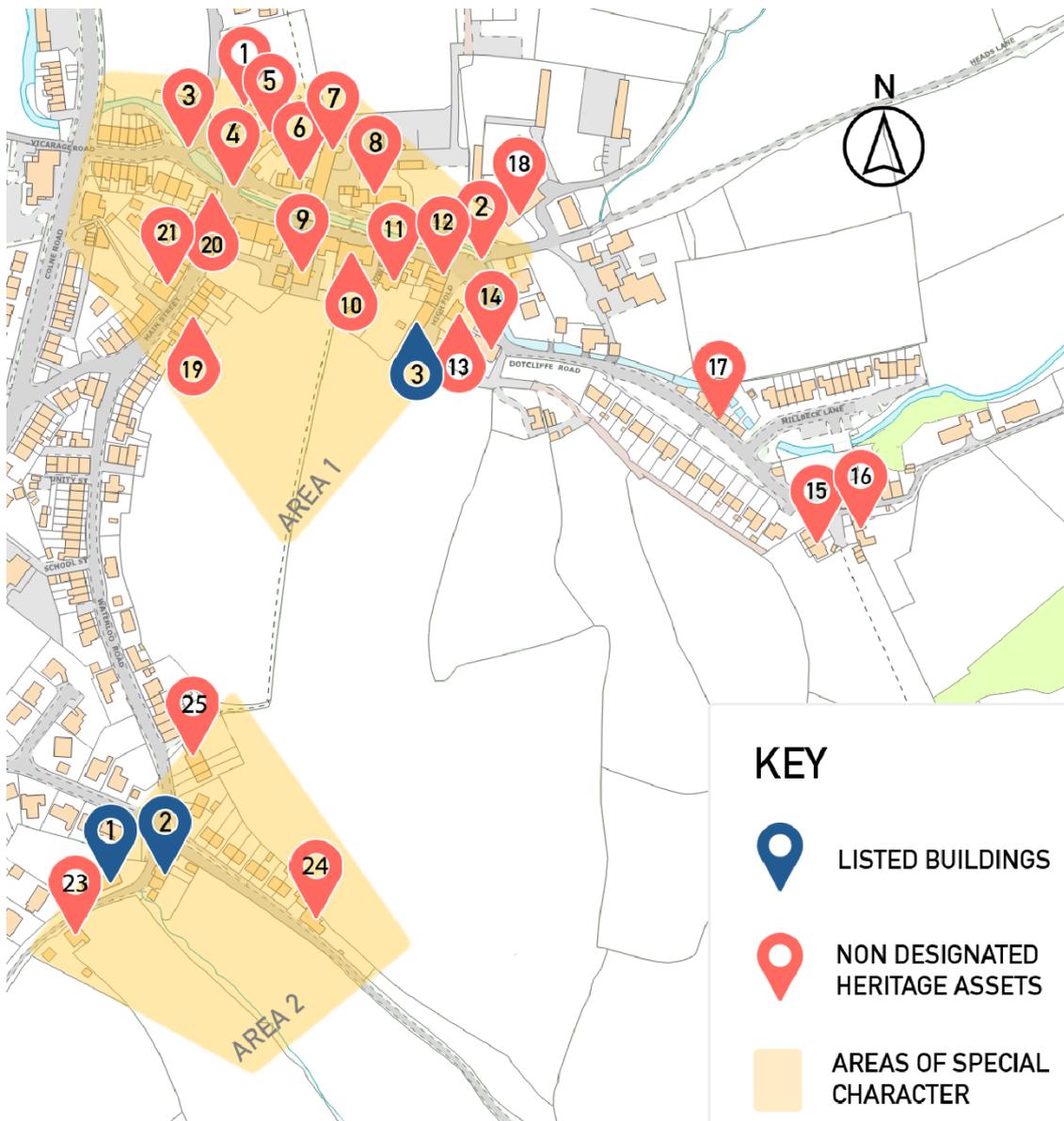
While this policy requires the use of the Character Assessment to inform an understanding of the biodiversity of the settlement it is only a starting point and should be supplemented by more site-specific assessment.

## 4.3 KELBROOK AND SOUGH'S HERITAGE

### **POLICY - KS HER 1 Non-designated Heritage Assets**

1. The following should be regarded as Non-designated Heritage Assets and should be included on Pendle's emerging Local List

1. St Mary the Virgin Church at Kelbrook
2. High Bridge, Dotcliffe Road
3. Vicarage Road Bridge
4. Low Bridge, Dotcliffe Road
5. Barn to side of St Mary's Church now incorporated into the Old Co-op dwelling
6. House adjacent to Brook Barn on Harden Road now two dwellings
7. Brook Farm Barn now Brook Farm Nursery
8. Farmhouse, Harden Road now several separate dwellings and offices
9. National School now The Village Hall
10. Farmhouse and Barn now Ewe Time Holiday Barn, 5A Dotcliffe Road
11. Dwellings on Low Fold now Croft House Cottage, Goose Cottage and Low Fold Cottage
12. Dwellings at High Fold now Numbers 2-8
13. Dwelling at High Fold now Numbers 7-9
14. Detached House at second bend on Dotcliffe Road
15. Terrace on Dotcliffe Lane now 61 – 63 Dotcliffe Road
16. Terrace on Dotcliffe Lane now 65-67 & 69 Dotcliffe Road
17. Mitchell's Place, 8 -10 Dotcliffe Road
18. Catgate now Catgate Farm
19. Terrace on Main Street now 9 – 19 Main Street
20. Barn at the end of Main Street now double garage for a bungalow on Vicarage Road
21. Barn to Kelbrook Farm now 18 & 20 Main Street
22. Sough Mill (already on Local List)
23. Spring House
24. Close House now 20 Cob Lane
25. Faith, Hope and Charity, now 69 Waterloo Road, Hope Cottage and School House



**2. Development which affects the Non-designated heritage assets will only be permitted where the aspects of the asset which contribute to its significance are conserved or enhanced for the purposes.**

**Proposals which affect the significance of Non-designated heritage assets will be determined by considering the extent to which the aspects of the asset which contribute to its significance are conserved or enhanced.**

## **KS HER 1 - SUPPORTING TEXT**

### **Intention**

**To meet the following objective:**

**OBJ 1: To retain the historical look of Kelbrook village, maintain and enhance the physical character of the parish**

### **Justification**

**Kelbrook and Sough has a number of listed buildings which are thereby protected by national legislation and policies in the emerging Local Plan. However, the above assets are not listed but do contribute to Kelbrook and Sough's heritage.**

**This Neighbourhood Plan identifies those non-designated heritage assets picked up in the Character Assessment and requires that proposals consider their protection.**

**The proposed Non Designated Heritage Assets have been identified using Pendle's Criteria for the selection of buildings for the Local List, October 2016 See Appendix 4.**

### **Interpretation**

**Kelbrook and Sough Character Assessment, See Appendix 3 Schedule of Evidence**

**While this policy requires the use of the Character Assessment to inform an understanding of the Character of the settlement, countryside and landscape it is only a starting point and should be supplemented by more site specific assessment.**

### **Evidence**

**Kelbrook and Sough Character Assessment, See Appendix 3 Schedule of Evidence**

## **POLICY - KS HER 2 Historic Environment**

Proposals affecting any part of the historic environment should be informed by an understanding of the site's context and heritage significance and proposals which impact, directly or indirectly, on a heritage asset or its setting, to be accompanied by a heritage statement which must

- a Explain how the proposal has taken into account the significance of any designated or non-designated heritage assets
- b Evaluate any effect that the proposal would have on the significance of a heritage asset, and support the proposal by:
  - i. Providing clear justification for any harm that would be caused
  - ii. Explaining how possible mitigation of any harm has been fully considered
  - iii. Identifying any public benefits that would arise. AND
- c. Demonstrate that the proposal has been informed by all available evidence

## **KS HER 2 - SUPPORTING TEXT**

### **Intention**

To meet the following objective:

**OBJ 1: To retain the historical look of Kelbrook village, maintain and enhance the physical character of the parish**

### **Justification**

Kelbrook and Sough has a unique character and distinct heritage which it is important to maintain.

### **Interpretation**

Kelbrook and Sough Character Assessment, See Appendix 3 Schedule of Evidence

While this policy requires the use of the Character Assessment to inform an understanding of the Character of the settlement, countryside and landscape it is only a starting point and should be supplemented by more site specific assessment.

### **Evidence**

Kelbrook and Sough Character Assessment, See Appendix 3 Schedule of Evidence

## 4.4 HOUSING

### POLICY - KS HOU 1 Allocation of Land at Dotcliffe Yard for Housing

The land at Dotcliffe Yard, as shown on the site plan below is to be allocated by this Neighbourhood Plan for a total up to 10 dwellings.



Development on this site will be expected to comply with all the following requirements subject to a viability assessment:

- a) A high quality design which incorporates quality urban design principles as laid out in the National Design Guide and responds positively to the character of the adjacent built environment and landscape, including views into and from the site, as outlined in the Kelbrook and Sough

Character Assessment accompanying this Plan and specific site based character assessment undertaken by the applicant.

The impact of the development on the rural feel of existing and potential views of the site are mitigated by landscaping and boundary treatments and the arrangement and height of housing along the edges of the development.

The design, siting and layout of housing should relate positively to nearby housing in the area particularly along Millbeck Lane and Dotcliffe Road.

- b) A sensitive external lighting scheme designed to minimise light pollution.
- c) Use of a high quality palette of external materials which have regard to the sensitive rural location.
- d) There is a single point of vehicular access off Dotcliffe Road which must be appropriately positioned so as to ensure safe access and egress from the local highway network for people using all modes of transport while maintaining safe, easy and pleasant access along the adjacent highway for people using all modes of transport
- e) Where possible, alternatives to car based travel are to be designed into the scheme. In particular green links to public transport and active travel (walking and cycling) are promoted through highway design including enhanced links to wider existing, planned and potential active travel networks and public transport links.
- f) Proposals must be sensitive to nearby watercourses.
- g) Proposals should make a positive contribution to the delivery of a high quality multi-functional green infrastructure network including restoring, enhancing or creating linkages to the wider green infrastructure network and the creation of greenspace for amenity of existing and new residents and for biodiversity value.
- h) Housing should be laid out and designed so as to be tenure-blind i.e. so that if there is a mix of tenure, it is impossible to tell from the location or design whether the housing is owner occupied, private rented, socially rented, intermediate market housing etc.
- i) Local knowledge of flooding incidents must be incorporated into the site specific flood risk assessment via a consultation exercise involving the Parish Council. Any underground features that become uncovered and are associated with the removal of the 2 existing buildings on the site should include flood prevention measures so as to reduce any possible impacts of any extreme flooding that might occur.
- j) Any underground features that may lie underground that may be uncovered associated with the loss of 2 existing buildings on the site should be recorded in accordance with a scheme of archaeological works.

