Are there any green spaces in your area that you feel are highly valued and should be protected? If your answer is yes, please fill out a form for each site you would like to nominate, including as much information as possible.

Local Green Space is a planning designation which offers special protection, consistent with that for the Green Belt, to sites that are:

* Demonstrably special to the local community and hold a particular local significance, because of their beauty, historic significance, recreational value, tranquillity, richness of wildlife etc.
* Within or reasonably close to the community they serve
* Are local in character and not an extensive tract of land

We cannot guarantee that your nomination(s) will be allocated as a Local Green Space, but we will:

* Carry out site visits and conduct a detailed assessment.
* Contact the Parish/Town Council to ask them for their views.
* Check to that there is no existing designation protecting the space.
* Make our reasons known for taking forward, or rejecting, the proposed site designation in the Pendle Local Plan.

Further information on Local Green Space can be found in the Government’s National Planning Policy Guidance at:

* <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Completed forms must be returned to:

Post: Pendle Council, Planning Policy, Town Hall, Market Street, Nelson BB9 7LG

Email: [planningpolicy@pendle.gov.uk](mailto:planningpolicy@pendle.gov.uk) (under 25mb)

Completed forms must be accompanied by a site plan showing the location and full extent of the site.

**The deadline for receipt of site nomination forms is 5pm Friday 18 August 2023**

**Site Details**

|  |  |
| --- | --- |
| 1. **Name of greenspace** | Upper Rough |
| 1. **Address of greenspace** | Land between Castle Road, Windermere Ave & Skipton Old Road  Colne  BB8 7AE (southern section) and BB8 7DS (northern section) |
| 1. **Site area (ha)** | 10.55ha |
| 1. **Current use / character of the site** | Open green space / rough pasture which is used for grazing of livestock by a local farmer. The informal recreational use of the area is principally based on the footpaths which run through the site. |
| 1. **With reference to the selection criteria for Local Green Space, please state the reasons why this site is being nominated.** *Explain why it is valued by the local community, its historic significance, recreational value, tranquillity, richness of wildlife etc.* | |
| UTILISE/ADD/REMOVE WHATEVER TEXT YOU WANT HERE TO MAKE IT PERSONAL…  **Reasonably close proximity to the community it serves**  This open green space fringes an area of dense urbanisation, characterised by traditional Victorian terraces with some social housing and newer private housing development.  **Demonstrably special?**  The Upper Rough, formerly known as Lobb Common, is 20 acres of rough pasture that lies east, south-east behind Park High School and is bounded to the north/west by Castle Road, to the south/west by the new development of Boulsworth View off Windermere Avenue, to the south/east by Skipton Old Road and to the north/east by green belt land. A small strip of the land to the south/east is contained within the Lidgett and Bents Conservation Area. Its northernmost boundary is a hedge designated as ‘Important’ under The Hedgerows Regulations 1997.  Lancashire’s Ecological Networks show that the majority of The Upper Rough has a good connection to areas of priority grassland in the vicinity and adjoins areas of priority woodland.  The Upper Rough is a key nesting ground for the curlew ([www.rspb.org.uk/our-work/conservation/conservation-and-sustainability/farming/advice/helping-species/curlew/](http://www.rspb.org.uk/our-work/conservation/conservation-and-sustainability/farming/advice/helping-species/curlew/)) and the mistle thrush (<https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/mistle-thrush/>) – both red listed birds. As observed by Hilary McGuire, RSPB Conservation Advisor for Bowland in October 2020:  *“I visited the area via the public footpaths to assess the suitability of the habitat for breeding waders. It is an area of unimproved, damp grassland with approximately 40% rush cover. The water table is high, and there were areas of wet flushes and standing water. The sward was diverse, grazed lightly by sheep, with areas of short grassland and bare ground interspersed with longer, tussocky vegetation. All these factors indicate suitable breeding habitat for breeding waders, with curlew and snipe being the most likely species to utilise the area.*  *Although the parcel is small, it is surrounded by more intensive, improved farmland where breeding waders would not have the chance to succeed. It is likely one of few local areas where curlew and snipe breed, and development of this parcel for housing would result in the habitat being lost.*  *The Rough has the potential to be enhanced further for breeding waders through scrape creation, rush management and removal of remnant hedgerows. Payments for these activities can be obtained through Countryside Stewardship.*  *Curlew and Snipe in the UK (ref #1)*  *The UK holds up to 25% of the global population of Eurasian curlew and breeding curlew in the UK have declined by 48% since 1995. The curlew is globally Near-Threatened (ref #2), Red on the list of Birds of Conservation Concern (ref #3), and one of the most pressing bird conservation priorities in the UK. Snipe are amber listed (ref #3) and have undergone long-term declines of 61% in lowland England.*  *Ref #1. Defra, 2020. MAGIC.* [*https://magic.defra.gov.uk/MagicMap.aspx*](https://magic.defra.gov.uk/MagicMap.aspx)  *#2. IUCN Red List, 2017. Eurasian Curlew.* [*https://www.iucnredlist.org/species/22693190/117917038*](https://www.iucnredlist.org/species/22693190/117917038)  *#3. RSPB, 2020. UK Conservation Status Explained.