

Pendle Local Plan (4th Revision)



Sustainability Appraisal of Pendle Local Plan Preferred Options Report Non-Technical Summary

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Non-Technical Summary

Report for

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Issued by

John Halton
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Document Revisions

- | | |
|-----------------------------|------------|
| 1. Scoping Report | May 2022 |
| 2. Preferred Options Report | April 2023 |

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Purpose of this Report

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal [“SA”] Report for the Local Plan [“the Plan”] currently being prepared by Pendle Borough Council [“the Council”].

The SA Report is based on a template prepared for the Council by consultants Wood Environment & Infrastructure Solutions UK Limited. Its purpose is to:

- Provide an overview of the sustainability appraisal process.
- Ensure that the Local Plan makes a positive contribution to sustainable development by considering:
 - The environmental, social, and economic performance of the policies and site allocations included in the Local Plan, together with any reasonable alternatives.
 - Any cumulative impacts arising from the policies and site allocations included in the Local Plan

What is the Local Plan?

The Local Plan sets out the vision, strategic objectives, planning policies and site allocations that will be used by planning officers to guide development in the Borough to 2040.

The Local Plan contains both strategic and detailed planning policies. These will help to promote sustainable growth and development by:

- Addressing the amount, form, and scale of development and, where appropriate, issues of access.
- Establishing the criteria against which proposals for development will be determined, including deliverability and viability.
- Promoting the flexible use of land, bringing forward new development sites in locations where development is needed.
- Identifying areas of the borough where limits to development may be required, or where development would be inappropriate.
- Illustrating the geographical implications of the policies in the Plan on a Policies Map; and
- Introducing a monitoring and implementation framework.

The Local Plan must have regard to legislation, policy and guidance issued by the Government. Co-operation with neighbouring authorities and other bodies helps to ensure that the Plan adequately reflects strategic cross boundary issues. Public consultation makes sure that the Plan reflects the collective vision of the Borough’s communities.

Further information on the preparation of Local Plan can be found in the [Local Plan Scoping Report](#) (2022) and the [Sustainability Appraisal Scoping Report](#) (2022), both of which are available on the Council’s website.

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What is Sustainability Appraisal?

The National Planning Policy Framework [“NPPF”] states that Local Plans must be prepared with the objective of contributing towards the achievement of sustainable development.

Sustainable development seeks to enable us to meet our current needs without compromising the ability of future generations to meet their own needs.

To support this objective section 19(5) of the Planning and Compulsory Purchase Act 2004 requires Council’s to carry out a Sustainability Appraisal [“SA”] of their Local Plan.

The SA process runs in parallel with the development of the Local Plan. It seeks to strike a balance by identifying, describing, and appraising the environmental, social and economic effects of the Local Plan. In doing so it addresses the process known as Strategic Environmental Assessment [“SEA”], which is set out under a European Directive and related UK regulations.

There are five key stages in the SA process (see diagram overleaf). Stage A identifies the scope and level of detail of the information to be included in the final SA Report. This process establishes the context, objectives, and approach of the assessment. It also identifies relevant environmental, economic, and social issues and objectives. A key aim is to *“ensure the sustainability appraisal process is proportionate and relevant to the plan being assessed”*.