## KS HOU 1 - SUPPORTING TEXT

### Intention

The site is allocated to meet the following objective:

**OBJ 5: To provide homes that will meet the local need for housing.**

### Justification

The site has previously (February, 2017) received planning permission (Application Ref: 17/0077/FUL) for 3 detached houses. The proposed dwellings would have been 'two and a half storeys' with rooms in the roof space served by roof lights. It should be possible to fit more houses on the site if they are smaller and terraces might be more in keeping with the character of the area.

The site is estimated at 0.16ha in area and historically was part of Dotcliffe Mill to the north, in Millbeck Lane which has recently been redeveloped for housing.

The site is brownfield land consisting of open hard surfaced land currently used for caravan storage and a derelict barn. It also lies within the settlement boundary and is of no special designation in the Local Plan. As such development here is preferred over greenfield sites and the site was identified in the Site Assessment for potential allocation subject to consultation.

The site has been identified as being within a high risk area (Zones 2 and 3) for flooding. However, for the purposes of the Application mentioned above, following the submission of a more detailed Flood Risk Assessment, the Environment Agency confirmed that they were satisfied that the development would not be at risk. Future proposals may of course be different and flood risk can change over time and local knowledge can help inform flood risk assessment (FRA), hence the requirement for any future FRA to take into account local knowledge by consulting with the Parish council on this matter. The Environment Agency did also advise that the developer should try to include flood prevention measures in the build so as to reduce any possible impacts of any extreme flooding that might occur, which appears prudent so similar measures will be required for any future proposals.

A report by a building archaeologist provided for the above Application found that the loss of two existing (but substantially altered) buildings would not be significant but it is possible that remains exist below ground, the extent and nature of which can only be speculated on. The decision recommended that a condition be added to any consent requiring any uncovered features to be recorded in accordance with a scheme of archaeological works, which seems reasonable hence the requirement in this policy.

### Interpretation

The Kelbrook and Sough Character Assessment which accompanies this Plan outlines the elements that contribute to the character of the Parish.

Up to date guidance including Manual for Streets and the National Design Guide should be consulted when designing the Street to promote alternatives to car use.

Adjacent to the eastern boundary is a group of trees protected under TPO No. 9, 2004.

With respect to the requirements for green infrastructure, there may be a possibility of providing green space including in conjunction with that on Millbeck Lane and the adjacent watercourse. Residents of Millbeck Lane should be consulted on any such scheme.

### Evidence

Site Assessment Report, see Appendix 3

Kelbrook and Sough Character Assessment, see Appendix 3

**POLICY - KS HOU 2 Allocation of Land at Cob Lane for Housing**

The land at Cob Lane, as shown on the site plan below is to be allocated by this neighbourhood Plan for a total of 9-10 dwellings.



Development on this site will be expected to comply with all the following requirements subject to a viability assessment:

- a) A high quality design which incorporates quality urban design principles as laid out in the National Design Guide and responds positively to the character of the adjacent built environment and landscape, including views into and from the site, as outlined in the Kelbrook and Sough Character Assessment accompanying this Plan and specific site based character assessment undertaken by the applicant.

The impact of the development on the rural feel of existing and potential views of the site are to be mitigated by landscaping and boundary treatments and the arrangement and height of housing along the edges of the development.

The design, siting and layout of housing should relate positively to nearby housing in the area particularly along Cob Lane and Waterloo Road and to the listed Yellow Hall, to the West.

- b) A sensitive external lighting scheme designed to minimise light pollution.
- c) Use of a high quality palette of external materials which have regard to the sensitive rural

location.

- d) There is a single point of vehicular access off Cob Lane which must be appropriately positioned so as to ensure safe access and egress from the local highway network for people using all modes of transport while maintaining safe, easy and pleasant access along the adjacent highway for people using all modes of transport.
- e) Where possible, alternatives to car based travel are to be designed into the scheme. In particular green links to public transport and active travel (walking and cycling) are to be promoted through highway design including enhanced links to wider existing, planned and potential active travel networks and public transport links.
- f) Proposals must be sensitive to nearby watercourses.
- g) Proposals should make a positive contribution to the delivery of a high quality multi-functional green infrastructure network including restoring, enhancing or creating linkages to the wider green infrastructure network and the creation of greenspace for amenity of existing and new residents and for biodiversity value
- h) Housing should be laid out and designed so as to be tenure-blind i.e. so that if there is a mix of tenure, it is impossible to tell from the location or design whether the housing is owner occupied, private rented, socially rented, intermediate market housing etc.
- i) Local knowledge of flooding incidents must be incorporated into the site specific flood risk assessment via a consultation exercise involving the Parish Council; proposals should include flood prevention measures so as to reduce any possible impacts of any extreme flooding that might occur.

## KS HOU 2 - SUPPORTING TEXT

### Intention

The site is allocated to meet the following objective:

**OBJ 5:** To provide homes that will meet the local need for housing.

### Justification

The site is an agricultural field to the south of Cob Lane, located to the south east of the main village just outside, but adjacent to the defined settlement boundary and is designated as Open Countryside in the Local Plan. Permission in Principle has been granted (August 2021) for 9 dwellings. An application for 10 houses was refused but allowed on appeal in 2017. An outline application for 17 dwellings (16/0488/OUT) was refused by Pendle and an appeal was dismissed although the Inspector did not raise any objections to the scheme on highway grounds, amenity, loss of wildlife, highway safety, drainage, housing land supply or infrastructure provision.

As the site already has permission it is considered that even if the extant permissions lapse it is likely that future applications for similar levels of development would be approved so the Parish Council thinks it is best to have a policy in place to control any possible future proposals and to ensure that the site counts towards any housing requirement for the Parish.

Yellow Hall, a row of listed dwellings is to the west.  
To the south and east is open land.

The land slopes upwards from Old Stone Trough Lane, as Cob Lane rises away to the east.

### Interpretation

The Kelbrook and Sough Character Assessment which accompanies this Plan outlines the elements that contribute to the character of the Parish.

Up to date guidance including Manual for Streets and the National Design Guide should be consulted when designing the Street to promote alternatives to car use.

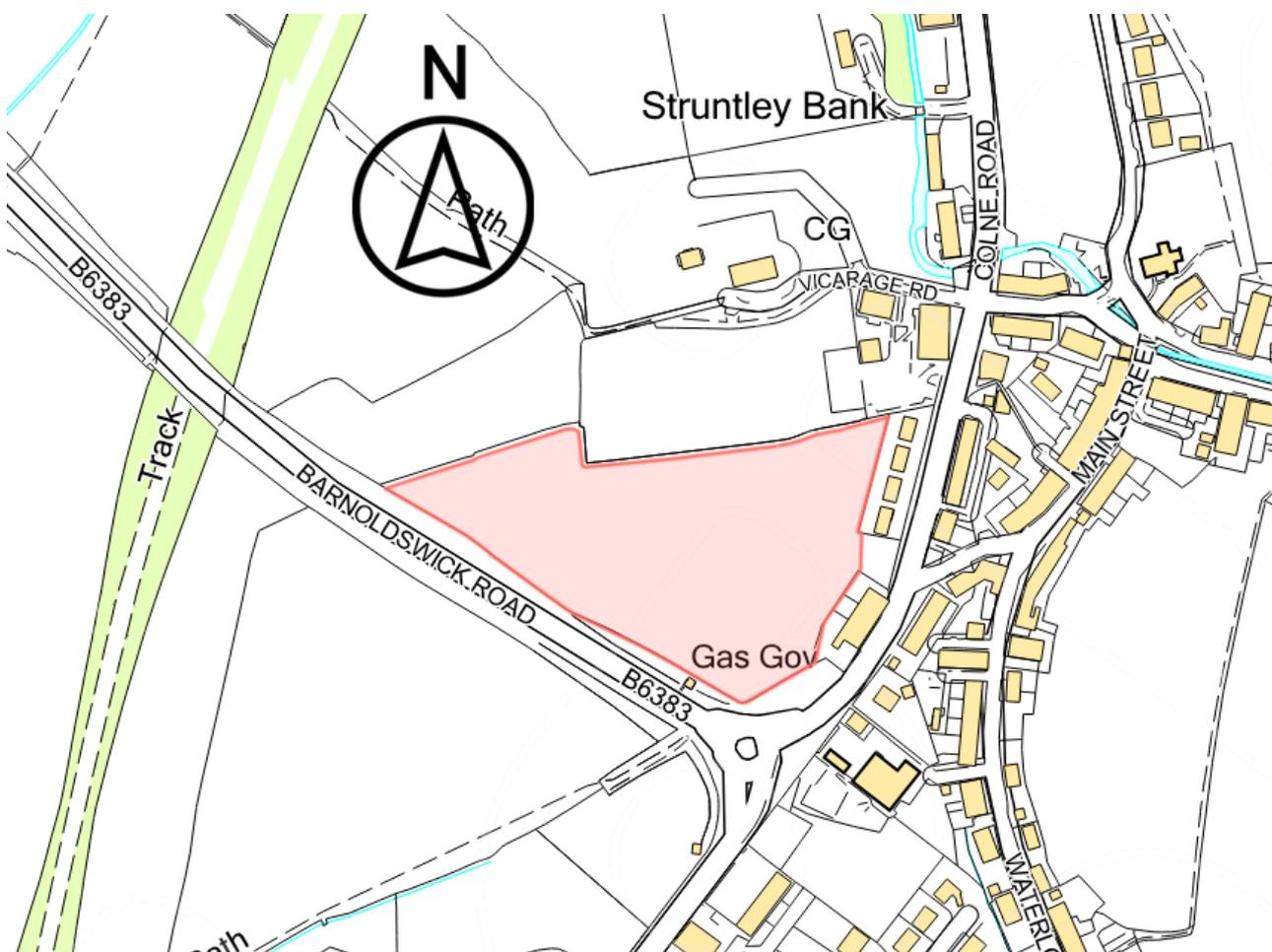
### Evidence

Site Assessment Report, see Appendix 3

Kelbrook and Sough Character Assessment, see Appendix 3

**1. POLICY - KS HOU 3 Safeguarding of Land at Barnoldswick Road/Colne Road, Barnoldswick Road, Kelbrook**

The land at Barnoldswick Road/Colne Road, as shown on the site plan below is to be safeguarded by this Neighbourhood Plan protecting it from development for the duration of the Plan period until, and unless, it can be demonstrated through the submission of evidence to the emerging Pendle Local Plan that there is an identified housing need for the Parish, which taking into account other allocations in this Plan and assuming no other sites are allocated in the Pendle Local Plan, is sufficient to require its release in which case it will be able to accommodate a total of up to 60 dwellings.



Should identified housing need release this site for housing, any development on this site will be expected to comply with all the following requirements subject to a viability assessment:

- a) A high quality design which incorporates quality urban design principles as laid out in the National Design Guide and responds positively to the character of the adjacent built environment and landscape, including views into and from the site, as outlined in the Kelbrook and Sough Character Assessment accompanying this Plan and specific site based character assessment undertaken by the applicant.

The impact of the development on the rural feel of existing and potential views of the site are to be mitigated by landscaping and boundary treatments and the arrangement and height of housing along the edges of the development.

The design, siting and layout of housing should relate positively to nearby housing in the area particularly along Colne Road.

