



KELBROOK AND SOUGH NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

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Introduction

1. Introduction

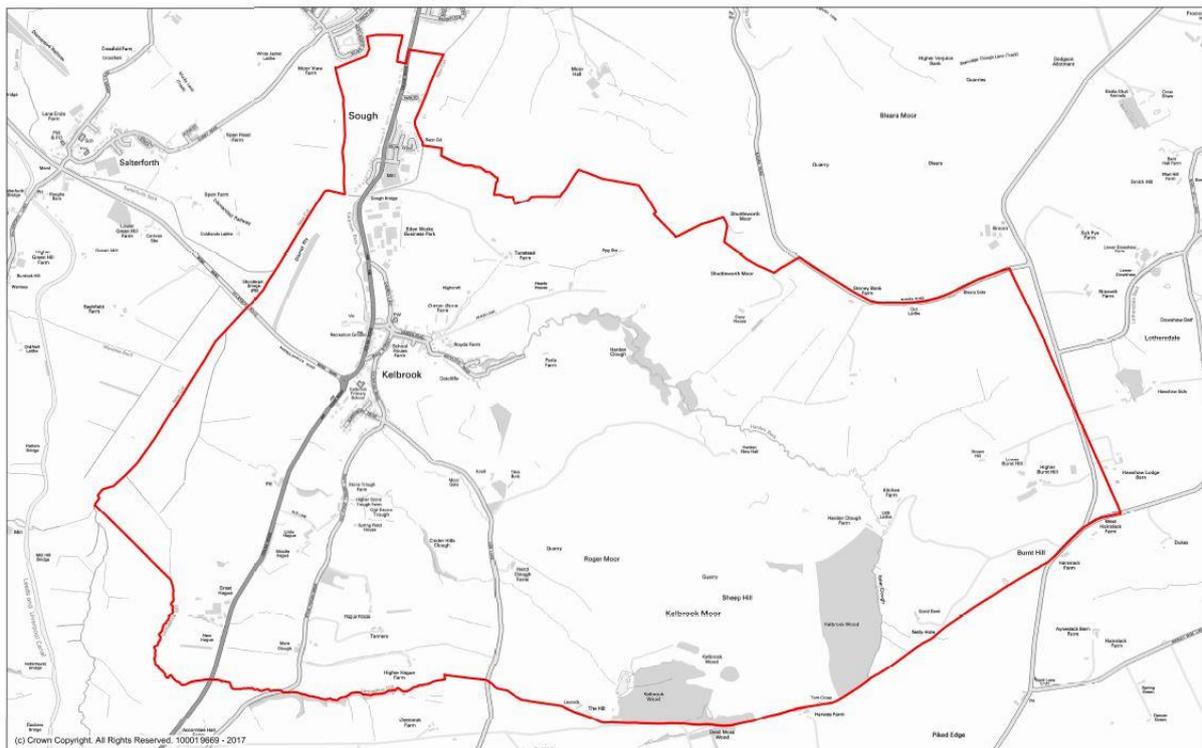
1.1 This Statement has been prepared on behalf of Kelbrook and Sough Parish Council (“The Parish Council”) to accompany its submission to the local planning authority, Pendle Council, of the Kelbrook and Sough Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

2. Background

2.1 Kelbrook and Sough Neighbourhood Plan Steering Group

The Parish Council commenced preparation of the Neighbourhood Plan in 2017 in response to the desire of the local community to have a greater say in future planning decisions.

The Parish Council formed a Neighbourhood Plan Steering Group in 2019 which has worked closely with officers of Pendle Council during the preparation of the Neighbourhood Plan.



2.2 Designated Area of the Kelbrook and Sough Neighbourhood Plan

The Neighbourhood Plan has been prepared by Kelbrook and Sough Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Kelbrook and Sough, as designated by Pendle Council on 24th August 2017. The Neighbourhood Plan does not relate to more than one neighbourhood area and there

are no other neighbourhood development plans in place within the Neighbourhood Area.

3 The Proposal

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The Neighbourhood Plan is to have effect from 2021 to 2030.

The Neighbourhood Plan does not:

1. contain policies relating to excluded development in accordance with the Regulations;
2. deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

4 Basic Conditions Statement

This Statement addresses each of the four 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

4.1 Basic Condition 1 – Having Regard to National Policy

Kelbrook and Sough Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2021. Paragraph 29 of the NPPF describes how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraphs 11-14 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the

NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Kelbrook and Sough Neighbourhood Plan has had close regard:

- e) Building a strong, competitive economy;
- f) Ensuring the vitality of town centres;
- g) Supporting a prosperous rural economy;
- h) Promoting sustainable transport;
- i) Delivering a wide choice of high quality homes;
- j) Requiring good design;
- k) Promoting healthy communities;
- l) Meeting the challenge of climate change, flooding and coastal change;
- m) Conserving and enhancing the natural environment;
- n) Conserving and enhancing the historic environment.

The conformity between the policies of the Kelbrook and Sough Neighbourhood Plan and the guidance given in the National planning Policy Framework is demonstrated in further detail in Table 1 below.

4.2 Basic Condition 2 – Contribution to Sustainable Development

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Kelbrook and Sough Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision. Based on engagement with the Community and the key issues identified, Kelbrook and Sough Neighbourhood Development Plan's Vision for 2030 is as follows:

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.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

The contribution of the policies of the Kelbrook and Sough Neighbourhood Plan to the achievement of sustainable development is demonstrated in further detail in Table 1 below.

4.2 Basic Condition 3 – Be in conformity with Strategic Local Policies

It is a requirement that the Neighbourhood Plan be in general conformity with Pendle Council's strategic policy.

This Basic Conditions Statement demonstrates that the Kelbrook and Sough Neighbourhood Plan is in general conformity with the strategic Local Policy, specifically the Pendle Core Strategy 2011-2030, , Adopted 17th December 2015.

The conformity between the policies of the Kelbrook and Sough Neighbourhood Plan and the policies of the Pendle Core Strategy is demonstrated in further detail in Table 1 below.

Table 1: DETAIL OF HOW KELBROOK AND SOUGH NEIGHBOURHOOD PLAN IS IN GENERAL CONFORMITY WITH LOCAL STRATEGIC POLICY AND NATIONAL POLICY AND CONTRIBUTES TO ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS DEV 1 Protecting and Enhancing the Character of Kelbrook and Sough</p> <p>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.</p> <p>In particular development should have regard to the following elements of character in the landscape, townscape and streetscape:</p> <ul style="list-style-type: none"> ● 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
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	<p>between buildings and natural surveillance.</p> <ul style="list-style-type: none"> ● Impact on Landscape including the separations of settlements and biodiversity ● Provisions of adequate bin storage 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. <p>The Character Assessment should be referred to for further explanation of the above and when interpreting Local Plan Part 1 policies ENV 1 and ENV2 with respect to character. With respect to biodiversity Pendle Councils Green Infrastructure Strategy, 2019 and the Kelbrook and Sough 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 these should be supplemented by more site-specific assessment.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 1 : Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough’s natural and historic environments.</p> <p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough’s heritage assets.</p> <p>Policy LIV 5: Designing Better Places to Live requires among other things that development in rural areas should promote open space/green infrastructure linkages to be made to the surrounding countryside.</p>
<p>Comment</p>	<p>POLICY - KS DEV 1 Protecting and Enhancing the Character of Kelbrook and Sough is in conformity with these policies as it supports development that contributes positively to the character of the natural and built environment including heritage and promotes quality design and green links to the countryside.</p>
<p>National Planning Policy Framework</p>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p>