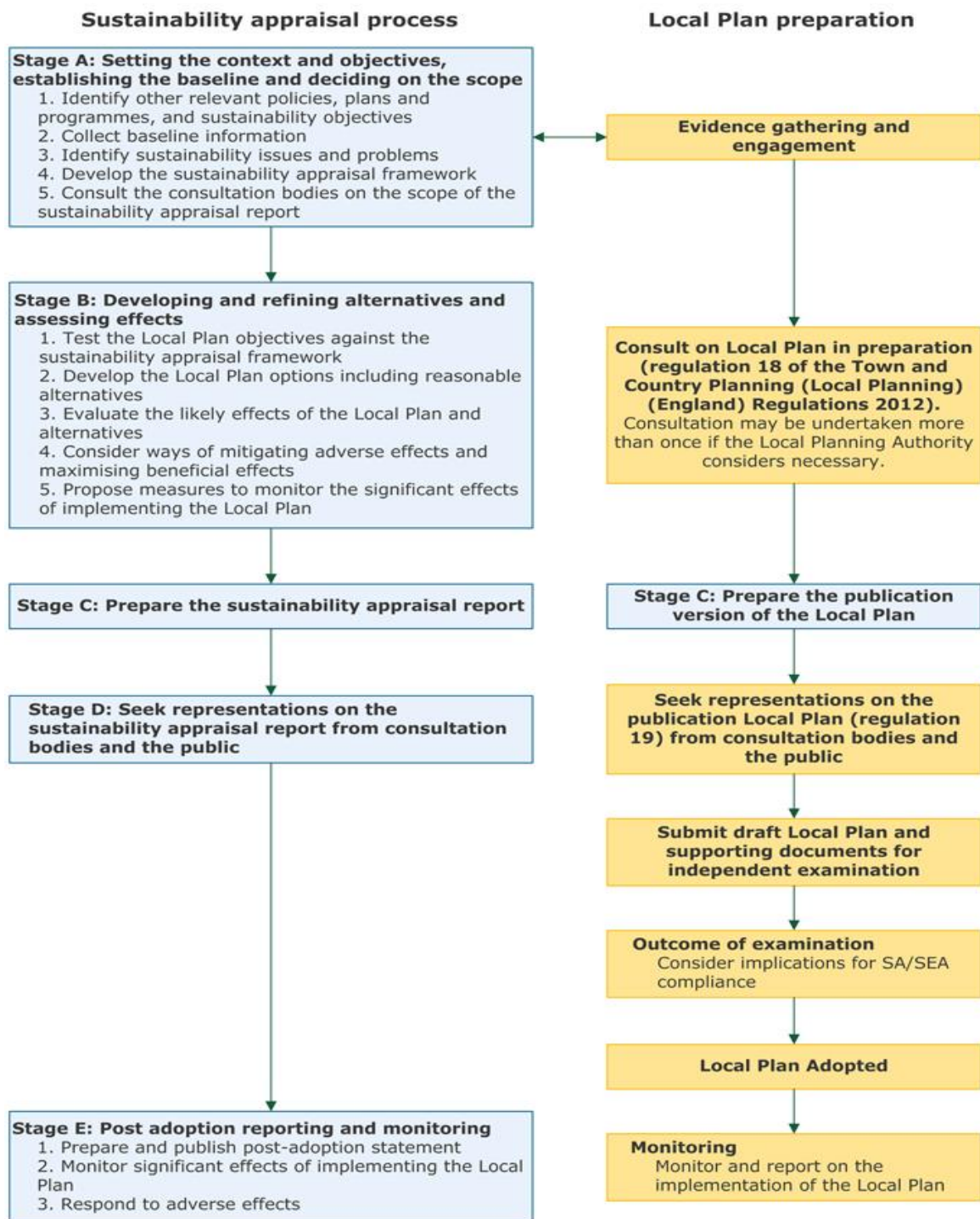
Historic England, Natural England, and the Environment Agency – were invited to comment on the draft Sustainability Appraisal Scoping Report. The report was then amended to take account of the responses received.

The SA Framework has been used to appraise the effects of the emerging Local Plan (Stage B). This is an iterative process that involves testing the strengths and weaknesses of the emerging policy options.

Following this consultation on the Preferred Options Report, a final SA Report will be prepared (Stage C). This will be made available for public consultation alongside the final draft of Local Plan, prior to its submission to the Secretary of State for independent examination (Stage D).

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The Sustainability Appraisal Process and Linkages to Local Plan Preparation



Source: Planning Practice Guidance. Available via: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

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Following an Examination in Public, and subject to any significant changes to the Plan¹ that may require further appraisal, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of Local Plan. This statement sets out the results of the consultation and SA processes and shows the extent to which the findings of the SA have been accommodated in the adopted Plan. During the period that the plan is effective (i.e. up to 2040), the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

The SA process helps to ensure that an assessment of the effects of the Local Plan is carried out as it is being prepared. Where the potential for a negative outcome is identified, measures should be proposed to avoid, minimise, or mitigate such effects. Where any positive outcomes are identified, the potential to enhance these can be considered.

[Section 1](#) of the SA Report describes in the requirement for SA of local plans in detail.