- b) A sensitive external lighting scheme designed to minimise light pollution.
- c) Use of a high quality palette of external materials which have regard to the sensitive rural location.
- d) There is a single point of vehicular access off Barnoldswick Road which must be appropriately positioned so as to ensure safe access and egress from the local highway network for people using all modes of transport while maintaining safe, easy and pleasant access along the adjacent highway for people using all modes of transport.
- e) Where possible, alternatives to car based travel are to be designed into the scheme. In particular green links to public transport and active travel (walking and cycling) are promoted through highway design including enhanced links to wider existing, planned and potential active travel networks and public transport links. In particular the existing Right of Way should be enhanced so that it is easy, safe and pleasant to use for residents and visitors including tourists wishing to enjoy the village.
- f) Proposals must be sensitive to nearby watercourses
- g) Proposals should make a positive contribution to the delivery of a high quality multi-functional green infrastructure network including restoring, enhancing or creating linkages to the wider green infrastructure network and the creation of greenspace for amenity of existing and new residents and for biodiversity value
- h) Housing should be laid out and designed so as to be tenure-blind i.e. so that if there is a mix of tenure, it is impossible to tell from the location or design whether the housing is owner occupied, private rented, socially rented, intermediate market housing etc.
- i) Local knowledge of flooding incidents must be incorporated into the site specific flood risk assessment via a consultation exercise involving the Parish Council; proposals should include flood prevention measures so as to reduce any possible impacts of any extreme flooding that might occur.

### KS HOU 3 - SUPPORTING TEXT

#### Intention

The site is safeguarded to meet the following objective:

**OBJ 5: To provide homes that will meet the local need for housing.**

In the case that Pendle's Local Plan identifies a need for housing on the scale outlined in draft LP2

(January, 2021), to identify where that housing should go and what the criteria for it should be.

### Justification

Pendle Borough Council is preparing its Local Plan Part 2 (LP2) and is currently preparing responses to consultation on its initial draft LP2. Pendle is expected to issue its final draft (Publication Report) later this year (2021) or early next year (2022). There is little appetite in the Parish for development on the scale proposed in the Pendle's draft LP2 document which proposed allocating the Church Lane site for housing development.

This allocation was based on a housing need figure for the Parish of 240 dwellings per annum for the Borough. However, this figure was based on a housing assessment for the Council in 2019 by Lichfields using the standard method as the basis for this calculation which found a starting figure of 146 dwellings per annum based on the 2014-based household projections over the period 2019 to 2029. There was no uplift applied in response to affordability but a recommended uplift in the workforce to the housing requirement to 240 dwellings per annum to ensure a sufficient economically-active workforce to meet projected economic growth and ensure alignment with the economic objectives and targets of the Core Strategy.

Since then, however, the proposed figure for the Borough has been disputed, not only by objectors though the Local Plan consultation process but also by Pendle Council itself which passed a motion in March 2021 stating that the figure should be 146 dwellings per annum instead. While this motion is not binding it does lead to considerable uncertainty around what the final figure might be and the consequent number for Kelbrook and Sough. The Parish Council needs to respond to this in its Neighbourhood Plan.

As such, the overall housing figure for the Borough which was set at 248 dwellings per annum (as set in Local Plan 1, 2015) will fall but at the time of writing this Plan it is unknown by how much. It is for this reason that it is not known what the housing figure for Kelbrook and Sough will be in the final adopted Pendle LP2. The current housing number for Kelbrook and Sough is 64 additional houses by 2030. However, a lower housing figure for the Borough will result in a recalculation of the requirement for Rural Pendle and there will be less need for allocating land for housing in the Borough. It is not unreasonable to assume that a brownfield first policy combined with a need for reducing car dependency in line with the Council's declaration of a climate emergency (as noted in the draft LP2), might mean that the proposed allocation for Kelbrook and Sough would no longer be needed, being a Greenfield site, distant from centres of population.

Even its proximity to industrial estates does not make it particularly sustainable from a transport point of view as early engagement on this Plan showed that nobody who works in the estates lives in the Parish (see Appendix 3). As such it is not clear whether there will be any requirement for housing in Kelbrook and Sough and what it will be. Given that there is little appetite in the Parish for development on the scale proposed in LP2, the Parish Council are not willing to allocate the site for housing. However, given the possibility that there will be a requirement for housing in the area, the Parish wants to ensure that it had policies in place to ensure that any development is at least as sensitive to the character of the Parish as possible in both location and design.

As such it was decided that the best approach was to write a policy that identifies the best site to accommodate development, should evidence-based need arise but which will protect the site from development until such times as this specific evidence-based need for housing arises and outlining the criteria that any such development on that site would be required to meet. This approach is known as safeguarding land. Specifically, this evidence-based need would be that

which the adopted Local Plan later identifies as a need for housing at that scale in the Parish.

After assessing a number of sites that were adjacent to existing development in the Parish through a Site Assessment process, the Neighbourhood Planning Group have recommended that, as well as allocating 2 smaller sites (Dotcliffe Yard and Cob Lane) which would accommodate a relatively small amount of development on one site that already has planning approval and another that is on brownfield land (see policies KS HOU 1 and KS HOU 2), the best site to accommodate any higher housing need should one be needed, would be the site at the junction of Barnoldswick Road and Colne Road.

### Interpretation

The Kelbrook and Sough Character Assessment which accompanies this Plan outlines the elements that contribute to the character of the Parish.

Up to date guidance including Manual for Streets and the National Design Guide should be consulted when designing the Street to promote alternatives to car use.

### Evidence

Site Assessment Report, see Appendix 3

Kelbrook and Sough Character Assessment, see Appendix 3

## **POLICY - HOU 4 Tenure Blind Housing**

Housing should be designed so that it is Tenure blind, that is, so that it is not possible to determine what the tenure of the housing is from the design or location of a development.

### **KS HOU 4 - SUPPORTING TEXT**

#### **Intention**

To meet the following objective:

**OBJ 5: To provide homes that will meet the local need for housing**

#### **Justification**

There is no need for people to be able to identify what the tenure of a property is from either its location or design and where housing has been designed in this way in the past it has been regarded as a cause of unnecessary stigma and social division. There is no precedent for this in Kelbrook and Sough and it would harm the character of the area.

#### **Interpretation**

Tenure refers to whether a house is owner occupied, private rented or public/socially rented such as council housing or Housing Association owned/run etc. Whether a housing proposal is for a small number of houses or for a larger number the design of housing can be varied in order to prevent an overly uniform design as per the existing character which has a mixture of some uniformity and some variety, without this corresponding in any way to the tenure of the houses themselves. Similarly, the location of housing within the village overall or within a specific development of a number of houses need not bare any relation to the housing tenure.

#### **Evidence**

See Housing Need Assessment for affordable need in the Parish. See Appendix 3, Schedule of Evidence.

## 4.5 MOVEMENT

### **POLICY - KS PATH Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way**

The improvement of the network of footpaths, bridleways and cycleways, (See Map in Evidence below) including signage and provision or upgrading of crossing points will be supported to improve the connections for residents to the village facilities and to the countryside. New developments should ensure preservation of parish footpaths, bridleways and open space. Cycle routes and footpaths should be incorporated in new developments and link into the wider network and looking to grow it significantly. The closure of a route will be resisted unless a satisfactory alternative route is provided.

### **KS PATH - SUPPORTING TEXT**

#### **Intention**

To meet the following objectives:

**OBJ 4: To encourage tourism, leisure and small business enterprise within the Parish**

and

**OBJ 6: To improve the infrastructure to support the Parish facilities**

#### **Justification**

Foot paths, cycle paths and bridleways are part of the character of the natural environment in Kelbrook and Sough and improving them will help enhance that character as well as helping more people to access the natural environment and appreciate it. Footpaths are an important part of the infrastructure of the Parish and are often the quickest way to get between certain parts of the Parish. Improving the footpath network and cycling provision will help make it easier for people to use alternatives to the car thereby reducing car usage, reducing parking, encouraging sustainable tourism and helping to better manage traffic.

Kelbrook and Sough has a network of public footpaths, rights of way and bridleways that link local areas and neighbouring communities, and they are frequently used by residents and visitors. Hedgerows, often bordering footpaths, contribute strongly to the rural and agricultural setting of the village and hamlet, and their importance, both as visual amenities and wildlife corridors, should not be under-estimated. It is necessary that footpaths, bridleways and other rights of way, are properly and distinctively signed, maintained and free from obstruction.

Many of the footpaths in the Parish are well marked, however it is important that stiles and way marking is maintained and enhanced, particularly on Kelbrook Moor. The Council will ensure that all the current footpaths and bridleways are identified on the Pendle Definitive Map.

Pendle's Core Strategy Policy WRK5 Tourism, Leisure and Culture supports proposals which Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area's natural and historic environment.