	<p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p>POLICY - KS DEV 1 Protecting and Enhancing the Character of Kelbrook and Sough is in conformity with these paragraphs as it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS DEV 1 Protecting and Enhancing the Character of Kelbrook and Sough contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS DEV 2 Public Realm Improvements</p> <p>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.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 1: Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p> <p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough's heritage assets.</p> <p>Policy SUP 4 Designing Better Public Places commits the Council to work with partners and developers to achieve well designed, high quality public buildings and spaces. It sets out criteria for public realm proposals to contribute to sustaining or improving the quality, appearance and character of the public realm by:</p> <ul style="list-style-type: none"> • Improving connectivity to ensure ease of movement for all users. • Increasing the use of natural surfaces, trees, shrubs and planting. • Using materials which are in keeping with the established character of the area and ensure sensitive repair and maintenance regimes are put in place. • Enhancing heritage assets and their setting. • Seeking to design out the opportunity for crime and anti-social behaviour and encourage natural surveillance. • Increasing the use of public art, where appropriate, and in keeping with the place. • Ensuring advertisements contribute positively to the public space. The Design Principles SPD give more detailed guidance on the design of advertisements.
<p>Comment</p>	<p>POLICY - KS DEV 2 Public Realm Improvements is in conformity with these policies as it supports development that contributes positively to the character of the natural and built environment including heritage and promotes quality design in the public realm.</p>
<p>National Planning Policy Framework</p>	<p>92. requires planning policies to aim to achieve healthy, inclusive and safe places which promote social interaction and are safe and</p>

	<p>accessible for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas and to establish or maintain a strong sense of place</p> <p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p>POLICY - KS DEV 2 Public Realm Improvements is in conformity with these paragraphs as it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character and supports high quality, safe public spaces.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS DEV 2 Public Realm Improvements contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS ENV 1 Green Infrastructure</p> <p>Improvements to the green infrastructure of the Parish will be supported. The Pendle Council Green Infrastructure Strategy and 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 Character Assessment's 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.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 1: Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p> <p>Policy ENV 4: Promoting Sustainable Travel: requires among other things that new developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes and where appropriate new links should be provided to help increase connectivity and close gaps in the network.</p>
<p>Comment</p>	<p>POLICY - KS ENV 1 Green Infrastructure is in conformity with these policies as it supports improvements to green infrastructure which can include walking and cycle paths where designed and located appropriately.</p>
<p>National Planning Policy Framework</p>	<p>92. requires planning policies to aim to achieve healthy, inclusive and safe places which promote social interaction and are safe and accessible for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas and to establish or maintain a strong sense of place</p> <p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p>

	<p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p>POLICY - KS ENV 1 Green Infrastructure is in conformity with these paragraphs as it supports improvements to green infrastructure.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS ENV 1 Green Infrastructure contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment. It also contributes towards sustainable development by performing a social role by enhancing well-being, outdoor recreation and access, and an economic role through food and energy production and by helping to create high quality environments which are attractive to businesses and investors.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS HER 1 Non-designated Heritage Assets</p> <p>1. The following should be regarded as Non-designated Heritage Assets and should be included on Pendle's emerging Local List</p> <ol style="list-style-type: none"> 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. Kelbrook Pottery 24. Spring House 25. Close House now 20 Cob Lane 26. Faith, Hope and Charity, now 69 Waterloo Road, Hope Cottage and School House <p>2. 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.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 1: Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p>

	<p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough's heritage assets.</p>
Comment	<p>POLICY - KS HER 1 Non-designated Heritage Assets is in conformity with these policies as it seeks to protect and enhance heritage and the built environment</p>
National Planning Policy Framework	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>POLICY - KS HER 1 Non-designated Heritage Assets is in conformity with these paragraphs as it requires high standards of design that respects the local character and integrates new development into the natural and built environment which form the local landscape and ensuring against any adverse effect on agricultural land in the Parish.</p>
Contribution to the Achievement of Sustainable Development	<p>POLICY - KS HER 1 Non-designated Heritage Assets contributes to the achievement of sustainable development by performing an environmental role, protecting the built environment.</p>



<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS HER 2 Historic Environment and Built Heritage</p> <p>Proposals affecting any part of the historic environment should have consideration for 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</p> <p>a) Explain how the proposal has taken into account the significance of any designated or non-designated heritage assets AND</p> <p>b) Evaluate any effect that the proposal would have on the significance of a heritage asset, and support the proposal by:</p> <ul style="list-style-type: none"> 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.
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 1 : Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p> <p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough's heritage assets.</p>
<p>Comment</p>	<p>POLICY - KS HER 2 Historic Environment and Built Heritage is in conformity with these policies as it seeks to protect and enhance heritage and the built environment</p>
<p>National Planning Policy Framework</p>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p>



	<p>POLICY - KS HER 2 Historic Environment and Built Heritage is in conformity with these paragraphs as it requires high standards of design that respects the local character and integrates new development into the natural and built environment which form the local landscape and ensuring against any adverse effect on agricultural land in the Parish.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS HER 2 Historic Environment and Built Heritage contributes to the achievement of sustainable development by performing an economic and social role by retaining facilities for strong, vibrant and healthy communities and businesses and visitor attractions for a strong healthy economy.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS HOU 1 Allocation of Land at Dotcliffe Yard for Housing</p> <p>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 5 dwellings.</p> <p>Development on this site will be expected to comply with all the following requirements subject to a viability assessment:</p> <ul style="list-style-type: none"> 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. b) 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. c) The design, siting and layout of housing should relate positively to nearby housing in the area particularly along Millbeck Lane and Dotcliffe Road. d) A sensitive external lighting scheme designed to minimise light pollution. e) Use of a high quality palette of external materials which have regard to the sensitive rural location. f) 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 g) 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. h) Proposals must be sensitive to nearby watercourses. i) 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. j) 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. k) Any proposal should be designed so as to be safe for its lifetime taking into account the vulnerability of users, without
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	<p>increasing flood risk and where possible, reducing overall flood risk. Any proposals must be able to demonstrate that it can achieve this by virtue of employing a flood resilient design that promotes mitigation which is supported by a site specific Flood Risk Assessment using current Environment Agency climate change guidance to be approved through the planning process.</p> <p>l) Any 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.</p>								
<p>Pendle Core Strategy Policy</p>	<p>Policy SDP 2 Spatial Development Principles outlines settlement roles and identifies Kelbrook as a Rural Service Centre stating that these settlements will provide the focus for growth in Rural Pendle.. It supports proposals for development provided that they are of a nature and scale that is proportionate to the role and function of that settlement and that proposals for new development should be located within a settlement boundary as defined on the Proposals Map.</p> <p>Policy SDP 3 Housing Distribution requires the location of new housing to be be guided by the percentages in Table SDP3a. Within each spatial area, the provision of housing should follow the settlement hierarchy set out in Policy SDP2.</p> <p>Table SDP3a: Housing Distribution</p> <table border="1" data-bbox="497 1153 1225 1294"> <thead> <tr> <th>Spatial Area</th> <th>Percentage totals by Spatial Area</th> </tr> </thead> <tbody> <tr> <td>M65 Corridor</td> <td>70</td> </tr> <tr> <td>West Craven Towns</td> <td>18</td> </tr> <tr> <td>Rural Pendle</td> <td>12</td> </tr> </tbody> </table> <p>Policy LIV 1 Housing Provision and Delivery requires requires over the 19 year period from 2011 to 2030 that provision is made to deliver a minimum of 5,662 (net) dwellings, equating to an average of 298 dwellings per anum although a recent Full Council decision has revised this figure to a new requirement of 142 houses per anum.</p> <p>Policy ENV 1 : Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p> <p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough's heritage assets.</p> <p>Policy ENV 4: Promoting Sustainable Travel: requires among other things</p>	Spatial Area	Percentage totals by Spatial Area	M65 Corridor	70	West Craven Towns	18	Rural Pendle	12
Spatial Area	Percentage totals by Spatial Area								
M65 Corridor	70								
West Craven Towns	18								
Rural Pendle	12								