A Habitats Regulations Assessment Screening Report has been prepared by the Council and is available to view as part of this consultation. The Screening Report concludes that Likely Significant Effects on European Sites within and in close proximity to the borough will not occur as a result of the policies or allocations identified within the draft version of the Local Plan when assessed individually, or cumulatively, or in combination with existing adopted policies by other bodies/neighbouring authorities. No Appropriate Assessment is therefore required of the proposals of the draft Local Plan.

How has the Local Plan been appraised?

Based on a review of a wide range of plans and programmes relevant to the Local Plan; work previously undertaken by the Council; and an analysis of the Borough's characteristics, a number of key sustainability issues of relevance to the local Plan were identified.

These key sustainability issues informed the preparation of a framework that could be used to appraise the effects of the Local Plan ["SA Framework"]. The SA Framework for Local Plan identifies 14 sustainability objectives and associated guide questions. These reflect the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and/or the objectives contained in other plans and programmes reviewed because of their relevance to the Local Plan and SA process.

The objectives and associated guide questions have been used to assess options, policies, and site allocations.

An appraisal matrix for each policy and site allocation includes the following information:

- The SA objectives.
- A score indicating the nature of the effect.
- A commentary on any likely significant effects, assumptions, or uncertainties – this includes consideration of any cumulative, inter-dependent or indirect effects; their likelihood, scale, duration and permanence; and
- Recommendations, including any mitigation or enhancements measures.

¹ Any significant changes are referred to as Main Modifications.

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Definitions of significance are used to guide the appraisal and to determine the type and scale of effects that proposals in Local Plan may have on the SA objectives. The findings of the appraisals are presented in a matrix.

The proposed site allocations, together with any reasonable alternatives remaining after an initial screening exercise, are considered using tailored appraisal criteria. Associated thresholds of significance are used to determine the type and magnitude of the likely effect against each SA objective.

[Section 2](#) of the SA Report summarises the review of plans and programmes relevant to the Local Plan, which are considered when determining and assessing Sustainability Objectives and likely effects caused by policy and site options.

[Section 3](#) of the SA report considers the evidence and baseline position used to underpin the SA process and assessment.

[Section 4](#) of the SA Report considers the chosen approach to SA in detail. It includes details of the matrices and scoring system that has been used to assess the policies in the Plan and the detailed criteria used to assess potential development sites.

[Section 5](#) of the SA Report sets out the findings of the Appraisal undertaken on proposed policies and proposals (and their reasonable alternatives) of the Local Plan, summarising impacts found of the 14 assessed sustainability objectives.

What are the key findings and recommendations?

[Appendix 3](#) sets out the detailed results of the SA by policy with Appendix 4 examining cumulative effects by theme/chapter of the Local Plan. Proposed site allocations are considered in [Appendix 5](#) and [Appendix 6](#) with reasonable alternatives also appraised. The summary findings of this assessment for policies and sites are presented in Tables A and B respectively.

Predictably, given the broad scope of the Local Plan, the policies of the plan have wide ranging effects on identified sustainability objectives, with collective and cumulative benefits for social, economic and environmental objectives.

Effects of Policy

Strategic policies, set the spatial strategy (Policies SP02, SP03, SP04), and seek to direct and influence development proposals in response to matters of climate change, water management, the natural environment, the historic environment, infrastructure, and communities. The policies have a core role in securing the achievement of the vision and objectives of the Local Plan. They define what sustainable development is, where it is to be delivered, and what it looks like. These policies perform well across most sustainability objectives, providing certainty and opportunity for sustainable development, ensuring that development does not result in pressure on existing services and facilities, and by protecting those parts of the Borough most sensitive to change and increases in activity.

The environmental policies of the plan cover a broad range of subjects and applying diverse measures to manage and shape developments. This includes policies which protect (Policy DM11), designate (Policy DM12), guide and influence across themes of land use (Policy DM09), natural and

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built features (Policy DM07), site conditions (Policy DM14), character and appearance (Policy DM16), operational effects (Policy DM13), and lasting effects on the wider environment (Policy DM01, Policy DM04, and Policy DM08).