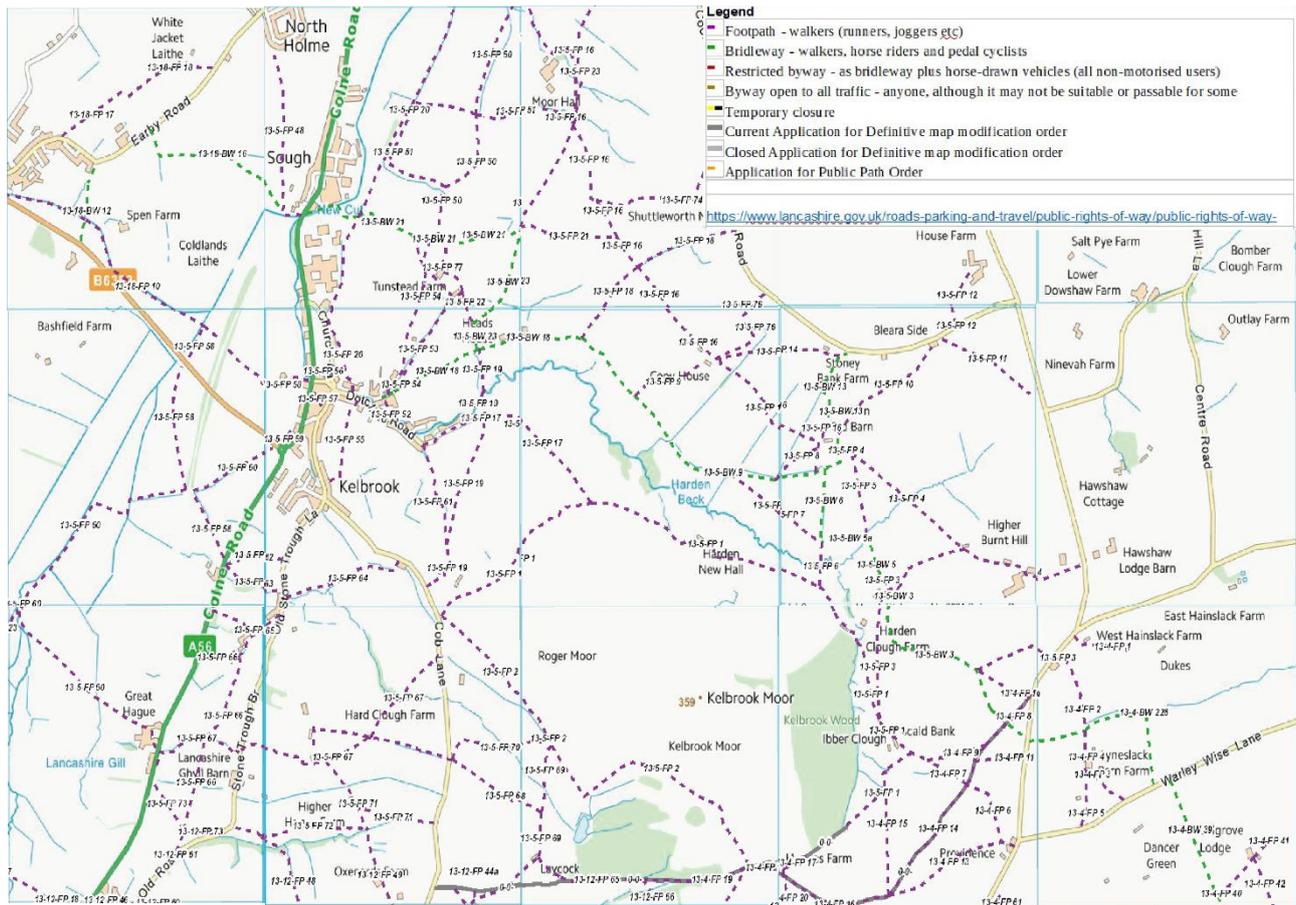
## Interpretation

See Character Assessment, Appendix 3 for further explanation

While this policy requires the use of the Character Assessment to inform an understanding of the Character of the settlement, countryside and landscape, it is only a starting point and should be supplemented by more site-specific assessment.

## Evidence

Kelbrook and Sough Character Assessment. See Appendix 3: Schedule of Evidence



## Legend

- Footpath - walkers (runners, joggers etc)
- Bridleway - walkers, horse riders and pedal cyclists
- Restricted byway - as bridleway plus horse-drawn vehicles (all non-motorised users)
- Byway open to all traffic - anyone, although it may not be suitable or passable for some
- Temporary closure
- Current Application for Definitive map modification order
- Closed Application for Definitive map modification order
- Application for Public Path Order

<https://www.lancashire.gov.uk/roads-parking-and-travel/public-rights-of-way/public-rights-of-way-map/>

## 4.6 TOURISM AND LEISURE

### **POLICY - KS TOUR Tourist and Visitor Facilities**

Proposals for Tourism Development in the Parish must be in a location, and of a design and scale, that is in keeping with the rural character of the settlement and the wider landscape setting and protects local landscape character as defined in the Kelbrook and Sough Character Assessment

### **KS TOUR - SUPPORTING TEXT**

#### **Intention**

To achieve the following objective

**OBJ 2: To minimise the impact of new development on the settlement areas and within the wider landscape that comprises the Parish**

**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.**

#### **Justification**

Pendle's Core Strategy Policy WRK5 Tourism, Leisure and Culture supports proposals which Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area's natural and historic environment.

#### **Interpretation**

See Kelbrook and Sough Character Assessment, see Appendix 3 Schedule of Evidence

While this policy requires the use of the Character Assessment to inform an understanding of the Character of the settlement, countryside and landscape, it is only a starting point and should be supplemented by more site-specific assessment.

#### **Evidence**

The Pendle Local Plan Core Strategy 2011-2030 states that "tourism makes a major contribution to the regional economy and makes a vital and increasing contribution to the Pendle economy", (p.185 Tourism, Leisure and Culture). Being outdoors is good for our health and well-being. Kelbrook and Sough provide a range of walks through its extensive network of footpaths and bridleways as well as a rich history as described in the Character Assessment (see Appendix 3 Schedule of Evidence for link). The Leeds/Liverpool canal is within walking distance in the parishes of Salterforth and Foulridge with cafes and pubs along the canal providing refreshment.

Existing tourist accommodation within the area includes the Craven Heifer Hotel, the Old Stone Trough Hotel and a small number of self-catering properties offered as holiday lets. There are other facilities in the immediate surrounding area including a caravan site at Salterforth. It is possible that applications will be received in the future for additional accommodation establishments within the parishes.

Tourist related developments may lead to additional traffic and other impacts but they may also bring benefits and increased facilities or resources to local residents and contribute to the prosperity and sustainability of the communities. Tourism and Leisure development should therefore be appropriate to the small size of the village, Parish and existing tourism facilities. In particular excess traffic, buildings, conversions, camping, leisure sites would change the nature of the village for future generations. Holiday traffic including caravans, trailers, camper vans etc, passing through the village and movement on minor winding roads of 'the two way in and two way out' and at times impassable lanes, would disrupt the peace and tranquillity of the village and result in an imbalance in the character of the Parish and become more dominated by 'seasonal' holiday occupation. Any such developments will lead to additional traffic and a need to control buildings, highways, landscape design issues.

## 4.7 INFRASTRUCTURE

### POLICY - KS INFRA 1 Flood Risk

1 Local knowledge of flooding incidents must be incorporated into site specific flood risk assessment, where required by Pendle's Local Plan policies, via a consultation exercise involving the Parish Council.

2 New home owners should be made aware of their responsibilities to the watercourse behind their fence.

3 Correct consents and permissions must be obtained before a development starts.

4 When considering the infrastructure in relation to flooding, some things that should be considered include:

- *Is the infrastructure sufficient in the event of a flood, and to what flood event extent.*
- *Have plans been made for maintenance on water courses? (in line with Riparian Ownership rights and responsibilities)*
- *Is there a gully cleaning or gully watch regime?*
- *Is there a Community Flood Warden/s and have they had any training?*
- *Is there a Flood store, should one be supplied on new developments?*

### KS INFRA 1 - SUPPORTING TEXT

#### Intention

To meet the following objective

OBJ 2: To minimise the impact of new development on the settlement areas and within the wider landscape that comprises the Parish

#### Justification

The management of surface water and flood risk is a key component within management of the environment in the Parish and will only gain higher importance as Climate Change exacerbates the issue.

The main issue with surface water is flooding and site-specific flood risk assessments (FRAs) should deal with all aspects of this. However, without specific local knowledge being made available for the FRA there is a danger that less detailed sources of information will be relied upon and potentially important information missed. This policy requires that any FRA be informed by local knowledge as much as possible.

Most people are unaware of their maintenance responsibilities of watercourses near their home, even if it is behind a fence, they are the riparian owner.

If a development is going to disturb a watercourse it could cause flood problems, ensuring the correct consent and permission is obtained will mean the flood risk has been assessed and measures within the consents and permissions will mitigate the risk.

### Interpretation

The sewer system, which is primarily a combined water/foul sewage system, is old and extends only to the settlement boundary of Kelbrook and Sough. This has led to flooding in the village when there has been substantial rainfall where the runoff has not been catered for within the existing system. Any future developments must take account of this and ensure that the problem is not exacerbated. Where possible separate water and foul sewer systems should be put in place.

### Evidence

We have established from the UK environment agency that areas of Kelbrook have a significant flood risk. We are also aware that the impact of waterflow through Kelbrook and the other areas of high ground has historically culminated in flooding within the Earby parish. This has required culvert improvements being undertaken by Yorkshire Water in 2019.

Surface water run off needs to be managed and in the lower parts of the parish, there is a flooding risk that is currently managed through fields flooding near streams.



Kelbrook Beck in flood



Church Lane in flood



Old Stone Trough Lane in flood



Waterloo Road in flood



Fields near A56 in flood



Sough Park

## 4.8 COMMUNITY

### POLICY - KS COM 1 Community Assets

1 The Parish Council will apply to designate the following buildings/sites as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the local community:

Village Hall  
St Marys Church  
Kelbrook Primary School  
Village Hall Car Park  
Sough Memorial Park

2 The Parish Council seeks to include these sites on the local planning authority's register of Assets of Community Value in order to provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market

3 Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

### KS COM 1 - SUPPORTING TEXT

#### Intention

To meet the following objective:

**OBJ 7: To support community services within the Parish**

#### Justification

The Parish is still a thriving, welcoming community with a church, a well-used village hall, Sough Memorial Park, two pub hotels, a Nursery School and a Primary School. The village hall hosts numerous voluntary groups and activities. Village "feel" and quality of life are highly valued, and there is a strong desire to retain the distinctive identity and community spirit in the parish of Kelbrook and Sough.

Mechanisms to assist in the delivery of this policy for specific community facilities and services may be delivered via individual community projects employing:-

- Registration of appropriate built community facilities as Assets of Community Value (ACV).
- Direct contributions from developers via construction or financial support.
- Use of evidence gathered in the preparation of this Neighbourhood Plan to secure support funding

#### Interpretation

The following provides further information on the Assets:

### Village Hall

National School now The Village Hall (Criteria 1and 7)

Fully renovated and greatly extended from its original pre-1840 footprint. The main hall was added pre-WWII and the rear extension is yet another later addition. The front part of the building is the original footprint for the National School and without its porch and doorway is essentially as built.

Originally the entrance was at the side (now a two pane window in the above photograph) and the current entrance was a front window matching the other two. It opened in 1840.

The National Society which was established in 1811 to "to establish a National school in every parish of England and Wales" took 29 years to reach Kelbrook. This was because Kelbrook was not an individual parish with its own parish church until St Mary's was consecrated in 1838.

There is a small car park that is available for use by Village Hall users. The Village Hall has a schedule of activities that happen every week as well as annual events that are very popular such as the Duck Race (in Kelbrook Beck), a Scarecrow Trail, the Annual Art Exhibition and other events. For most of these events, the Kelbrook Ladies Guild (or other volunteers) provide refreshments including home made cakes. These events are well attended by villagers as well as people from the surrounding area or further afield.

### St Mary the Virgin Church at Kelbrook

The church was built in 1838 and has historical value in the Parish. The vicar has 9 volunteers who help him run the church. As a Parish, the area feels safe on lots of different levels and there is a sense of belonging with a strong community feel with vision, energy and drive. The details of the history are in Appendix 3

### Brook Farm Barn now Brook Farm Nursery

The original barn has been extended at both ends, re roofed and reconfigured to form the children's nursery.

There are 95 children on role including babies, toddlers and children approaching school age.

Children attend any combination of full day care or sessional sessions. The nursery is open weekdays from 8am to 6pm. There are 28 staff employed at the nursery with most of the staff coming from outside of the village. The nursery supports students, hold specific 'parents days' but does not accommodate any volunteers.

The nursery says that it benefits from 'good open spaces' and 'spectacular views.' The children benefit from a range and number of play areas, an area with structured facilities, a very large meadow for free play, football, games etc. There are also a number of specific designated areas for animal petting and feeding, such as hens, piglets, lambs and calves. The car park is sometimes also used to support structured play and playground games that require a hard surface and enables the children to use a range of materials such as chalks etc.

### Kelbrook Primary School

The small school is at the heart of the village and is recognised by Ofsted as good. Pupils on roll number 106 and there is a waiting list for children wishing to enter the school at different ages.

