

# Colne Neighbourhood Development Plan.

Colne Town Council's suggested changes to paragraphs 6.3.2/6.3.3  
and 6.3.9 of the Plan.

6.3.2 Work on the PLPCS disaggregated the overall housing requirement figure for the M65 Corridor and identified a requirement of 1,003 new homes for Colne over the period 2011-2030 (Table 2). Later work by Pendle Borough Council revised this figure to take into account the reoccupation of long-term empty homes. This produced a reduced housing requirement for Colne of 952 dwellings, 2011-2030. Updating this work following submission of the CNDP Pendle Council advises that the 2011-2030 requirement for Colne is now 1,109 dwellings.

6.3.3 The CNDP has also been prepared in the knowledge that more up to date demographic evidence shows that the need for future housing provision across Pendle has changed significantly. The 2014 based Standard Method (SM) projections currently show a minimum annual requirement for Pendle Borough of 140<sup>1</sup>dwellings per annum, which is significantly lower than the 298 dwellings per annum in the PLPCS.

6.3.4 Pendle Council is in the early stages of preparing a new Local Plan, likely to cover the period to 2040, which will supersede the PLPCS. Where necessary, Pendle Council will commission new evidence to help prepare a new single Local Plan. As already stated, the CNDP has been prepared in the knowledge that there is a potential change to the evidence base and the likelihood of a significantly reduced minimum annual housing requirement figure, based on the SM, being identified for Colne in the new Local Plan. However, until such a time as the PLPCS figure is replaced, the CNDP used the 952 (now updated to the new baseline of 1,109 dwellings) figure from the PLPCS as its starting point (Table 3). As of 12 months ago (March 2022) this leaves only 37 dwellings to find to meet the indicative Colne housing requirement, and a range of sites have come forward in the intervening period.

6.3.9 The final Colne site assessment 2022 has identified the sites listed in Policy CNDP6. These sites, alongside completions to date and extant commitments, help to provide land for at least 1,072 new homes. This is a significant step in helping to meet strategic planning policy, particularly the PLPCS development requirement that, as has been described in para. 6.3.2, will more than likely be revised downwards based on the Standard Method figure of 140 dwellings per annum. Overall this confirms the general conformity of the plan with the strategic policies of the PLPCS, ensuring a sustainable pattern of development for Colne and Pendle as a whole.

6.3.10 If, as expected, the Colne housing requirement is revised significantly on adoption of the new Local Plan, the Town Council will seek a partial review of the CNDP's Policy CNDP6. In the meantime, the allocated Policy CNDP6 sites will come forward and, as has happened in the recent past, particularly in a former manufacturing town such as Colne, windfall sites and building conversions will also continue to come forward. (Table 3).

Table 3 Meeting the Housing Requirement in Colne (figures as of March 2022).

**A. Overall housing requirement 2011-2030      1,109**

**To be achieved by:**

**B. Completions (March 2022)                              647**

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<sup>1</sup> 1<sup>st</sup> April 2022 – source Pendle Five Year Housing Land Supplement (November 2022).

<b>C. Commitments</b> (March 2022 and including a contribution from the Trough Laine Strategic site <sup>2</sup> )	<b>270 (includes 22 units on CNDP6/15)</b>
<b>D. Allocated sites (Policy CNDP6)</b>	<b>155 (includes additional allocation of 34 units at CNDP6/15)</b>
<b>B+C+D</b>	<b>1,072</b>

Completions and commitments data taken from Five Year Housing Land Supply Statement (figures updated to March 2022, document published November 2022) by Pendle Borough Council, a full list of sites is provided in Appendix 3 (Note - Appendix 3 to be revised based on March 2022 information contained in *op.cit.*).

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<sup>2</sup> An allowance has been made for the strategic housing site at Trough Laithe in meeting a proportion of housing need for Colne. The contribution that the site will make to meeting the housing need in the M65 Corridor spatial area up to 2030 has been reduced from 500 dwellings (as set out in the Core Strategy) to 340 dwellings.