	<p>that new developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes and where appropriate new links should be provided to help increase connectivity and close gaps in the network.</p>
<p>Comment</p>	<p>POLICY - KS HOU 1 Allocation of Land at Dotcliffe Yard for Housing is in conformity with these policies because it allocates land for housing within the settlement boundary that can contribute to the annual requirement for housing in the Borough and the more specific requirement that some of that housing is located in the Rural Service Centres in Rural Pendle. It also requires that new housing protect and enhance the natural and built environment and where possible design in active travel.</p>
<p>National Planning Policy Framework</p>	<p>15. requires the planning system to be “genuinely plan-led” and that “Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p> <p>69. states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.</p> <p>70. states that Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>79. requires housing to be located where it will enhance or maintain the vitality of rural communities in order to promote sustainable development in rural areas and that planning policies should identify opportunities for villages to grow and thrive.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p>92. Planning policies and decisions should aim to achieve healthy,</p>

	<p>inclusive and safe places which:</p> <p>among other things enable and support healthy lifestyles, especially where this would address identified local health and well-being needs including through layouts that encourage walking and cycling.</p> <p>POLICY - KS HOU 1 Allocation of Land at Dotcliffe Yard for Housing is in conformity with the paragraphs it allocates a small site for housing in order to address housing need in an area that can help maintain the vitality of the rural community and it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS HOU 1 Allocation of Land at Dotcliffe Yard for Housing contributes to the achievement of sustainable development by performing an environmental and a social role by providing housing for people and by protecting and enhancing the built and natural environment through the promotion of good design.</p>

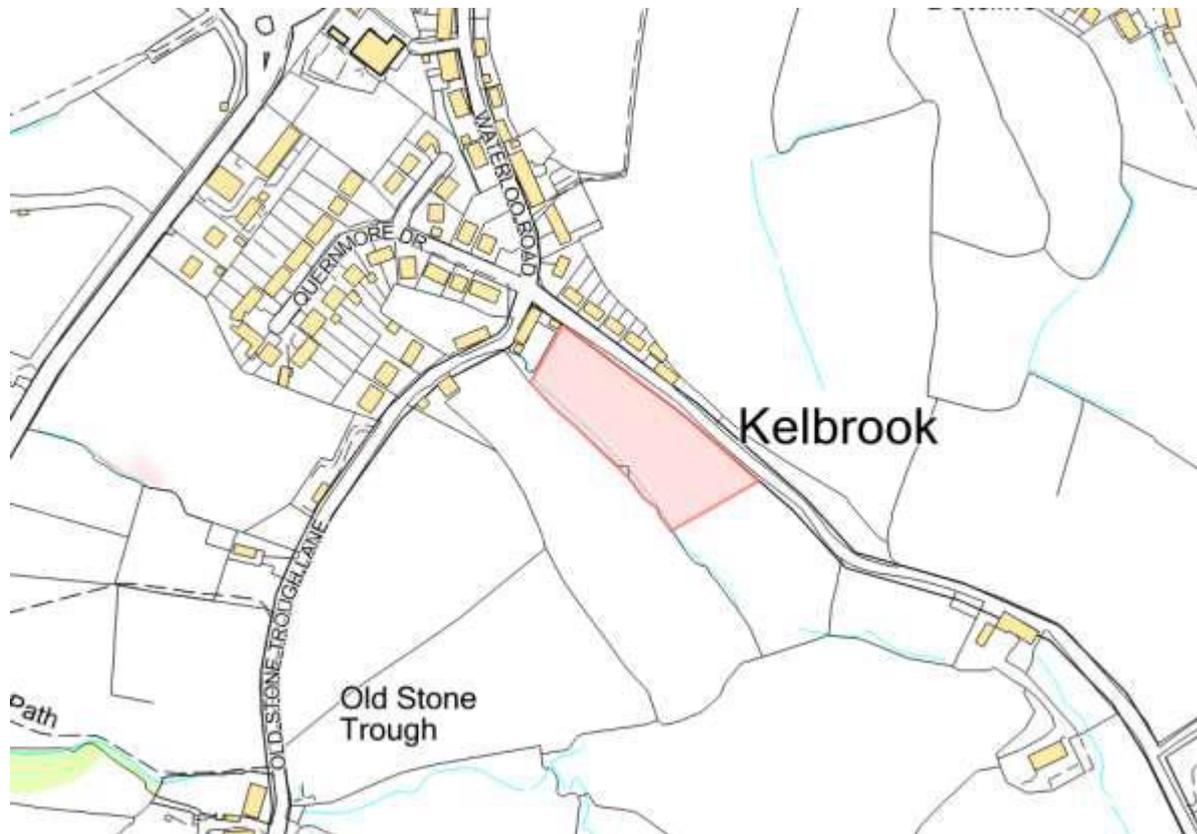


<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS HOU 2 Allocation of Land at Cob Lane for Housing</p> <p>The land at Cob Lane, as shown on the site plan below is to be allocated by this Neighbourhood Plan for a total of 9-10 dwellings.</p> <p>Development on this site will be expected to comply with all the following requirements subject to a viability assessment:</p> <ul style="list-style-type: none"> 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. b) 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. c) 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 d) A sensitive external lighting scheme designed to minimise light pollution. e) Use of a high quality palette of external materials which have regard to the sensitive rural location. f) 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. g) 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. h) Proposals must be sensitive to nearby watercourses. i) 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. j) 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.
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<p>Pendle Core Strategy Policy</p>	<p>Policy SDP 2 Spatial Development Principles outlines settlement roles and identifies Kelbrook as a Rural Service Centre stating that these settlements will provide the focus for growth in Rural Pendle.. It supports proposals for development provided that they are of a nature and scale that is proportionate to the role and function of that settlement and that proposals for new development should be located within a settlement boundary as defined on the Proposals Map.</p> <p>Policy SDP 3 Housing Distribution requires the location of new housing to be be guided by the percentages in Table SDP3a. Within each spatial area, the provision of housing should follow the settlement hierarchy set out in Policy SDP2.</p> <p>Table SDP3a: Housing Distribution</p> <table border="1" data-bbox="507 763 1228 902"> <thead> <tr> <th>Spatial Area</th> <th>Percentage totals by Spatial Area</th> </tr> </thead> <tbody> <tr> <td>M65 Corridor</td> <td>70</td> </tr> <tr> <td>West Craven Towns</td> <td>18</td> </tr> <tr> <td>Rural Pendle</td> <td>12</td> </tr> </tbody> </table> <p>Policy LIV 1 Housing Provision and Delivery requires requires over the 19 year period from 2011 to 2030 that provision is made to deliver a minimum of 5,662 (net) dwellings, equating to an average of 298 dwellings per anum although a recent Full Council decision has revised this figure to a new requirement of 142 houses per anum.</p> <p>Policy ENV 1 : Protecting and Enhancing Our Natural and Historic Environments seeks to ensure that Development makes a positive contribution to the protection, enhancement, conservation and interpretation of the Borough's natural and historic environments.</p> <p>Policy ENV 2: Achieving Quality in Design and Conservation seeks to ensure that all new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving the Borough's heritage assets.</p> <p>Policy ENV 4: Promoting Sustainable Travel: requires among other things that new developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes and where appropriate new links should be provided to help increase connectivity and close gaps in the network.</p>	Spatial Area	Percentage totals by Spatial Area	M65 Corridor	70	West Craven Towns	18	Rural Pendle	12
Spatial Area	Percentage totals by Spatial Area								
M65 Corridor	70								
West Craven Towns	18								
Rural Pendle	12								
<p>Comment</p>	<p>POLICY - KS HOU 2 Allocation of Land at Cob Lane for Housing is in conformity with this policy as it aims to encourage the use of active modes of travel in particular walking and cycling as well as enabling horse riding.</p>								