* [*https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/uk-conservation-status-explained/*](https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/uk-conservation-status-explained/)  The dry-stone walls are tumbledown, and this green space has a wild and open atmosphere. The boundaries to both west and east are delineated by dense, overgrown hedges containing many different species of flora, suggesting ancient origins. The flora is dominated by meadow foxtail, red fescue, sweet vernal-grass and Yorkshire-fog with abundant creeping and meadow buttercup. Other flora included cuckooflower, meadow grasses (rough and smooth), red clover, ribwort plantain, and rushes (sharp-flowered rush and soft-rush). The abundance of buttercups is indicative of grazing by horses, which find the plants distasteful.  The land is used for grazing of livestock by a local farmer.  The Upper Rough is crossed by the East Colne Way promoted walk (ref FP139, Lancashire County Council Definitive Map of Public Rights of Way <http://www.visitpendle.com/things-to-do/east-colne-way-p927770>) and also the Winewall Circular (ref FP216 <http://www.visitpendle.com/things-to-do/winewall-circular-walk-p984020>). Information boards erected nearby by the community charity, Lidgett & Beyond, provide interesting and helpful information of what plants, birds, and animals to look out for along the way.  Colners have been gathering on The Rough for church picnics, to play and for exercise for centuries. Historically, “Lidgett” means animal gate on the edge of a town and this is what The Upper Rough is, and represents to locals and visitors, the beginning of the countryside outside Colne.  At the Planning Appeal in 2016 for the development of the Rough, extracts and quotes from Paras 27-35 of the Planning Inspector’s report give a feel for the local area:  *“On passing the tollhouse at the western end of the Conservation Area (CA) there is a marked change from the relatively modern urban form and activity surrounding the roundabout to a much quieter and initially more enclosed area at the start of Skipton Old Road. The row of weaver’s cottages extends ahead and … these retain a strong vernacular character. Almost immediately the character opens out with views into the Lidgett triangle and then to views up the embankment to the Upper Rough. To my mind this clearly roots the houses here in a rural setting, and further along the lane, the more enclosed and overgrown sunken lane reinforces this rural character. On entering Bents, an intimate and tranquil lane lined with more weaver’s cottages, the historic relationship between the land and the emerging handloom weaving industry continues. The majority of properties retain that direct relationship with agricultural land. I was able to walk the full triangle of roads and this relationship is a marked and consistent feature throughout the CA. While there is clear variation in and a transition between the vernacular cottages and the later residential buildings, the definition of the original settlements is retained as is the rural character, which pervades even where terraced cottages create greater levels of enclosure.*  *The listed buildings are a key part of the historic development of the CA and contribute to the significance of the area. They present a concise summary of the historic and social development of the area, from the imposing, prominent Heyroyd set on the high point of the CA to the small, self-contained weaver’s cottages in Bents. This social history is clearly read into the existing buildings and their relationship with the surrounding agricultural land and forms an important part of the CA’s significance. In relation to the key transition between agriculture and industry this is most strongly represented by the cottages on Skipton Old Road and on Bents. The Lidgett triangle provides a key contextual element, but their relationship with the Upper Rough northern fields, appreciated in views from the central footpath, that linking to Skipton Old Road between Standroyd and its associated barn and in particular the footpaths heading up and through the Rough, is of importance also.*  *This full expanse is appreciated in views from outside the CA. Longer distance views from Mire Ridge in particular, clearly show the progression of development eastward towards the CA, but also the integrity of the original settlements and the intervening and surrounding elements of farmland that is currently retained. Furthermore, approaching or leaving the CA along the footpaths crossing and adjacent to the Rough, presents one of the most immediate experiences of these key interrelationships. Coming off the fields, where despite the ever present elements of townscape to the west, the expansive views to north and south of moorland and the presence of grazing animals establish an agricultural character, reinforced by views to Standroyd barn, over the Lidgett triangle and, as you descend towards Skipton Old Road, of the vernacular buildings and turnpike that defined the growth of handloom weaving here.*  *Such key views are fundamental to the experience of the CA, and the Council’s own planning guidance on this indicates that they should be identified. Consequently not only does the Rough form part of the CA itself, it also contributes to its setting, experienced in the longer views, from the footpaths, in views up and out of Skipton Old Road and in part from properties and the central footpath within the Lidgett triangle.*  *[Development of the Upper Rough] would encompass both footpaths and notwithstanding the potential for future landscaping, would inescapably alter the experience of those leaving or arriving at the CA along these routes. To longer distance views the definition between Lidgett and Bents would be eroded, and the experiences of those within the CA, where views of any development would be achieved, would be of increased enclosure and a lost connection to an important element of the agricultural setting.”