Both individually and cumulatively the policies within this chapter of the Local Plan Part are assessed to have positive to significant positive effects for environmental sustainability objectives. This is particularly the case for landscape objectives with policies defining the type, form, and scale of development acceptable across large parts of the borough including within the Green Belt, Forest of Bowland Area of Outstanding Natural Beauty, and the open countryside. Policies also seek to protect natural features which contribute to the tranquillity, character, and quality of the rural environment such as trees and hedgerows, with design and open space guidance provided to influence how natural features are protected and integrated into development proposals.

The protection of the natural environment in turn benefits ecology and Green Infrastructure by safeguarding those assets and features most important in supporting these objectives. Policies also seek to ensure that development proposals contribute the natural assets of the Borough, achieving net gains for these objectives in the longer term. There are also benefits for flood risk, water, and soil quality objectives, with these resources protected from permanent loss or degradation ensuring that natural resources are used in a sustainable way, that flood risk is not increased, and that soils are safeguarded. Neutral to positive effects are assessed for climate change, with natural assets beneficial for climate change resilience also protected (For example the role of natural vegetation and peat bogs in slowing and absorbing flood water and carbon), and design and construction standards applied to new developments enhancing their energy efficiency and helping to reduce greenhouse gas emissions.

The policies of the environmental chapter also have benefits for social objectives by safeguarding the assets of the borough which are important for safe, healthy, and vibrant communities, enabling continued access to sources of recreation available within the countryside, and protecting those features and qualities which contribute positively to the identity and culture of the borough's communities. Economic benefits are identified for the effects of environmental policies, with the protection of the environment benefitting tourism by ensuring that the Borough remains a desirable place to visit and invest in.

The restrictive and directive nature of the policies contained within this chapter do however have some adverse effects for housing objectives by reducing the opportunity and scope to meet housing needs at certain locations within the Borough. The adverse effects caused by environmental policies for these objectives is however limited by the availability of land to meet housing needs elsewhere within the Borough, including the allocation of sites through the Local Plan, with sufficient opportunities provided to ensure that the housing requirements of the plan area are met in full outside of restrictive designations identified within the environmental chapter.

Overall, policies within the Communities section of the plan are assessed to support housing objectives. The promotion of affordable housing delivery, housing mix, and quality housing, together with clarification provided for proposals to extend or convert buildings for housing, housing in the open countryside, and communal housing enables the delivery of a diverse range of house types and sizes across large parts of the Borough. This helps to increase opportunities for housing which are suitable in response to the needs of their occupiers and secure an increase in the standard of housing.

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The delivery of new housing will also help address ongoing issues of deprivation, improve health and wellbeing, and reduce instances of overcrowding and concealed households meaning with positive effects for social objectives. This is achieved through the allocation of specific sites for housing (Policy AL01), guidance to secure affordable housing (Policy DM23).

Whilst the proposed housing requirement of 140dpa reflects the minimum housing requirement of Pendle as established using the standard methodology, analysis undertaken through the HEDNA raises questions as to the accuracy of data underpinning this approach in establishing the future demographic needs of the borough. With reference to the 2021 census and more recent demographic data the HEDNA highlights that the natural growth requirements of Pendle could be substantially higher. Monitoring of the Local Plan and its effects on overcrowding and household formation, and the evolution of evidence of demographic growth is likely to be necessary in the early part of the plan period, with a review of the plan likely necessary should indicators show the need for a higher housing requirement.

Whilst the proposed housing requirement will provide for some jobs growth over the plan period, the number of jobs provided is not sufficient to support projected or committed economic growth. The danger being that the housing requirement could act as a drag on the economy and deter investment. The Retail and Leisure Capacity Study also shows that the housing requirement could lead to increased vacancy at the borough's high streets. Monitoring of committed development and the composition and health of the borough's employment sites and high streets will be important over the plan period to understand the effects of the proposed housing requirement on the economy. This is especially important in the context of high unemployment, low economic activity, and outward commuting.

The Communities section of the plan contains a suite of policies which aims to support the health and wellbeing of residents, to protect and maintain community facilities, and ensure that communities have an effective voice through the planning process. These policies have positive effects for social objectives owing to the requirement to consider health and wellbeing within development proposals and responses required as a result. The policies also promote and give rise to opportunities to expand existing community facilities and services which helps reduce the need to travel and promotes self-sufficiency. This approach benefits both sustainability and social objectives.