Families get to school either by walking, by car or on the bus. There are eighteen members of staff, most of whom travel to work by car. The headteacher and staff are very aware of how school traffic impacts on the village and how, as a school, they try to minimise the impact that parent traffic causes to local residents. 'No parking' signs and road zigzags are also prominent.

The school provides parents and children with a range and number of extra curricular activities which again the school is conscious impacts on residents, but they are well received by the school community and provide the necessary enrichment for pupils.

The school has strong links with the Church, the Village Nursery, the Barnoldswick Nursery and local childminders. There are some links with the village hall, such as participation in selling ducks for the Duck Race and joining in with the scarecrow trail, but communication links with the village hall are tenuous.

There is a large hard surface playground with a range of fixed play structures and a smaller area for outdoor play for the children in the foundation stage, (up to five years of age). There is also a large field area, with an outdoor classroom, and pathway. This field belongs to the school and ultimately the Local Authority

### Sough Memorial Park

Sough Memorial Park was built in 19xx to recognise the soldiers who died in World War 1. In addition to the Memorial there is a Bowling Club and Changing Rooms and Public Toilets that are currently closed. The area to the Memorial Park contains tennis courts, a football pitch and a skateboarding park. This park in the neighbouring parish of Earby and is a Carnegie park although the footballers used to use the changing rooms in the Memorial Park.

In the survey, residents indicated that they would support the re-opening of the public toilets since there are no other public toilets in the area.

The community benefits from diversity, in age, background, employment and interests - so it is important that this is sustained.

### Evidence

The following evidence demonstrates parishioners' commitment towards community facilities in the parish.

The Survey of Residents (2019) rated the importance of protecting assets:-

- 98% value the village hall (including 65% strongly agree)
- 97% value the church (including 53% strongly agree)
- 98% value the Craven Heifer (including 47% strongly agree)
- 94% value the Old Stone Trough Hotel (including 24% strongly agree)

Tranquillity and village "feel" was the significant common theme in the qualitative feedback. There are indications projecting an increased demand for community activities (e.g. pre-school, lunch clubs, elder social activities)





## **POLICIES TO BE CONSIDERED**

KS DEV1	Protecting and Enhancing the Character of Kelbrook and Sough
KS DEV 2	Public Realm Improvements
KS DEV 3	Bin Storage
KS ENV 1	Green Infrastructure
KS HER 1	Non-designated Heritage Assets
KS HOU 1	Allocation of Land at Dotcliffe Yard for Housing
KS HOU 2	Allocation of Land at Cob Lane for Housing
KS HOU 3	Safeguarding of Land at Barnoldswick Road and Colne Road for Housing
KS HOU 4	Tenure Blind Housing
KS PATH	Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way
KS TOUR	Tourist and Visitor Facilities
KS INFRA 1	Flood Risk
KS COM 1	Community Assets

NOTE to Parish Council. Similarly, a record will be kept of Section 106 funding and Community Infrastructure Levy (CIL) related to development in Kelbrook and Sough should Pendle apply a CIL or any successor Levy that may be introduced by the Government. A table will be used to record the amounts due from each proposal and how it is spent while keeping track of the balance. Certain projects for spending the Community Infrastructure Levy will be identified by the Parish Council separately to this Neighbourhood Plan.

## APPENDICES

### Appendix 1 Neighbourhood Planning

The following is taken from the UK Government's Planning Practice Guidance notes, further information can be found at:

[https://www.gov.uk/guidance/neighbourhood-planning--2?c\\_cid=e09f0934ad&mc\\_eid=c5e5a6ab4a](https://www.gov.uk/guidance/neighbourhood-planning--2?c_cid=e09f0934ad&mc_eid=c5e5a6ab4a)

#### What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20190509

Revision date: 09 05 2019 See [previous version](#)

#### What can communities use neighbourhood planning for?

Local communities can choose to:

1. set planning policies through a neighbourhood plan that forms part of the development plan used in [determining planning applications](#).
2. grant planning permission through [Neighbourhood Development Orders](#) and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the [local plan](#), or through other planning mechanisms such as [Local Development Orders](#) and [supplementary planning documents](#) or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20190509

Revision date: 09 05 2019 See [previous version](#)

#### What are the benefits to a community of developing a neighbourhood plan or Order?

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the [local plan](#) prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant

planning permission for the development they want to see.

To help deliver their vision communities that take a proactive approach by drawing up a neighbourhood plan or [Order](#) and secure the consent of local people in a referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area, where their authority collects contributions using this method.

Communities without a parish or town council can still benefit from this incentive. If there is no parish or town council the charging authority will retain the Levy receipts (where it is charged) but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools eg website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans.

Paragraph: 003 Reference ID: 41-003-20190509

Revision date: 09 05 2019 See [previous version](#)

### **What should a neighbourhood plan address?**

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in [paragraph 13](#) of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.

A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

## Appendix 2 Engagement and How the Parish Put the Plan Together

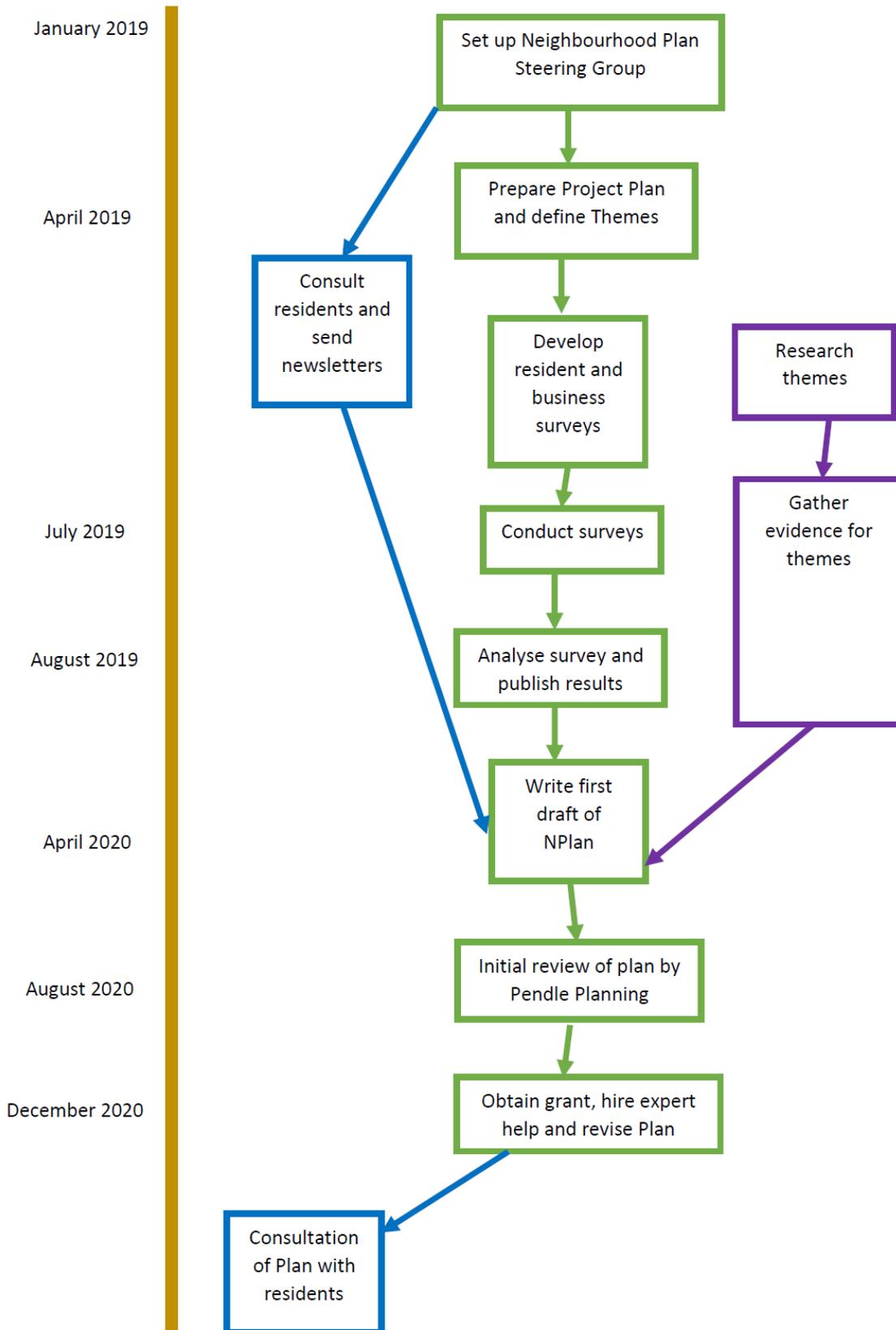
### Area Designation

One of the first actions in the production of the Plan is to define the Plan Area and have it officially designated by Pendle Council.

The Area was submitted to Pendle Council for Designation on 19<sup>th</sup> June 2017 and after a 6 week statutory consultation period run by Pendle Council, at the meeting of the Council's Executive committee on Thursday 24<sup>th</sup> August 2017 in accordance with Regulation 5A of the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, it was resolved that the Parish area for Kelbrook and Sough be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning.

### Process for Producing the Neighbourhood Plan

The flowchart on the next page outlines the overall process of how Kelbrook and Sough Parish Council put the Plan together with a Steering Group once the Area had been designated. This includes the current stage of consulting on this draft of the Plan with the residents of the Parish.



## Appendix 3 Schedule of Evidence

### 3.1 Character Assessment –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.2 Site Assessment Methodology –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.3 Site Assessment Results –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.4 A list of Green Spaces –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.5 Results of Engagement –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.6 Draft Screening Report: Strategic Environmental Assessment/Habitats Directives

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

### 3.7 Housing Needs Assessment –

<https://www.kelbrookandsoughparishcouncil.org.uk/neighbourhood-plan-documents.php>

## Appendix 4 Pendle Council's Criteria for the selection of buildings for the Local List

### Pendle Local List of Heritage Assets

#### Criteria for the selection of buildings for the Local List

##### Introduction

In some areas local planning authorities have created a 'local list' of non-designated heritage assets, as suggested in the Government's Planning Practice Guidance (para 39). Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated'. Designated heritage assets are formally designated under the relevant legislation and include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

Creating a Local List is a way for local councils and communities to identify and celebrate historic buildings, structures, sites and designed landscapes which enrich and enliven their area. Local Lists can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria, thus complementing designated assets in building a sense of place and history for an area and its community. Work undertaken to prepare a Neighbourhood Plan may present an opportunity to assist in indicating buildings and sites that could be included in a local list.

##### Relevant National Policy

The definition of heritage assets in the National Planning Policy Framework includes local heritage listing. Emphasis is placed on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets should be conserved 'in a manner appropriate to their significance' (NPPF paras 126, 131). Para 135 states that non-designated heritage assets merit consideration in planning applications, with the authority taking a balanced judgement 'having regard to the scale of any harm or loss and the significance of the asset'. Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining a planning application (para 17).