*  In making his closing comments, the Inspector noted in Para 42 the overlap with Pendle Borough Council’s Core Strategy Policy ENV1 in that “the harm from developing … [the Upper Rough and, by extension, the Lidgett Triangle] … would represent conflict with Policy ENV1, where it seeks conservation of heritage assets within the Borough, and specifically identifies the preindustrial farming heritage and the development of the textile industry, including weaver’s [sic] cottages.”  The Upper Rough was also assessed in the Pendle Green Belt Review, carried out by SPRU for Pendle Borough Council. Section 4 of the SPRU report described the “Protected Area”, ref PA.03, covering both the Lidgett Triangle and the Upper Rough.  Para 6.4 of the SPRU report notes that PA.03 is considered to perform a Green Belt function despite not being Green Belt land. Para 6.1 concludes that PA.03, if demonstrated through exceptional circumstances, would make a positive contribution to the purpose of Green Belt in the Pendle Borough.  The following comment (Response 22) was submitted during the CNDP Regulation 14 consultation:  *“The Upper Rough is an important site for nesting Curlews and Snipe, both species are in decline, we also observe Barn Owls and Kestrel, also birds in decline, hunting the area on a regular basis. It is an important amenity for walkers accessing the countryside, the footpaths across are very well used and offer superb views of Boulsworth, Colne, Weets and Pendle. The area is also on the fringe of a conservation area, including Lidgett and Bents. Developing this site would result in these areas being merged into the urban sprawl of Colne losing the character forever. This loss would not only be felt in the immediate area but also from areas like the Mire Ridge over the tops of Trawden to the South where the views to the North would be marred by development appearing on the North skyline. This would be detrimental to the character of Colne as historically a small industrial town surrounded by marginal farming landscape and moorland.”*  **Not an extensive tract of open land?**  Site area is 10.55 ha. Protected area in Local Plan. Southern half of site lies within Lidgett and Bents Conservation Area.  Site bounded to south and west by residential areas. Eastern boundary mix of residential property in the Conservation Area and open land, separated from the site by dry stone walling. Northern boundary tapers to point with open land beyond.  **Conclusion**  The site is demonstrably special for the reasons set out earlier, is in reasonably close proximity to the community it serves and whilst a large site, it has clear boundaries that distinguish it from open, extensive tracts of land.  The Colne Neighbourhood Plan’s Examiner concluded in his report:  It was generally agreed that the proposed LGS was in reasonably close proximity to the community it serves and is demonstrably special to the local community and holds a particular significance. On the first matter The Upper Rough is located on the eastern edge of the town and immediate to the north of Skipton Old Road to the east of Windemere Avenue. On the second matter the site offers opportunities for informal recreation and provides a habitat for red-listed curlews.  It was also agreed that the size of the proposed LGS was at the higher end of what might reasonably considered to be ‘local in character’…..On the balance of the evidence, I am satisfied that the proposed LGS is local in character and not an extensive tract of land. | |
| 1. **Can these special characteristics be maintained to 2040?** *Management of the land will remain the responsibility of the site owner. How will the features that make the green space special and locally significant be maintained?* | |
| UTILISE/ADD/REMOVE WHATEVER TEXT YOU WANT HERE TO MAKE IT PERSONAL…  As part of the Examination of the Colne Neighbourhood Plan, having concluded that the Upper Rough did meet the criteria in NPPF Para 102, the Examiner considered the sustainability under Para 101.  PendleBC advised that in its view the designation of The Upper Rough as a LGS was consistent with the local delivery of sustainable development in the context of the existing PLPCS. It also advised that in the future there could be a scarcity of development sites to meet development requirements in emerging local plans. In this scenario it commented that the designation of the Upper Rough could have an impact on the wider delivery of sustainable development in the town.  The Examiner’s concerns about whether the designation of the Upper Rough was consistent with the local delivery of sustainable development and complements investment in sufficient homes, jobs, and other essential services led him to park the issue based on new brownfield housing development coming forward and the provisions of Policy LIV1 of the PLPCS. He stated: *“Whilst there is a degree of uncertainty about the way in which housing land will be identified and delivered, much of this uncertainty will be resolved with the adoption of the emerging Local Plan. In the event that the package of housing allocations does not include the Upper Rough any review of a made neighbourhood plan at that time could reconsider its designation as a LGS.”*  Hence, the current draft of the PendleBC Plan supports the inclusion of the Upper Rough as it is not required as a housing site.  Day-to-day management of the site is carried out by the farmer who uses the land for grazing sheep. The grass is never cut. This low level of maintenance has been adequate for many, many years to ensure the wild and valuable flora- and fauna-rich environment is retained. | |
| 1. **Grid reference** | SD90264077 (a central point of the Upper Rough) |
| 1. **Site plan** | Attach a plan to the site nomination form. This should:   * Ideally be on a map base *(Ordnance Survey, Google Maps etc.)* * Use a red edge to show the precise boundary of the site. * Include the names of at least two streets, to help confirm the location of the site. |