<p>National Planning Policy Framework</p>	<p>15. requires the planning system to be “genuinely plan-led” and that “Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p> <p>69. states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.</p> <p>70. states that Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>79. requires housing to be located where it will enhance or maintain the vitality of rural communities in order to promote sustainable development in rural areas and that planning policies should identify opportunities for villages to grow and thrive.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p>92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>among other things enable and support healthy lifestyles, especially where this would address identified local health and well-being needs including through layouts that encourage walking and cycling.</p> <p>POLICY - KS HOU 2 Allocation of Land at Cob Lane for Housing is in conformity with these paragraphs as it allocates a small site for housing in order to address housing need in an area that can help maintain the vitality of the rural community and it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character.</p>
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Contribution to the Achievement of Sustainable Development	POLICY - KS HOU 2 Allocation of Land at Cob Lane for Housing contributes to the achievement of sustainable development by performing an environmental and a social role by providing housing for people and by protecting and enhancing the built and natural environment through the promotion of good design.
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<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS HOU 3 Tenure Blind Housing</p> <p>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.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy Liv 4 Affordable Housing states that the most preferential method of incorporating affordable housing is on-site and incorporated into the scheme so that it is 'tenure-blind'.</p>
<p>Comment</p>	<p>POLICY - KS HOU 2 Tenure Blind Housing is in conformity with these policies as it aims to maintain and enhance the area's natural environment</p>
<p>National Planning Policy Framework</p>	<p>63. requires planning policies to specify where a need for affordable housing is identified the type of affordable housing required, and normally expect it to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objective of creating mixed and balanced communities.</p> <p>POLICY - KS HOU 3 Tenure Blind Housing is in conformity with this paragraphs as it aims to enable a mix of tenures including affordable on a site through ensuring that different ensures can mix well together.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS HOU 3 Tenure Blind Housing contributes to the achievement of sustainable development by performing a social role by ensuring that affordable housing can be provided in a way that is better integrated.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS PATH Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way</p> <p>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 where possible and link into the wider network and look to grow it significantly. The closure of a route will be resisted unless a satisfactory alternative route is provided.</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 4 Promoting Sustainable Travel requires that new developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network.</p> <p>Policy SUP 2 states that the Council will work with partners to deliver key developments which will improve the health and well-being of people in Pendle including through</p> <ul style="list-style-type: none"> • Supporting and develop healthy ways to travel (Policy ENV4). • Supporting the provision of better access and links to the natural environment. <p>Policy WRK 5 Tourism, Leisure and Culture supports proposals associated with the provision of new or improved facilities for tourism, leisure and cultural activities where they promote sustainable tourism associated with walking, cycling, do not result in a significant increase in car usage and are readily accessible by public transport, and sustainable modes of transport (e.g. walking and cycling).</p>
<p>Comment</p>	<p>POLICY - KS PATH Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way is in conformity with these policy as it promotes opportunities for walking and cycling including to promote access to the countryside.</p>
<p>National Planning Policy Framework</p>	<p>92. requires planning policies and decisions to achieve healthy, inclusive and safe places which promote social interaction for example through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods; are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and</p>

	<p>legible pedestrian and cycle routes and enable; and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through layouts that encourage walking and cycling.</p> <p>106. states that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</p> <p>POLICY - KS PATH Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way is in conformity with these paragraphs as it promotes walking and cycling.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS PATH Improvements to Existing Footpaths, Bridleways, Cycleways, and Rights of Way contributes to the achievement of sustainable development by performing an environmental and social role by promoting more environmentally friendly forms of transport and improving people's access to the countryside.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS TOUR Tourist and Visitor Facilities</p> <p>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</p>
<p>Pendle Core Strategy Policy</p>	<p>Policy ENV 4: Promoting Sustainable Travel: requires among other things that new developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes and where appropriate new links should be provided to help increase connectivity and close gaps in the network.</p> <p>Policy WRK 5 Tourism, Leisure and Culture supports proposals associated with the provision of new or improved facilities for tourism, leisure and cultural activities where they promote sustainable tourism associated with walking, and cycling, improve the quality and diversity of the existing tourism offer, and extend the tourist season, do not result in a significant increase in car usage and are readily accessible by public transport, and sustainable modes of transport (e.g. walking and cycling). support conservation, regeneration and/or economic development objectives, are of an appropriate scale, will not have a significant detrimental effect on the natural or historic environment, local amenity or character of the area and achieve high environmental standards in terms of design and accessibility.</p>
<p>Comment</p>	<p>POLICY - KS TOUR Tourist and Visitor Facilities is in conformity with this policy as it seeks to ensure that tourism proposals are of an acceptable design and location which respects the character of the area and wider landscape</p>
<p>National Planning Policy Framework</p>	<p>84. requires planning policies to enable:</p> <ul style="list-style-type: none"> a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places

	<p>of worship.</p> <p>POLICY - K S TOUR Tourist and Visitor Facilities is in conformity with these paragraphs as it seeks to ensure that tourism development is 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.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS TOUR Tourist and Visitor Facilities contributes to the achievement of sustainable development by performing an environmental role by contributing to protecting and enhancing our built and historic environment and an economic role by outlining the type of tourist development that would be acceptable in the area.</p>

<p>Kelbrook and Sough Neighbourhood Plan Policy</p>	<p>POLICY - KS COM1 Community Assets</p> <ol style="list-style-type: none"> 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.
<p>Pendle Core Strategy Policy</p>	<p>Policy SUP 1 Community Facilities sets out as part of the Council's approach to community facilities that it will resist the loss of community facilities that require a change of use application unless: an appropriate alternative is provided, OR evidence is presented that the facility is no longer required or financially viable and that the facility cannot provide for an alternative community use (including health and education facilities) identified as being needed in the area, OR it can be proven the property has been vacant and actively marketed for a community use for over one year.</p>
<p>Comment</p>	<p>POLICY - KS COM1 Community Assets is in conformity with this policy as it seeks to limit the loss of important community facilities.</p>
<p>National Planning Policy Framework</p>	<p>84. requires planning policies to enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>93. So as to provide the social, recreational and cultural facilities and services the community needs, this paragraph requires</p>

	<p>planning policies plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p>POLICY -KS COM1 Community Assets is in conformity with these paragraphs as it seeks to promote the retention of such facilities.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>POLICY - KS COM1 Community Assets contributes to the achievement of sustainable development by performing a social role supporting strong, vibrant and healthy communities by creating a high quality built environment with accessible local services protecting important facilities that reflect the community's needs.</p>

4.4. Basic Condition 4 – Be Compatible with EU Obligations

Brexit and SEA requirements.

The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.

A Strategic Environmental Assessment (SEA) screening was undertaken by Pendle Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan. The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Pendle Council in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan.

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Plan. The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

4.5. Basic Condition 5 – Compliance with Prescribed Matters

There are no other prescribed matters.

APPENDIX A – AREA DESIGNATION

Extract from MINUTES OF A MEETING OF THE EXECUTIVE HELD AT THE TOWN HALL, NELSON ON 24th AUGUST, 2017

60. KELBROOK AND SOUGH NEIGHBOURHOOD AREA

The Planning, Building Control and Licensing Services Manager submitted a report following receipt of an application from Kelbrook and Sough Parish Council of their intention to prepare a neighbourhood plan.

The report set out the process for formally designating the neighbourhood area and outlined the Council's duty to support parish and town councils engaged in the preparation of a neighbourhood plan for their area.

RESOLVED

- (1) That receipt of the application be noted.
- (2) That the parish of Kelbrook and Sough as a Neighbourhood Area be designated.

REASON

(1) To comply with the Neighbourhood Planning (General) Regulations 2012 and Planning Practice Guidance.