The economic policies of the Local Plan generally contribute positively across most sustainability objectives. The economic policies of the Plan largely focus on a strategy of protection, renewal, and diversification of existing employment and commercial sites supporting objectives to regenerate the borough and make effective use of developed land. This approach recognises the key role these sites fulfil in the local economy and their essential function within the everyday lives of residents and the workforce of the Borough. Such sites are, in most cases, within or closely related to the sustainable settlements of the Borough and are readily accessible to residents by foot, bicycle and public transport, as well as road infrastructure. This helps to reduce the length of journeys undertaken and promote sustainable modes of travel to access employment, but also ensures that economic sites meet the operational needs and requirements of businesses with minimal adverse effects caused for wider uses.

The focus of policy on existing sites for economic development helps to safeguard undeveloped land from permanent loss. This is beneficial to environmental objectives, most significantly landscape and biodiversity objectives, where commercial development and operations could result in permanent harm owing to the scale, and often intensive nature, of commercial/industrial operations. The

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approach of the policies will also benefit water quality preventing pollution at new sites and addressing water quality and environmental quality at existing employment sites through redevelopment proposals. It will prevent the permanent loss of soils to development, and safeguard air quality in rural areas.

Policies AL01 and AL02 of the plan allocate land for the development of housing and/or employment land to meet the development requirements of the plan. Sites are identified in response to spatial/settlement needs depending on the number of recorded completions and commitments to accord with and implement the spatial strategy (as set out in Policies SP02, SP03, and SP04) to provide for a sustainable pattern of development. As well as being examined through the Sustainability Appraisal, sites have been screened the HRA, and been thoroughly examined through the site selection process along with reasonable alternatives. The Sustainability Appraisal therefore forms part of this evidence base, to be considered when determining which sites should be selected for allocation.

The portfolio of sites provided through the Local Plan provide for a broad variation of location, type, and size of site to cater to housing market demand and provide for enhanced levels of delivery. Sites are identified at most settlements where there is an identified residual need. In some instances, there is a need to develop greenfield sites in order to meet needs, owing to the absence of sufficient available and deliverable sites in that settlement. The development of brownfield sites has been prioritised as far as possible through Policy AL01 balancing deliverability and suitability alongside aspirations to protect the natural resources and landscape of Pendle.

Allocated sites ensure that the housing needs as identified by the housing requirement are met in full. In this way the sites have a positive effect for housing objectives. The allocation of sites, and opportunity provided to access and own a new home built to a high quality and of sufficient size to meet needs, also has positive effects for social objectives. Sites are also located with generally good accessibility to existing services, shops, sources of employment, education, and are located close to public transport routes. The location of sites and their accessibility therefore helps to reduce the reliance on travel by car, promotes active travel, and supports economic growth by providing labour close to existing employers and employment sites.

Table A (overleaf), shows the assessed individual and cumulative effects of each proposed policy on sustainability objectives as summarised above.

Table A – Summarised effects of Policies of the Draft Local Plan

[illegible]

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM12	0	0	+	++	+	0	+	+	+	+	0	+	+	+
DM13	0	0	+/-	++	+	+	+	~	+	+	~	+	~	+
DM14	?	?	+/-	++	0	+	+	~	+	+	+/-	+	+/-	+/-
DM15	0	0	+	+	~	++	+	++	~	++	++	+	~	+
DM16	+	+	+	++	+	+	++	+	+	+	++	+	+	+
DM17	~	0	+	+	~	~	~	~	~	~	~	~	+	+
DM18	?	?	+	+	~	?	~	~	~	?	~	~	++	+
DM19	0	0	+	+	+	?	+	0	+	0	~	+	++	++
DM20	-	-	+/-	+/-	+	++	?	0	0	+	+	0	?	+
DM21	+	+	++	++	+	+	+	+	+	+	+	0	0	+
DM22	+	+	+	+	?	+	?	~	?	?	~	0	0	0
DM23	+	+	+	+	0	+	0	?	0	0	~	0	0	0
DM24	+	0	+	+	0	+	+	+	0	+	+	0	0	0
DM25	+	0	+	+	0	+	+	+	0	+	+	0	+	+
DM26	+	+	+	+	0	+	0	0	0	0	+	0	+	+
DM27	+	+	+	+	0	0	0	0	0	0	~	0	?	0
DM28	+	+	+	+	+	0	~	~	+	0	~	0	0	0
DM29	+	~	+	+	+	~	~	0	0	0	+	0	0	0
DM30	~	~	+	++	~	+	+	~	+	+	?	+	~	~
DM31	0	0	+	++	+	0	0	+	+	+	0	+	?	+
DM32	~	~	+	++	++	+	~	~	++	++	~	~	~	~
DM33	~	0	+	++	~	~	~	~	~	~	?	~	+	+
DM34	~	~	+	+	+	~	~	+	~	~	~	~	~	~
DM35	~	~	+	+	+	~	~	~	~	+	~	~	~	~
DM36	~	+	+	+	+	+	~	+	?	+	+	+	0	0
DM37	0	0	0	+	0	0	~	0	0	0	~	~	0	+