##### Relevant Local Policy

Policy ENV 1 of the Pendle Core Strategy 2011-2030, adopted December 2015, refers to non-designated heritage assets and the potential for a local list, and draws out those elements of Pendle's heritage which are particularly locally distinctive:

###### *Historic environment and built heritage*

*The historic environment and heritage assets of the Borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains) and their settings, will be conserved and should be enhanced in a manner appropriate to their significance, especially those elements that make a particular contribution to the local character and distinctiveness of Pendle, such as:*

- *The pre-industrial farming heritage of the 16<sup>th</sup>-18<sup>th</sup> centuries: houses and barns;*
- *The industrial heritage of the textile industry including: weavers' cottages, mills (in particular the weaving sheds and chimneys) and terraced housing;*
- *The Leeds and Liverpool canal corridor and its associated assets, including locks, bridges, and warehouses;*
- *The sandstone masonry and stone slates of the traditional local vernacular building styles.*

*The Council will seek to do this through:*

*The declaration of Conservation Areas or other heritage designations;*

*The preparation and review of Conservation Area Character Appraisals and Management Plans;*

*The use of Article 4 Directions;*

*The preparation of a Local List;*

*Maintaining a record of heritage assets at risk and formulating strategies to protect them;*

*Identifying grants and funding opportunities for heritage at risk and conservation-led regeneration projects.*

## **Key elements of Pendle's local historic character and distinctiveness**

A statement setting out key elements of local historic character and distinctiveness will provide a basis and wider context for the local listing process, including developing relevant selection criteria. Historic buildings and places form the backdrop to our daily lives, and in Pendle they provide interest and enjoyment for many people, both residents and visitors alike. The historic environment has shaped our identity and the built heritage is our most visible link with the past. Careful conservation is essential if our heritage is to be successfully passed on to future generations. The following paragraphs identify some of the main elements contributing to local heritage and character.

Pendle has a rich and diverse history, evident in the survival of heritage assets ranging from the Iron Age hillfort at Castercliff, the impressive medieval churches at Colne, Barnoldswick and Bracewell, to the 18<sup>th</sup> and 19<sup>th</sup> century industrial heritage of textile mills and terrace housing, as at Nelson and Brierfield. This rich variety of heritage makes a significant contribution to the special identity, sense of place, character and distinctiveness of the Borough. It also enhances the quality of life of residents and the local economy through leisure and tourism, and as a focus for heritage-led regeneration.

The quality and variety of Pendle's historic environment is widely recognised. There are 11 scheduled monuments, over 320 listed buildings, and over 14% of the Borough is included within 23 conservation areas. Towns, villages, hamlets and scattered farmsteads lie within the distinctive and often dramatic landscapes and topography. For example at Colne where the town centre sits astride a prominent ridge, in Trawden Forest where farms and hamlets are set within a historic farming landscape of stone vaccary walls, or towards Pendle Hill itself where exposed villages and farms cling to the hillside.

The three larger towns of Nelson, Colne and Barnoldswick each have a strong and distinctive urban landscape with key landmark buildings. There is also variety and contrast in the villages and hamlets, such as Newchurch on the open slopes of Pendle Hill, or Wycoller within its narrow valley. A constant and unifying feature however is the distinctive local building stone and stone roofing slate, and the simple and robust forms of the traditional vernacular building styles.

In addition to the early parish churches, the oldest buildings reflect the area's origins in the rural pre-industrial farming settlements of the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. Pendle has a large number of high quality stone houses dating from this period, a result not only of the wealth and social status of the gentry families and yeoman farmers of the time, but also of the local supply of good building stone. Today the attractive environment of such areas as Pendleside, Trawden and West Craven, and the relative decline of traditional farming activity mean that there are pressures to convert and alter barns and other farm buildings for new uses, particularly residential.

Many of these early farming settlements diversified into textile production from the 17<sup>th</sup> century onwards, with farms and cottages often being adapted to accommodate looms. From the 18<sup>th</sup> century textile manufacture also developed in mills and weaving sheds, initially water-powered such as at Higherford Mill, then from the mid 19<sup>th</sup> century steam-powered. From these early origins the textile industry in Pendle grew to become one of the most significant centres for cotton weaving in the UK.

The construction of the Leeds & Liverpool Canal through Pendle from the 1790's added greater impetus for the development of large mills, the most widespread and distinctive form in Pendle being the north-light weaving shed. The Canal also has its own distinctive heritage of locks, bridges and warehouses. Although many of the mill chimneys that once punctuated the skyline are now gone, fine examples of the area's rich industrial legacy remain. This heritage is however increasingly fragile and subject to pressures for alteration and redevelopment.

## **Local List selection criteria**

Local heritage listing has the capacity to include all types of heritage assets, whether buildings, structures or other sites. Selection criteria are essential in defining the scope of the local heritage list, will ensure consistency across the Borough, and should take account of the range of heritage assets and key characteristics in Pendle, as identified above. This includes recognition that local character and distinctiveness may lie as much in the commonplace as it does in the rare and spectacular.

The following selection criteria are based on those recommended by Historic England (Local Heritage Listing: Historic England Advice Note 7, 2016), and are adapted to local circumstances. Buildings, structures or sites should normally satisfy at least two of the selection criteria in order to be considered for inclusion on the Local List.

### **1. Age**

Buildings fulfilling this criteria should predate around 1850, representing early phases of development prior to the large scale industrialisation and more regulated urban expansion of the later 19<sup>th</sup> century. Buildings should retain a degree of intactness of form and lack of harmful external alteration, however superficial alterations which may be reversed in the future e.g. loss of original windows, should not necessarily preclude selection. Buildings of this age typically retain stone slate roofs and other local vernacular detailing. They most commonly include agricultural and domestic buildings, also weavers' cottages, loomshops and earlier industrial buildings.

### **2. Rarity**

These should represent rare surviving examples of a particular type or form of building, material or style. They may incorporate a design, use or other quality that was always uncommon, or has become unusual or exceptional to the area. Examples could include former 'back to back' cottages, shopping arcades or double-height shopfronts; meeting halls, cinemas or theatres; sites retaining original features or street furniture such as railings, stone setts or flagstones; railway structures such as stations, viaducts or bridges; mill chimneys and other industrial infrastructure such as weirs, mill races, gasometers or those relating to stone quarrying.

### **3. Aesthetic, architectural or design interest**

These include buildings or structures which are locally important for the interest of their architectural design or decoration, or as an example of a particular architectural style. They may be significant examples of particular building types or techniques, or demonstrate the use of quality materials or craftsmanship. They may be the work of a notable local architect. Examples could include buildings demonstrating construction methods or materials that contribute to the distinctiveness of the area, such as 'watershot' stonework, stone slate roofing, or particularly ornate stone masonry detailing in ashlar, or dressed or tooled stone. Other buildings may retain fine original joinery in timber windows or shopfronts, decorative glass or tiles. Good examples of designed parks, landscapes or gardens could also be considered.

### **4. Landmark or townscape status**

These include buildings which contribute significantly to the appearance of the townscape, have a striking presence in the streetscene, or that are a focal point of visual or local interest. They may form a landmark, seen from within or from outside an area. They could include buildings such as churches or chapels, monuments or statues, schools, mills or mill chimneys, public houses, libraries or banks. Buildings may be on prominent corner sites, or have striking or prominent architectural features such as towers, turrets or cupolas.

### **5. Group value**

These represent buildings or structures which together form an important architectural or historic relationship as a group. They will have a coherent design, or historic functional relationship. Examples could include terraces, rows or squares which have a considered or consistent design, or buildings which together create an enclosure or a focal point in the townscape. Buildings could also have a functional relationship such as a group of industrial or agricultural buildings, or railway or canal buildings.

### **6. Historical interest or association**

These would be buildings, sites or structures which have a historical association with locally or nationally important people or events. They may illustrate important aspects of local social, economic, cultural or political history. This could either be by direct representation of a particular event, person or group of people, or by historical use of a building. They could include commemorative structures such as memorials, statues, tombs or gravestones, as well as buildings relating to groups such as local trades, political, cultural or religious associations.

### **7. Social and communal value**

These include places or buildings perceived as a source of local identity (for example commemorative or symbolic), distinctiveness or social interaction, contributing to the 'collective memory' of a place. The historic

and social perception of an area can often be influenced by a major building or place that plays an integral part in its identity, such as a workplace, school, church, village or town hall, park or other designed open space, social or leisure facility, or memorial.

## 8. Archaeological interest

These include buildings or sites which may provide evidence about past human activity in the area, which may be archaeological – in the form of buried remains – but may also be revealed in the structure of particular buildings or in a manmade landscape. The presence of such archaeology may be known, or suspected, to exist. Sites or areas should contain archaeological remains or evidence which provides a source of information on the history of an area. This could be evidence of an agricultural activity, such as in the stone boundaries and ditches of medieval vaccary farms, or of an industrial process, such as coal mining, stone quarrying or lime production. The significance of a local heritage asset of any kind may be enhanced by the existence of a significant contemporary or historic record.

## Useful sources of information

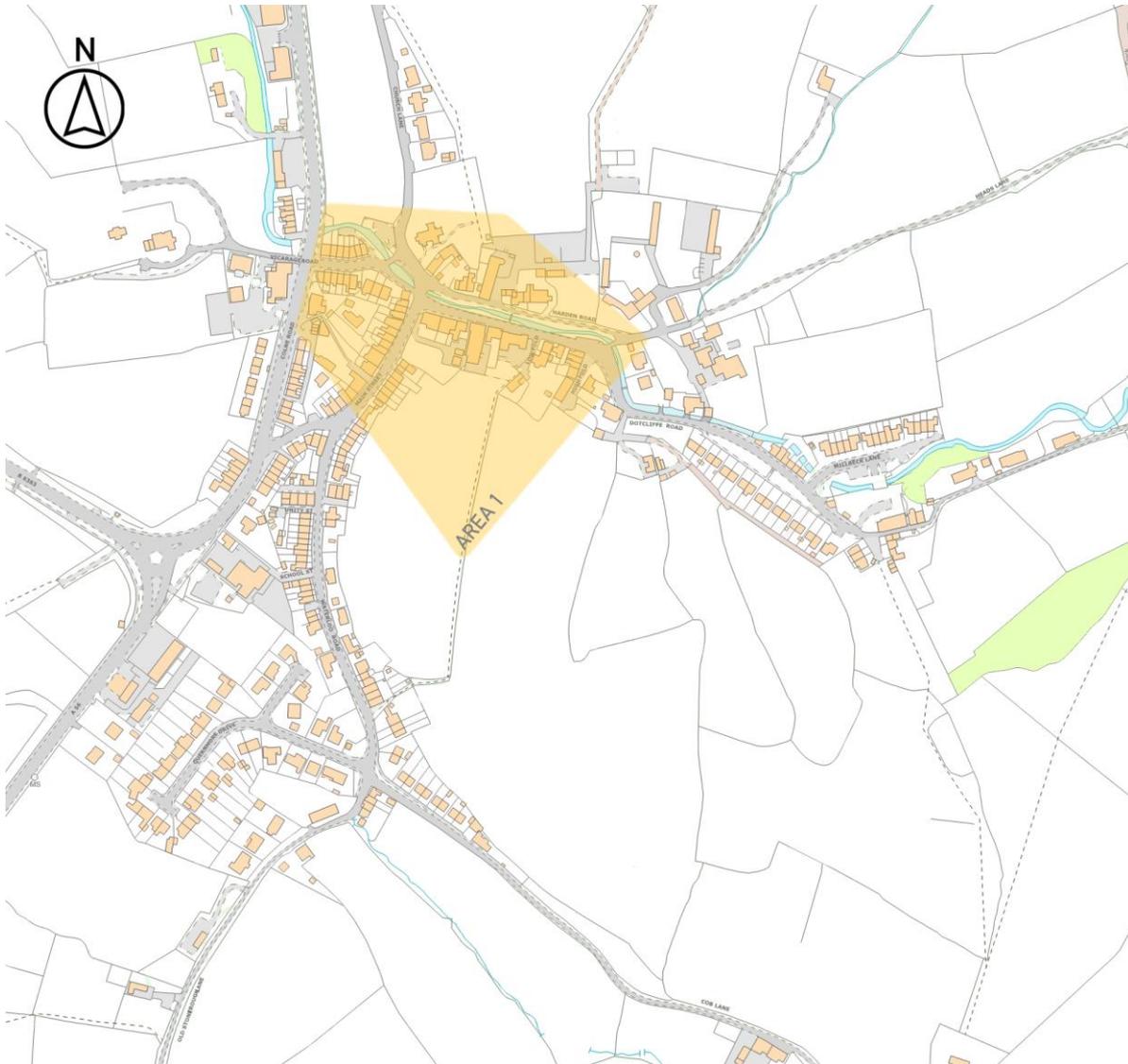
The following resources will be useful when identifying and considering heritage assets for nomination. Please contact the Conservation Officer [rosemary.lyons@pendle.gov.uk](mailto:rosemary.lyons@pendle.gov.uk) for further details on these and additional local resources.