(2) To comply with the Neighbourhood Planning (General) Regulations 2012, as amended and Section 61G(5) of the Town and Country Planning Act 1990 as Executive (24.08.2017)

APPENDIX B – STRATEGIC POLICIES RELEVANT TO KELBROOK AND SOUGH NEIGHBOURHOOD PLAN

Relevant Strategic Policies from the Pendle Core Strategy 2011-2030, Adopted December 2015	
<p>Policy SDP 2 Spatial Development Principles</p>	<p>Settlement Roles Proposals for development will be supported in the settlements listed below, provided that they are of a nature and scale that is proportionate to the role and function of that settlement or where they have been specifically identified in this plan to help meet the strategic growth needs of the borough. The role each settlement category will play in the future growth of the borough is explained below:</p> <ol style="list-style-type: none"> 1. Key Service Centres – these will provide the focus for future growth in the borough and accommodate the majority of new development. 2. Local Service Centres – these will play a supporting role to the Key Service Centres and accommodate levels of new development to serve a localised catchment. 3. Rural Service Centres – these settlements will provide the focus for growth in Rural Pendle. 4. Rural Villages – these settlements will accommodate development primarily to meet local needs. <p>Proposals for new development should be located within a settlement boundary as defined on the Proposals Map(73). These boundaries will be reviewed as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies in order to identify additional sites to meet development needs where necessary. Proposals to develop outside of a defined settlement boundary (i.e. within the open countryside) will only be permitted for those exceptions identified in the Framework, or policies in a document that is part of the development plan for Pendle.</p> <p>1. Key Service Centres M65 Corridor Nelson (including Brierfield) Colne</p> <p>West Craven Towns Barnoldswick</p> <p>2. Local Service Centres M65 Corridor Barrowford</p> <p>West Craven Towns Earby</p> <p>3. Rural Service Centres Rural Pendle Fence Foulridge Kelbrook Trawden</p> <p>4. Rural Villages</p>

	<p>Rural Pendle Barley Blacko Higham Laneshawbridge Newchurch-in-Pendle Roughlee and Crow Trees Salterforth Sough Spem Brook</p> <p>Site Selection The selection of sites for new development (including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies) should ensure that land and other resources are used effectively. The Council will encourage the reuse of vacant buildings and previously developed land, provided they are not of high environmental value. Where Greenfield land is required for new development, such sites should be in a sustainable location and well related to an existing settlement.</p>								
<p>Policy SDP 3 Housing Distribution</p>	<p>The location of new housing, including the allocation of sites in the Pendle Local Plan Part 2: Site Allocations and Development Policies, should be guided by the percentages in Table SDP3a. Within each spatial area, the provision of housing should follow the settlement hierarchy set out in Policy SDP2. The housing requirement figures are set out in Policy LIV1 and should be read in conjunction with this policy.</p> <p>Table SDP3a: Housing Distribution</p> <table border="1"> <thead> <tr> <th>Spatial Area</th> <th>Percentage totals by Spatial Area</th> </tr> </thead> <tbody> <tr> <td>M65 Corridor</td> <td>70</td> </tr> <tr> <td>West Craven Towns</td> <td>18</td> </tr> <tr> <td>Rural Pendle</td> <td>12</td> </tr> </tbody> </table>	Spatial Area	Percentage totals by Spatial Area	M65 Corridor	70	West Craven Towns	18	Rural Pendle	12
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<p>Policy ENV 1 Protecting and Enhancing Our Natural and Historic Environments</p>	<p>Development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.</p> <p>Biodiversity and geodiversity The biodiversity and geological assets of the borough will be protected and enhanced. Those sites which have been designated for nature conservation purposes, including areas of ancient semi-natural woodland, aged and veteran trees, should be protected in a manner appropriate to the status of their designation. Where appropriate the Council and its partners will designate new sites to protect natural and geological features. The Council will protect trees through the making of Tree Preservation Orders (TPOs).</p> <p>The impact of new developments on the natural environment (biodiversity and geodiversity) should be kept to a minimum. Proposals which seek to conserve or enhance biodiversity will be supported in principle.</p> <p>Proposals for development (including the extraction of minerals) affecting a protected wildlife or geodiversity site will be considered against the following criteria:</p> <p>A. International Sites (SPA, SAC, Ramsar and candidate SPAs and SACs)</p> <ul style="list-style-type: none"> • Development will not be permitted which would be likely to have a significant effect on an International site except where it is directly 								

	<p>connected with or necessary to the management of the site, or there is no alternative solution and there are imperative reasons of over-riding public interest.</p> <p>B. National Sites (SSSI)</p> <ul style="list-style-type: none"> • Development will not be permitted which would be likely to have an adverse effect on a National site either directly or indirectly unless the benefits of the proposal clearly outweigh the impacts. Consideration will be given to the extent and significance of the potential damage to the special interest of the designated site and the broader impact of the national network of SSSIs. <p>C. Local Nature Reserves and other Local Sites (BHS, LGS, LNI)</p> <ul style="list-style-type: none"> • Development which would be likely to adversely affect the established interest of a Local Nature Reserve (LNR) or other Local Site (BHS, LGS, LNI) either directly or indirectly will only be permitted where the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site. <p>D. Habitats and Species of Principal Importance</p> <ul style="list-style-type: none"> • The potential effects of a proposed development on species and habitats of principal importance (85) will be a material consideration in the determination of planning applications. Consideration will be given to the extent and significance of any adverse effects on the habitats or species concerned. Where there is reason to believe that Species of Principal Importance, or their habitat, are present on a proposed development site, planning applications should be accompanied by a survey assessing their presence and, where appropriate, make provision for their needs. <p>In all cases, where development is considered necessary (having regard to the above), adequate mitigation measures and compensatory habitat creation will be required through planning conditions and/or obligations in order to ensure that there is no net loss of biodiversity and where possible such measures should provide a net gain.</p> <p>The Council will support development proposals that design and incorporate beneficial biodiversity features into their developments. These may include: ponds, wild gardens, native species planting and habitat creation. Support will also be given to the creation and/or restoration of habitats as part of a development proposal. In particular, encouragement will be given to the planting of new, native woodland and the restoration of ancient semi-natural woodland where damage has occurred.</p> <p>The Council will work with its partners, where appropriate, to help establish coherent ecological networks across the borough, by identifying gaps between habitats and promoting opportunities to provide links for species migration, including across administrative boundaries. This may also require the identification of buffer zones to protect the integrity of the borough's ecological network.</p> <p>Where they meet a proven need, and the proposal is practicable, viable and environmentally feasible the sustainable extraction of mineral resources prior to any non-mineral related development, in accordance with the Joint Lancashire Minerals and Waste Local Plan, will be supported</p>
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	<p>All new development will be encouraged to maximise the use of recycled and secondary materials where practicable before considering the use of primary materials in accordance with Policy ENV6.</p> <p>Landscapes In those areas not subject to national landscape designations development proposals should, wherever possible, 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 that are present in the borough. Proposals should show how they respond to the particular landscape character type they are located within.</p> <p>Proposals in the designated open countryside should have regard to the Development in the Open Countryside SPG, or its replacement.</p> <p>In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) great weight will be given to conserving its landscape and scenic beauty. In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their surroundings, and be in line with the AONB Management Plan objectives. Proposals in the AONB should have regard to the Forest of Bowland AONB SPG, or its replacement.</p> <p>The general extent of the Lancashire Green Belt in Pendle will be maintained. A review of the Green Belt boundaries in Pendle will be carried out as part of the preparation of the Pendle Local Plan Part 2: Site Allocations and Development Policies. Any alterations to the boundaries will only be made where exceptional circumstances exist.</p> <p>Open space and green infrastructure Existing open spaces will be protected from development. The Council will encourage and support improvements to these spaces and the route ways between them along with the creation of new sites as part of a wider programme of green infrastructure provision.</p> <p>In circumstances where a development proposal would result in the loss of open space or sports and recreational buildings and land, the applicant must comply with the criteria and requirements of paragraph 74 of the Framework. A financial contribution may be acceptable where a specific replacement site has been identified and the contribution provides the full cost of implementing the works required. The Council will work with local communities to identify and designate Local Green Spaces, where appropriate, in the Pendle Local Plan Part 2: Site Allocations and Development Policies.</p> <p>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:</p>
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	<ul style="list-style-type: none"> • The pre-industrial, farming heritage of the 16th-18th 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. <p>The Council will seek to do this through:</p> <ul style="list-style-type: none"> • 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. <p>Development proposals should:</p> <ul style="list-style-type: none"> • Ensure that the significance of any heritage asset (including its setting) is not harmed or lost without clear and convincing justification. • Demonstrate an understanding of the significance of the historic environment including the landscape and townscape character. Applicants should refer to the Historic Environment Record (HER) and relevant local evidence sources such as Conservation Area Character Appraisals, the Lancashire Extensive Urban Survey and the Lancashire Landscape Character Assessment. • Where appropriate, prepare a heritage statement (including an archaeological assessment) to assess the significance of assets, the impact of the proposals and any necessary mitigation measures. • Follow the design principles set out in Policy ENV2 which provides guidance on the connection between design and conservation. • Follow the 'optimum viable use' (87) approach when re-using historic buildings, with a presumption against demolition. <p>Where harm to, or loss of significance of, a heritage asset is permitted (in line with the criteria in the Framework - paragraphs 132-135), the developer will be required to undertake appropriate investigation and recording, and make the results of that work publicly available through the Historic Environment Record.</p>
<p>Policy ENV 2</p> <p>Achieving Quality in Design and Conservation</p>	<p>All new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets.</p> <p>Designing to enhance our heritage and natural assets, and sense of place</p> <ul style="list-style-type: none"> • Good design should be informed by, and reflect, the history and development of a place. Therefore:

	<ul style="list-style-type: none"> • Developments should be practical and legible, attractive to look at, and seek to inspire and excite. • Proposals should contribute to the sense of place and make a positive contribution to the historic environment and local identity and character. • Proposals should protect or enhance the natural environment. Where applicable, they should maintain the openness of the Green Belt and not detract from the natural beauty of the AONB, by way of their siting, size, design and appearance. • All new development will be required to meet high standards of design, being innovative to obtain the best design solution and using materials appropriate to the setting. • Good quality contemporary design will be supported where this enhances the character and quality of the environment. • Developments should support inclusive communities, in terms of accessibility, permeability and functionality for all users. The Council will encourage developments to be designed in line with the principles of Inclusive Design and Lifetime Neighbourhoods. • Developments should be safe and secure for occupants and passers-by, reducing crime or the fear of crime. The Council will encourage buildings to obtain Secured by Design or similar standards. <p>Designing for climate change mitigation and adaptation New development should be designed to have a positive, or at least neutral impact, on climate change by:</p> <ul style="list-style-type: none"> • Seeking to limit their vulnerability to the effects of climate change over time e.g. to flooding (Policy ENV7), higher temperatures or storms. • Including areas of green space, soft landscaping and tree planting to provide opportunities for rainfall capture, shading and cooling. • Adopting an innovative approach to the use of materials including the use of sustainable materials and where possible locally sourced materials. • Maximising the use of permeable surfaces (including hardstandings) and Sustainable Drainage Systems (SuDS) where appropriate (Policy ENV7). • Incorporating water saving and recycling measures where possible to minimise water usage. <p>Designing development to move towards a low carbon future New development should make a positive contribution towards meeting UK climate change targets by being designed in a way that helps to reduce CO2 emissions. <i>The Council encourages developers to use the following methods to move towards a low carbon future:</i></p> <p>Carbon compliance 1. Fabric Energy Efficiency</p> <ul style="list-style-type: none"> • Seek to design new development to the highest possible levels of sustainability by: using materials that reduce energy demand (e.g. insulation etc) / increase the energy efficiency of the building. • using natural systems to maximise comfort in and around
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	<p>buildings. This should include consideration of passive solar design, natural ventilation and shading as appropriate.</p> <p>2. On-site low-carbon heat and power Seek to incorporate on-site renewable and/or low carbon heat and power technologies, in order of preference:</p> <p>a. The installation of, or connection to, an on-site decentralised energy network.</p> <ul style="list-style-type: none"> • The Council will encourage new development to connect to an existing decentralised energy network where one exists on-site and capacity is sufficient or can viably be increased. • Where no on-site network exists the preference will be for their creation - where technically feasible and commercially viable. The development of decentralised energy networks, which utilise renewable or low carbon technologies, will be encouraged. <p>b. The on-site installation of renewable technologies.</p> <p>Where the scale or density of the proposed development is not sufficient to support the creation of a decentralised energy network, or connection to one does not make the development carbon compliant consideration should be given to installing RLC generation equipment on-site. This element of the proposal will also be assessed against Policy ENV3.</p> <p>General requirements:</p> <ul style="list-style-type: none"> • Developers should demonstrate consideration of the above, as applicable, through their Design and Access Statement. • Proposals should demonstrate an understanding of how the scheme fits within the landscape and townscape character (Policy ENV1). • Developers should comply with the requirements of the Joint Lancashire Minerals and Waste Local Plan with regards to maximising the use of recycled and secondary materials. <p>These are the guiding principles for the design of all new development in Pendle. They are expanded upon in further design policies (Policy LIV5, WRK6 and SUP4) which outline the specific measures that will be expected in particular types of development, and through other Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).</p>
<p>Policy ENV 4 Promoting Sustainable Travel</p>	<p>Strategic transport The Council will support those strategic transport schemes as outlined in the most up-to-date versions of the Local Transport Plan and the East Lancashire Highways and Transport Masterplan. In addition, the Council will lobby for, and support the following strategic transport schemes: Provision of a strategic road link towards Yorkshire (the A56 villages bypass) Reinstatement of the Colne to Skipton railway line.</p> <p>In supporting these schemes this policy will protect the route of the former Colne-Skipton railway for future transport use.</p> <p>Development accessibility and managing travel demand</p>

	<p>Proposals should follow the settlement hierarchy approach in Policy SDP2 and minimise the need to travel by ensuring they are developed in appropriate locations close to existing or proposed services. Consideration should be given to locating new housing, employment and service developments near to each other to give people the opportunity to live and work within a sustainable distance.</p> <p>Proposals for new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion. Where an adverse impact is identified, applicants should ensure adequate cost effective mitigation measures can be put in place. Where the residual cumulative impacts of the development are severe, planning permission should be refused.</p> <p>New developments should comply with the existing maximum car and cycle parking standards until they are replaced in the Pendle Local Plan Part 2: Site Allocations and Development Policies. Travel demand should be managed in accordance with programmes and initiatives established by the Council's partner organisations. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network. The provision of new or improved public transport systems may be required to increase accessibility levels. A CIL charge may be sought to help finance these options.</p> <p>For major developments applicants should submit a travel assessment to highlight any potential impacts of the development on the existing transport network. A travel plan (including green travel options) may be required to indicate what measures will be taken to reduce and mitigate any negative impacts.</p>
<p>Policy LIV 1 Housing Provision and Delivery</p>	<p>Over the 19 year period from 2011 to 2030 provision will be made to deliver a minimum of 5,662 (net) dwellings, equating to an average of 298 dwellings per annum. Where evidence of further need or demand is identified additional dwellings will be provided.</p> <p>The housing requirement should be delivered in accordance with the distribution set out in Policy SDP3.</p> <p>To ensure significant and early delivery of the housing requirement a Strategic Site has been allocated in the Core Strategy (Policy LIV2). The Pendle Local Plan Part 2: Site Allocations and Development Policies will be used to allocate:</p> <ol style="list-style-type: none"> i. specific sites to meet the remainder of the housing requirement (Table LIV1a) and; ii. potential reserve sites to provide increased flexibility. <p>To further encourage significant and early delivery of the housing requirement, proposals for new housing development will also be supported where they accord with other policies of the Core Strategy and are on:</p> <ul style="list-style-type: none"> • Non-allocated sites within a Settlement Boundary where they are sustainable and make a positive contribution to the five year supply