**Contact Details**

|  |  |
| --- | --- |
| **Site owner** *(if known)* | Little Cloud / Accrue Capital |
| Organisation *(if applicable)* | Click here to enter text. |
| Address | c/o Maddox & Associates Limited  Beehive Mill, Jersey Street  Manchester  M4 6JG |
| Email | stephen@maddoxassociates.co.uk |
| Telephone | 0345 121 1706 |

|  |  |
| --- | --- |
| **You** | YOUR DETAILS |
| Organisation *(if applicable)* |  |
| Address | Click here to enter text. |
| Email |  |
| Telephone |  |

|  |  |
| --- | --- |
| **Agent** (if appointed) | Click here to enter text. |
| Organisation *(if applicable)* | Click here to enter text. |
| Address | Click here to enter text. |
| Email | Click here to enter text. |
| Telephone | Click here to enter text. |

**Submission**

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| --- |
| **Data Protection and Freedom of Information**  All the information you provide will be used solely for the purpose of preparing the Pendle Local Plan. Your comments will not be confidential, but any personal information will be used in accordance with the General Data Protection Regulations (GDPR).  Please see <https://www.pendle.gov.uk/privacy> for further information.  By submitting this form you are agreeing to these conditions. |

|  |  |
| --- | --- |
| **Signature** *(not required if submitted by email)* | ***Type Your Name*** |
| **Date** | 16th August 2023 |
|  |  |

**A map of land with red lines

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