- Lancashire Historic Environment Record (LCC)
- Historic maps, OS first edition 1:2,500 and 1:10,000
- Historic landscape and historic town assessment reports – Nelson, Colne, Barnoldswick (LCC)
- Conservation Area Character Appraisals (PBC)
- Heritage Gateway [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- PastScape [www.pastscape.org.uk](http://www.pastscape.org.uk)
- The Buildings of England – Lancashire North (N. Pevsner)
- Parks and Gardens UK [www.parksandgardens.org](http://www.parksandgardens.org)
- Historic England <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

October 2016

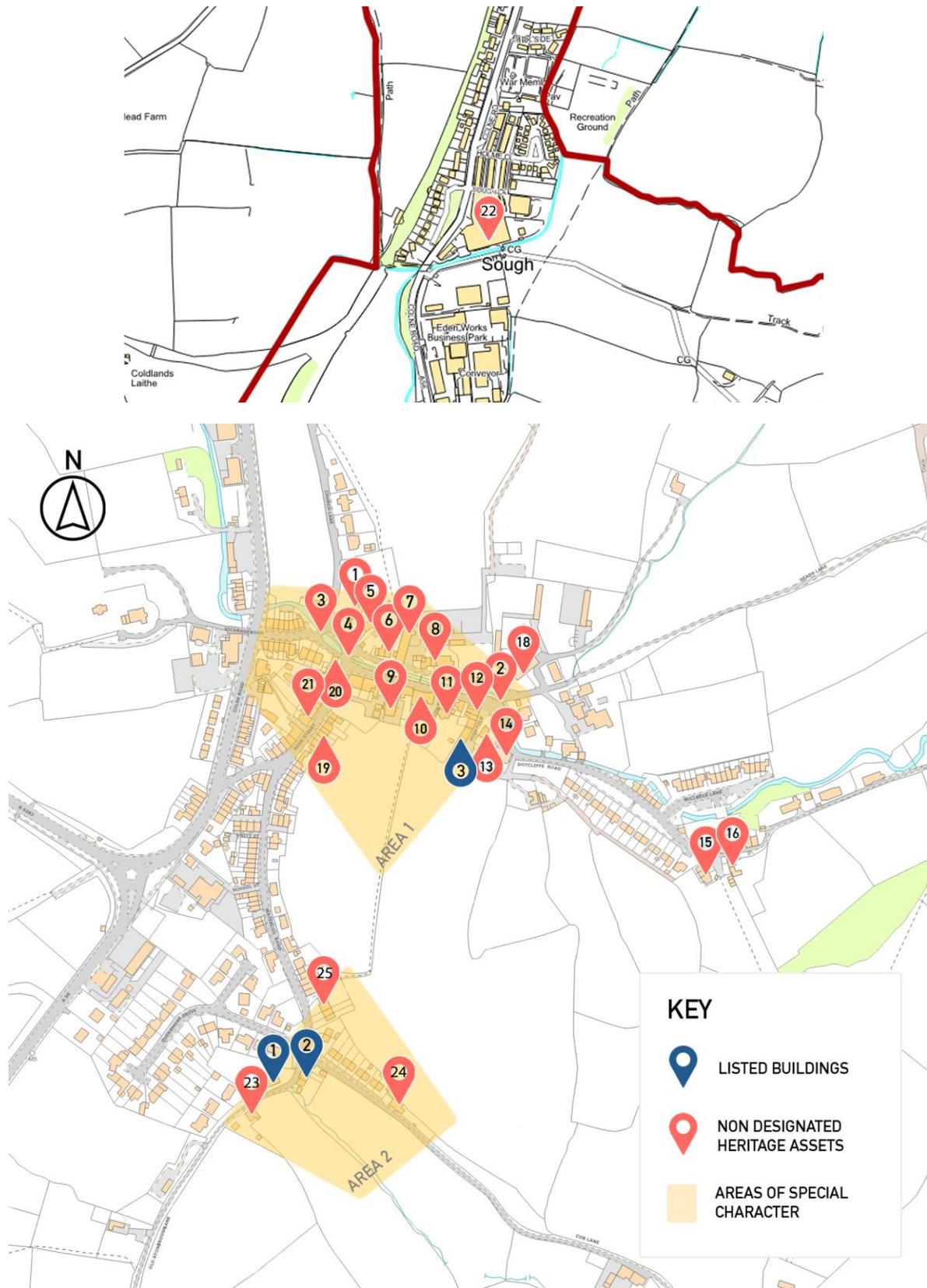
# Appendix 5 Areas of Character, Non-Designated Heritage Assets and Listed Buildings in Kelbrook and Sough

## Area of Special Character 1





### Non-Designated Heritage Assets



1. **St Mary the Virgin Church at Kelbrook**
2. **High Bridge, Dotcliffe Road**
3. **Vicarage Road Bridge**
4. **Low Bridge, Dotcliffe Road**
5. **Barn to side of St Mary's Church now incorporated into the Old Co-op dwelling**
6. **House adjacent to Brook Barn on Harden Road now two dwellings**
7. **Brook Farm Barn now Brook Farm Nursery**
8. **Farmhouse, Harden Road now several separate dwellings and offices**
9. **National School now The Village Hall**
10. **Farmhouse and Barn now Ewe Time Holiday Barn, 5A Dotcliffe Road**
11. **Dwellings on Low Fold now Croft House Cottage, Goose Cottage and Low Fold Cottage**
12. **Dwellings at High Fold now Numbers 2-8**
13. **Dwelling at High Fold now Numbers 7-9**
14. **Detached House at second bend on Dotcliffe Road**
15. **Terrace on Dotcliffe Lane now 61 – 63 Dotcliffe Road**
16. **Terrace on Dotcliffe Lane now 65-67 & 69 Dotcliffe Road**
17. **Mitchell's Place, 8 -10 Dotcliffe Road**
18. **Catgate now Catgate Farm**
19. **Terrace on Main Street now 9 – 19 Main Street**
20. **Barn at the end of Main Street now double garage for a bungalow on Vicarage Road**
21. **Barn to Kelbrook Farm now 18 & 20 Main Street**
22. **Sough Mill (already on Local List)**
23. **Spring House**
24. **Close House now 20 Cob Lane**
25. **Faith, Hope and Charity, now 69 Waterloo Road, Hope Cottage and School House**

## Listed Buildings

1. **Stoops Farm and Barn**
  - List Entry Number: 1243331
  - Heritage Category: Listed
  - Grade: II
  - Location: Stoops Farmhouse and Barn, Old Stone Trough Lane
  
2. **Yellow Hall**
  - List Entry Number: 1073392
  - Heritage Category: Listed
  - Grade: II
  - Location: Yellow Hall, 1-7, Waterloo Road
  
3. **12, High Fold**
  - List Entry Number: 1073389
  - Heritage Category: Listed
  - Grade: II
  - Location: 12, High Fold, Kelbrook
  
4. **Earby War Memorial**
  - List Entry Number: 1393226
  - Heritage Category: Listed
  - Grade: II
  - Location: War Memorial, Colne Road
  
5. **Middle Hague Farmhouse and Cottage**
  - List Entry Number: 1272936
  - Heritage Category: Listed
  - Grade: II
  - Location: Middle Hague Farmhouse and Cottage, Old Lane
  
6. **Great Hague Farmhouse**
  - List Entry Number: 1272932
  - Heritage Category: Listed
  - Grade: II
  - Location: Great Hague Farmhouse, Colne Road
  
- . **Lancashire Ghyll**
  - List Entry Number: 1073390
  - Heritage Category: Listed
  - Grade: II
  - Location: Lancashire Ghyll, Old Stone Trough Lane