	<p>of housing land;</p> <p>And until such time that the Council adopts the Pendle Local Plan Part 2: Site Allocations and Development Policies</p> <ul style="list-style-type: none"> • Sustainable sites outside but close to a Settlement Boundary, which make a positive contribution to the five year supply of housing land, including those identified in the Strategic Housing Land Availability Assessment (SHLAA). <p>The delivery of new housing will be monitored in the Authority’s Monitoring Report (AMR). The Housing Trajectory will be updated along with the SHLAA to help maintain a five year supply of housing land.</p> <p>Where monitoring shows a significant deviation away from the housing trajectory or where evidence shows that there has been a significant change to the housing requirement, an early review of the plan will be considered.</p> <p>Proposals should use land in a sustainable way by following the site selection approach outlined in Policy SDP2.</p> <p>Proposals should respond to the requirements set out in Policy LIV5 relating to the types and sizes of dwellings in order to meet the demands and aspirations of the people in the borough.</p> <p>Support will be given to bringing empty properties back into use in addition to the provision of new housing. In-line with Policy LIV4, and where appropriate, empty properties could be brought back into use as part of the affordable housing supply.</p> <p>Proposals within or adjacent to a Housing Regeneration Priority Area (110), must demonstrate that they will not jeopardise the success of any Council project that is planned or underway in that area, and should ideally show how they will complement the regeneration work being undertaken. This could be done by explaining how the proposal meets the needs of the local community in terms of the sizes, types and tenures of the housing to be provided.</p>
<p>Policy LIV 5 Designing Better Places to Live</p>	<p>The Council will require all new housing to be designed and built in a sustainable way in order to meet the needs of Pendle’s population, create sustainable communities, increase the energy efficiency of new dwellings, reduce CO2 emissions and help to adapt to climate change.</p> <p>To achieve this, the Council will; require proposals to follow the design approach in Policy ENV2; support proposals that are of a high quality and innovative design; and strongly encourage the use of the Building for Life standards.</p> <p>The overall borough-wide requirements for the design of new housing are set out below. These are supported by more tailored guidance for each spatial area to address local circumstances.</p> <p>Borough-wide requirements</p>

	<p>The types and sizes of new dwellings to be provided should help to diversify the existing housing stock and achieve a better, more balanced mix of dwellings in the borough. This should include the provision of higher value homes. The range of housing should seek to address the specific housing needs of different sections of the local community (Policy LIV3), together with wider economic and environmental policy objectives, which seek to promote more sustainable living patterns (Policies WRK1 and ENV4). Tables LIV5a and LIV5b set out an indicative guide, which could be used by developers to help design a housing scheme to meet the needs and aspirations of people living in Pendle.</p> <p>Table LIV5a - Property Types</p> <table border="1"> <thead> <tr> <th>Property type</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Detached house</td> <td>25</td> </tr> <tr> <td>Semi-detached house</td> <td>35</td> </tr> <tr> <td>Terraced house</td> <td>10</td> </tr> <tr> <td>Flat/masionette</td> <td>10</td> </tr> <tr> <td>Bedsit/Studio/Room only</td> <td>0</td> </tr> <tr> <td>Bungalow / Elderly housing</td> <td>20</td> </tr> <tr> <td>Caravan or temporary structure</td> <td>0</td> </tr> </tbody> </table> <p>Table LIV5b - Property Sizes</p> <table border="1"> <thead> <tr> <th>Property size</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1 bed flat</td> <td>7.5</td> </tr> <tr> <td>2 bed flat / house / bungalow</td> <td>45</td> </tr> <tr> <td>3 bed house / bungalow</td> <td>35</td> </tr> <tr> <td>4+ bed house</td> <td>12.5</td> </tr> </tbody> </table> <p>New housing developments should make the most efficient use of land and be built at a density appropriate to their location (see specific spatial area guidance) taking account of townscape and landscape character. As a guide, developments should normally seek to achieve a density of 30 dwellings per hectare (dph), and up to 50dph in highly accessible locations. In more sensitive locations the priority will be to develop at a density that reflects the surrounding form and layout. Provision for open space and/or green infrastructure should be made in all new housing developments in order of priority:</p> <ol style="list-style-type: none"> 1. On-site provision; 2. Contribution to off-site provision; 3. Enhancement of existing facilities in the area. <p>When determining the amount and type of open space / green infrastructure to be provided, consideration should be given to:</p> <ul style="list-style-type: none"> • The size of the proposed development; • The existing levels of provision (117) (amount and type) within the area (118); • Addressing any identified deficiencies (117) in the area; • The density of the existing housing. <p>Where improvements, refurbishment and/or extensions of the existing housing stock are proposed, the Council will encourage the use of the BREEAM for Domestic Refurbishments scheme.</p>	Property type	Percentage	Detached house	25	Semi-detached house	35	Terraced house	10	Flat/masionette	10	Bedsit/Studio/Room only	0	Bungalow / Elderly housing	20	Caravan or temporary structure	0	Property size	Percentage	1 bed flat	7.5	2 bed flat / house / bungalow	45	3 bed house / bungalow	35	4+ bed house	12.5
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	<p>In regeneration areas consideration should be given to the refurbishment of existing properties in the first instance. This may include combining two dwellings into one in order to provide a different range of sizes of dwellings. Where demolition is required, the original building materials should, where possible, be saved and reused.</p> <p>M65 Corridor Types and sizes – new developments should provide types and sizes of dwellings that help rebalance the housing stock in this area. In particular, the provision of new terraced housing should be limited.</p> <p>Density – as a general rule the inner urban areas would benefit from lower density developments.</p> <p>Higher density schemes will be acceptable where they are in areas of high accessibility or where there are specific design issues that require a higher density e.g. in certain conservation areas.</p> <p>Open space/green infrastructure – provision should be concentrated in areas of identified deficiency, particularly in Nelson and parts of Brierfield.</p> <p>West Craven Towns Types and sizes – new developments should provide types and sizes of dwellings that help rebalance the housing stock in this area. In particular, the provision of new terraced housing should be limited.</p> <p>Density – as a general rule the West Craven Towns would benefit from lower density developments.</p> <p>Higher density schemes will be acceptable where they are in areas of high accessibility or where there are specific design issues that require a higher density e.g. in certain conservation areas.</p> <p>Open space/green infrastructure – provision should be concentrated in areas of identified deficiency.</p> <p>Rural Pendle Types and sizes – A range of types and sizes will be required to meet locally identified needs.</p> <p>Density – lower densities may be appropriate depending on the surrounding built form, townscape and landscape character.</p> <p>Open space/green infrastructure – linkages should be made to the surrounding countryside.</p>
<p>Policy WRK 5 Tourism, Leisure and Culture</p>	<p>Proposals associated with the provision of new or improved facilities for tourism, leisure and cultural activities, including accommodation for visitors, will be supported where they:</p> <ol style="list-style-type: none"> 1. Promote sustainable tourism associated with walking, cycling, waterways and the appreciation of the area’s natural and historic environment. 2. Help to improve the quality and diversity of the existing tourism offer, and extend the tourist season.