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM38	?	0	0	0	0	?	?	?	0	0	?	?	0	0
DM39	?	+	+	0	+	?	?	?	+	+	?	0	0	0
DM40	0	++	+	+	+	+	0	0	+	0	+	0	0	0
DM41	0	++	+	+	++	++	0	0	0	0	+	0	?	0
DM42	+	++	++	+	+	++	0	0	+	+	+	+	+	+
DM43	+	+	+	++	++	+	?	0	+	+	?	0	+	+
DM44	?	+	++	+	0	+	0	0	0	0	+	+	0	0
DM45	?	+	+	0	-	0	0	0	0	0	?	0	0	0
DM46	?	+	+	+	-	+	?	0	?	?	+	0	0	0
AL01	+	+	+	+	+	+	+/-	+/-	+	+	+	+	0	+
AL02	?	+	+	+	+	-	-	-	0	0	-	-	0	-

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Effects of Sites

Site allocations are made through Policies AL01 and AL02. Each identified site has differing effects on sustainability objectives owing to site specific factors. The scale and location of this supply is intended to be responsive to residual housing and employment needs of the Borough, aligned to the proposed spatial strategy as set out in Policies SP02 and SP03. In accordance with Policy SP02, the sites selection process has made effort to promote deliverable opportunities for sustainable growth and support regeneration of the borough's urban areas, with growth distributed proportionately across the borough's spatial areas. This includes the prioritisation of housing delivery at brownfield sites. The spatial approach adopted secures the delivery of a coordinated strategy for housing and employment with identified sites accessible to key employment locations and existing services, facilities and shops, and public transport. National policy aims to support small housebuilders with the identification of smaller sites is reflected within the selection of sites with sites under 1ha making up over 10% of the supply identified to meet residual needs. The preferred approach also provides market choice, opportunities to diversify the housing stock, and a range of sites geared to promote strong levels of housing delivery.

The allocation of sites for development generally supports social sustainability objectives, by enabling increased opportunity to access new quality homes which address housing need (including affordable housing) promoting home ownership, higher standards of living, and reduce inequality. This should help to tackle high levels of deprivation which are particularly significant within the M65 Corridor. The development of housing also benefits economic objectives with linked positive effects for the local economy arising from the construction of housing and their future occupation and role that their occupiers play in supporting the local economy. The allocation of specific employment sites helps to support the delivery of the employment land requirements of the plan, in alignment with the spatial strategy, and through the expansion of existing economic sites.

Environmental objectives are also generally supported by allocated sites, owing to the preference given towards brownfield land, the limited role these sites fulfil for environmental factors, the benefits brought by allocations in safeguarding areas critical for addressing climate change, maintaining air quality, maintaining natural resources, protecting habitats and natural landscapes of special quality and character. Many of the sites identified are affected by flood risk and water quality issues owing to the character of the sites selected and the geography of the borough. Careful management of these issues will be necessary through site specific policy. There is site specific variation in environmental effects depending on current conditions and the role the site fulfils within the wider environment. Greenfield sites needed to fulfil land requirements, inevitably have more significant and adverse effects for environmental objectives than their brownfield alternatives, however the role of greenfield sites within the plan is highly limited, and only where local conditions or context justifies the development of these sites.