## Appendix 6 Summary of Kelbrook and Sough, Neighbourhood Plan Site Assessment Results

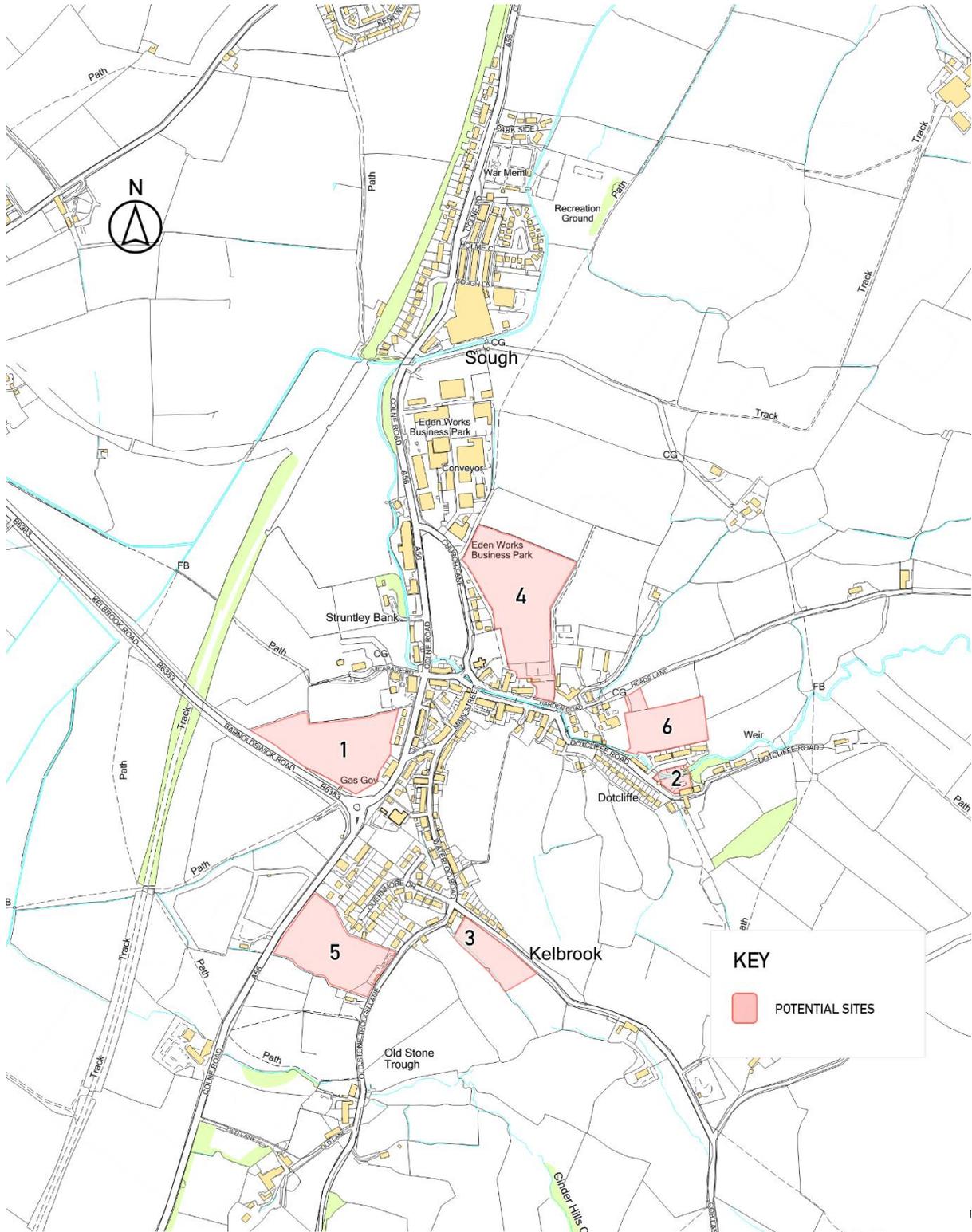
The full report is available in Appendix 3 – Site Assessment Methodology and Site Assessment Results

	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)
<b>Unsuitable sites</b>							
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%



View of Kelbrook and Sough from Higher Lane, Barnoldswick showing the position of all the sites.

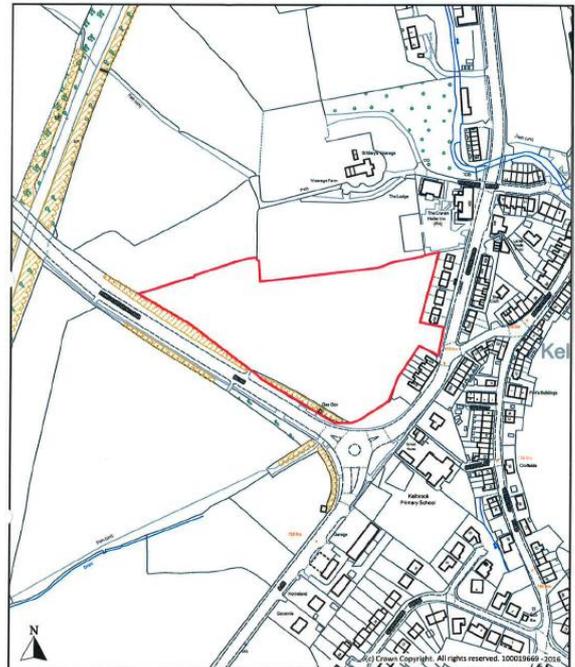
# Kelbrook and Sough Parish Neighbourhood Plan



## Information about possible sites for development. Unsuitable sites are not shown

### 2. 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.



Description <b>Land at Barnoldswick Road/Colne Road, Barnoldswick Road, Kelbrook</b>		 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. <b>P068</b>	
Drawn By J.B.	Date 24th October 2016	Historic Ref S140, GEN/30/06/2011/001

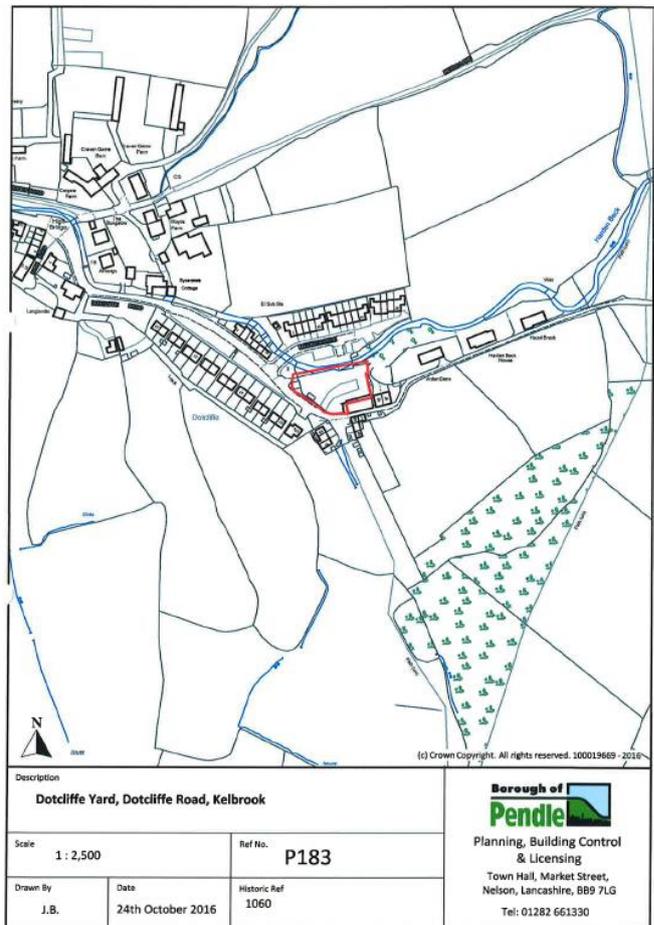
Potential access point



### 3. 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



#### 4. 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.

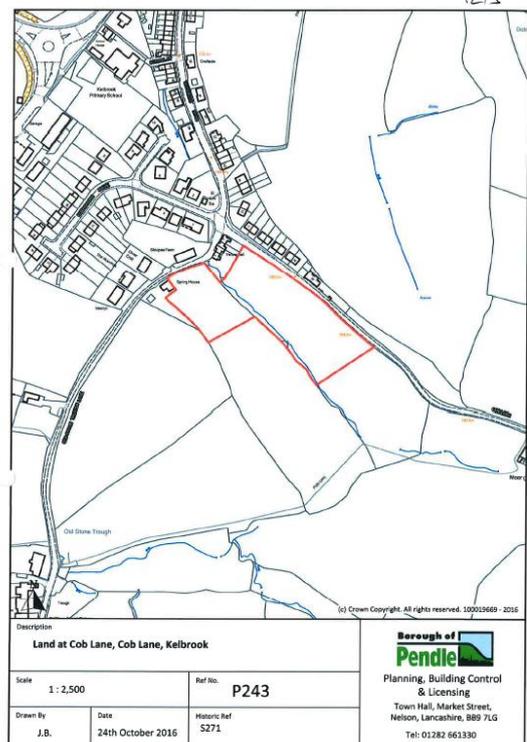
On the basis that planning permission has been obtained, the site was scored alongside all the other sites and this makes it one of the more suitable sites for development.

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



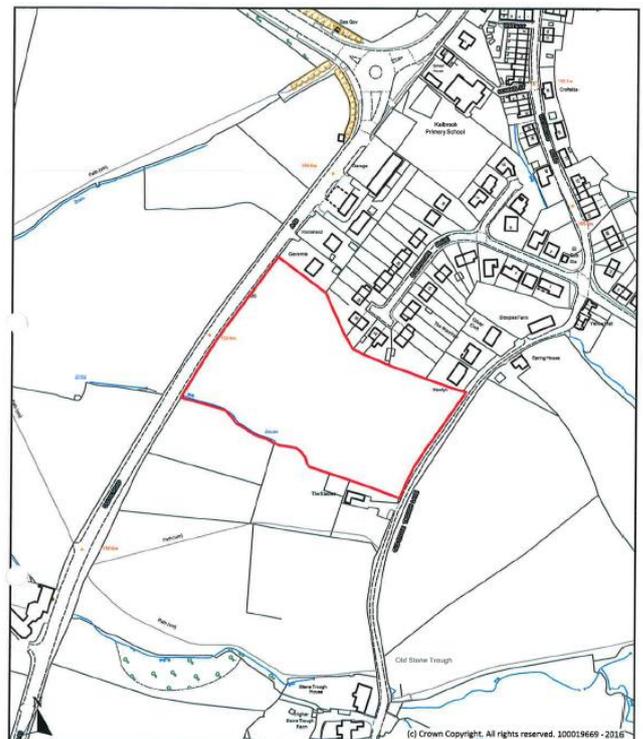
## 7. Land at Quernmore Drive

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



Description <b>Land at Quernmore Drive, Old Stone Trough Lane, Kelbrook</b>			 <b>Borough of Pendle</b> Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. <b>P004</b>		
Drawn By J.B.	Date 24th October 2016	Historic Ref S009	

## Appendix 7 Glossary of Terms

**Affordable Housing** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

**Assets of Community Value** As defined in the Assets of Community Value (England) Regulations 2012.

**Development Plan** This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Listed Building** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.

**Local Plan** The plan for the future development of Pendle, drawn up by Pendle Council in consultation with the community. In law this is described as the Development Plan. Documents adopted under the Planning and Compulsory Purchase Act 2004, current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. Once adopted, the Local Plan covers the development period 2011 to 2030.

**Local Planning Authority (LPA)** The Local Authority or Council that is empowered by law to exercise planning functions. In the case of this Neighbourhood Plan the LPA is Pendle Council.

**Local Plan Strategy** This sets out the overall vision and planning strategy for development in Pendle and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.

**Neighbourhood Plan** The Kelbrook and Sough Parish Neighbourhood Plan.

**Non-designated Heritage Asset** – Places or structures that have significant heritage value but are not designated as either Conservation Area, Listed Buildings or Monuments or Registered Parks or Gardens. Pendle keep a Local List which are Non-designated Heritage Assets.

**NPPF** The National Planning Policy Framework.

Kelbrook and Sough Parish Neighbourhood Plan

**NPPG** The National Planning Practice Guidance

**Parish Council** Kelbrook and Sough Parish Council.

**Pre-Submission** The Pre-Submission version of the Kelbrook and Sough Parish Neighbourhood Plan (the Plan).

**Regulation 14** Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, directs that the Pre-Submission of the Neighbourhood Plan is used to publicise and consult with people who live, work or conduct business in the Neighbourhood Area.

**Wildlife Corridor** Strip of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.