	<p>3. Do not result in a significant increase in car usage and are readily accessible by public transport, and sustainable modes of transport (e.g. walking and cycling).</p> <p>4. Support conservation, regeneration and/or economic development objectives, including the promotion of cross-border initiatives.</p> <p>5. Are of an appropriate scale and will not have a significant detrimental effect on the natural or historic environment, local amenity or character of the area.</p> <p>6. Achieve high environmental standards in terms of design and accessibility.</p> <p>M65 Corridor and West Craven Towns New development aimed at attracting people into our towns will be expected to comply with a sequential approach, which prioritises sites and premises that are located alongside an existing, or complementary, use:</p> <ol style="list-style-type: none"> 1. Within a designated town centre. 2. Adjacent to a transport hub. 3. In a high accessibility corridor. 4. Alongside the Leeds and Liverpool Canal. <p>To encourage socially inclusive tourism, leisure and cultural uses that help to improve the vitality and viability of Nelson and Colne Town Centres in the early evening and into the night proposals should also have regard to Policies WRK4, SUP1 and SUP4, as appropriate.</p> <p>Rural Pendle Expansion of the rural economy and farm diversification projects will be supported by promoting the re-use of existing buildings of traditional design and construction and by allowing extensions to existing business premises. Premises alongside the Leeds and Liverpool Canal provide a unique opportunity to preserve our industrial heritage, whilst creating new employment opportunities.</p> <p>New build schemes should typically be of traditional design although innovative contemporary schemes with high design values may also be acceptable. All new development should be at a scale that is appropriate and in keeping with the area in which they are located.</p>
<p>Policy SUP 1</p> <p>Community Facilities</p>	<p>This policy sets out the general approach to the provision of community services and facilities.</p> <p>The Council will work with partners to reduce levels of social deprivation and improve social inclusion throughout the borough. Coordinating planning, regeneration and other strategies will help to ensure that improved community services and facilities are provided in areas of deprivation or need.</p> <p>Loss of provision With the exception of sports and recreational facilities, which are addressed in Policy ENV1, the Council will resist the loss of community facilities that require a change of use application unless:</p> <ul style="list-style-type: none"> • an appropriate alternative is provided, OR • evidence is presented that the facility is no longer required or financially viable and that the facility cannot provide for an alternative community use (including health and education

	<p>facilities) identified as being needed in the area, OR</p> <ul style="list-style-type: none"> it can be proven the property has been vacant and actively marketed for a community use for over one year. <p>New provision New development will be expected to contribute towards the provision of any community needs generated by the development, where viable (Policy SDP6).</p> <p>New community facilities will be directed to settlements where there is an identified local need and/or a deficiency in provision, as identified in the Pendle Infrastructure Delivery Schedule or by partners own plans, whilst having regard to the Spatial Development Principles (Policies SDP2 and SDP6).</p> <p>Within settlements new facilities should be located in Town Centres or Accessibility Corridors or alongside Transport Hubs or existing community facilities. Where the size or type of facility is such that no suitable sites of this nature are available other accessible locations will be considered.</p> <p>The Council will aim to facilitate the co-location of services where opportunities arise to ensure better access to services and more efficient use of land and resources.</p> <p>In designing new facilities, partners and developers should have regard to the requirements set out in Policies SUP4 and ENV2.</p> <p>M65 Corridor and West Craven Towns</p> <ul style="list-style-type: none"> New arts, culture and leisure facilities, particularly those which enhance the existing offers in Nelson and Colne will be supported, in line with Policies WRK4 and WRK5. <p>Rural Pendle</p> <ul style="list-style-type: none"> The provision of new facilities or the diversification of existing community facilities to provide further key local services, where there is an identified need, will be encouraged.
<p>Policy SUP 2</p> <p>Health and Well-being</p>	<p>The Council will work with partners to deliver key developments which will improve the health and well-being of people in Pendle, and will:</p> <ul style="list-style-type: none"> Support the provision of new or improved facilities for health, leisure and social care. Give priority to directing such developments to areas with high levels of deprivation or an identified need or deficiency in provision as identified in the Pendle Infrastructure Delivery Schedule or partners' plans, whilst having regard to the principles set out in Policies SDP2, SDP6 and SUP1. Support regeneration schemes which, by improving the quality of the existing sub-standard housing stock and local environments, help to create healthier neighbourhoods. Support the provision and enhancement of open space to improve the long-term health prospects and future well-being of local

	<p>residents.</p> <ul style="list-style-type: none"> • Support and develop healthy ways to travel (Policy ENV4). • Support the provision of better access and links to the natural environment. • In designing new facilities, partners and developers should have regard to the requirements set out in policies SUP4 and ENV2.
<p>Policy SUP 4</p> <p>Designing Better Public Places</p>	<p>The Council will work with partners and developers to achieve well designed, high quality public buildings and spaces.</p> <p>Applicants should have regard to the general design requirements set out in Policy ENV2 and in addition:</p> <p>Public buildings</p> <p>Proposals should contribute to the quality of place by:</p> <ul style="list-style-type: none"> • Designing buildings which are adaptable and suitable for multi-use, both now and in the future. • Designing sustainable buildings which are encouraged to meet the highest level of the appropriate BREEAM scheme as possible. • Having regard to the relationship between the public building and associated or neighbouring public realm to achieve a quality sense of place and local identity. • Promoting a pattern of land use and location of facilities which encourages walking, cycling, leisure, recreation and play, to provide for an active and healthy lifestyle for all. • Conserving and enhancing the historic environment through: <ul style="list-style-type: none"> ◦ the re-use of historic buildings, where appropriate; ◦ the use of design elements in new developments which make a positive contribution to the local character and distinctiveness of the area. <p>Public realm</p> <p>Proposals should contribute to sustaining or improving the quality, appearance and character of the public realm by:</p> <ul style="list-style-type: none"> • Improving connectivity to ensure ease of movement for all users. • Increasing the use of natural surfaces, trees, shrubs and planting. • Using materials which are in keeping with the established character of the area and ensure sensitive repair and maintenance regimes are put in place. • Enhancing heritage assets and their setting. • Seeking to design out the opportunity for crime and anti-social behaviour and encourage natural surveillance. • Increasing the use of public art, where appropriate, and in keeping with the place. • Ensuring advertisements contribute positively to the public space. The Design Principles SPD give more detailed guidance on the design of advertisements.

**Policy LIV 4
Affordable
Housing**

Targets and thresholds

Proposals for new (general market) housing which meet the relevant thresholds will be required to contribute towards the provision of affordable housing.

Table LIV4a sets out the area based affordable housing targets for different site thresholds which should be met. In areas where the current target is zero the Council will, where market conditions or site specific assessments indicate that it is viable, encourage applicants to provide affordable housing in order to meet the housing needs of the borough. The Council will look to review the targets within 3 years through a Partial Review of the Plan to take account of changing economic conditions.

Table LIV4a - size threshold and area based affordable housing targets

	M65 Corridor	M65 Corridor North West	
Craven Towns Rural Pendle			
5-9 dwellings 20%	N/A	N/A	N/A
10-14 dwellings 20%	0%	0%	0%
15 or more dwellings 20%	0%	0%	5%

Where the relevant target cannot be met a financial viability assessment should be provided to allow the Council to negotiate with the applicant and adjust the amount of affordable housing accordingly.

On-site / Off-site provision

Affordable housing should be provided in order of preference:

1. On-site and incorporated into the scheme so that it is 'tenure-blind'.
OR
2. Where it is considered preferable and deliverable make arrangements to:
 - i. provide the affordable housing on an alternative site within the same settlement as the proposed development; OR
 - ii. provide a financial contribution towards the cost of off-site provision.

Where a financial contribution is provided this may be used for the acquisition and refurbishment of redundant, empty properties to provide affordable housing and where possible should be used in the same settlement as the proposed development.

In all cases where affordable housing is provided a condition or planning obligation will be used to ensure that the housing remains at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision.

Tenures, types and sizes

Applicants should use the following percentages as a guide to determine the tenure split of the affordable housing to be provided as part of their development:

Social rented tenure: 30% **(114)**

Affordable rented tenure: 30%
Intermediate tenure: 40%

It is acknowledged that there will be individual site circumstances where the tenure split may need to vary. In such cases, applicants will need to demonstrate the reasons for an alternative tenure split. Guidance on the types and sizes of new dwellings is contained in Policy LIV5.

Rural needs

Rural affordable housing should be provided in line with Table LIV4a and Policy SDP3. Where there are no sites available within the chosen rural settlement, consideration will be given to developing sites directly adjacent to the existing defined settlement boundary for the provision of affordable housing. Such rural exception sites will need to be justified by the applicant through the provision of a statement which sets out details of:
The specific local needs the proposed development will address; and
How any potential impacts on the environment can be avoided or adequately mitigated, having regard to the requirements of Policies ENV1 and ENV2.

In some instances, to enable the delivery of the affordable housing, an element of market housing may also be permitted. In Rural Pendle a Local Occupancy condition, or obligation, will be used, where appropriate, to restrict the tenancy of the affordable housing to local residents.