The allocation of sites also further benefits environmental objectives by enabling the implementation of the environmental policies of the plan. The allocations complete the spatial strategy providing certainty as to where and what development needs will be met. This assists in directing and determining the form, location, and type of development, which is allowed, to be implemented effectively over the plan period. It helps to safeguard the most sensitive and valued areas of the Borough from loss or harm to inappropriate forms of development which would have a much more significant effect on environmental objectives if allowed to come forward in an unconstrained manner.

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Table B, which shows the assessed individual and cumulative effects of each proposed site allocation on sustainability objectives is provided overleaf.

Overall Conclusions and Key Recommendations

The Local Plan is to be read as a whole. In this way, the policies and allocations of the Local Plan are considered to deliver the net gains for social, economic, and environmental objectives expected of sustainable development as outlined within the NPPF. The Local Plan can therefore be concluded to form an appropriate strategy, noting the borough's unique qualities, character and constraints as evidenced by the baseline conditions. Subject to continued monitoring and consistent implementation its strategy will be effective in securing and promoting the sustainable development and growth of the Borough.

To ensure that adverse effects caused by the development of allocated sites identified through the Local Plan are minimised and kept to a temporary nature, it is recommended that site specific policies set out mitigation measures to reduce effects caused by the development on environmental objectives where this is possible. This may relate to flood risk and drainage, ecology, landscape, or other effects and is set out in greater detail on a site-specific level. Mitigation measures proposed are set out within the site appraisal summary found in Section 5 of this report and through the site appraisals provided within Appendices 5 and 6 of the SA.

It is also recommended that an effective monitoring framework is adopted to ensure that the implementation of policies and development of sites in line with requirements is examined to confirm the effectiveness of policy, to review the accuracy of the appraised effects of the plan through this SA, confirm the impacts of the Local Plan on sustainability objective, and consider whether there is need for intervention or review. This is necessary in evaluating how a number of policies effect Pendle's historic environment, and how the housing requirement affects demographic change, and economic growth. Recommended indicators for the Local Plan are set out in Appendix 8 of the SA and are shown in full in Appendix 10 of the Local Plan Preferred Options Report.

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Table B: Summary of Assessment of Preferred Sites for Allocation

Site Allocation Reference	Sustainability Objectives													
	Meet the housing needs of all	Achieve a strong and stable economy	Regenerate, social deprivation, rural vitality	Improve health and wellbeing	Promote sustainable travel	Efficient use of land. Safeguard soils	Conserve water quality and resources	Reduce the risk of flooding	Improve air quality	Reduce emissions. Adapt to climate change.	Sustainable use of natural resources. Sustainable waste	Conserve enhance Biodiversity, geodiversity, GI	Conserve enhance historic environment.	Conserve enhance landscape/townscape character
P013 (E)	2	+	+	+	+	-	-	-	0	0	0	-	0	-
P026 (H)	++	+	+	+	+	++	-	-	0	+	0	0	0	+
P052 (H)	+	0	+	+	+	++	-	-	0	+	0	-	+	+
P060 (H)	+	+	++	+	+	++	-	-	0	+	0	0	0	+
P064 (H)	+	+	+	+	+	++	-	-	0	+	0	0	+	+
P067 (H)	+	0	+	+	+	+/-	-	-	0	-	-	0	0	-
P237 (H)	++	+	0	0	+	+/-	-	-	0	0	-	0	0	0
P257 (H)	+	+	+	+	+	++	-	-	0	+	0	0	0	0
P267 (H)	+	+	++	+	+	++	0	0	0	+	0	0	0	+
P309 (E)	2	+	+	+	+	++	-	-	0	+	0	-	0	0
P326 (H)	+	+	+	0	+	++	0	-	0	+	0	0	0	0

Key: Housing site (H), Employment site (E)

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What are the next steps?

This SA Report is being consulted on alongside the first draft of the Local Plan. This is known as the Preferred Options Report, as it sets out what the Council believes to be the best suite of policies and site allocations to meet the future development needs of the Borough. The SA is an iterative process. Comments made on the Local Plan and the SA during this consultation event will be considered and taken into account, together with any further evidence and dialog with statutory consultees, before the Council consults on the publication version of the Local Plan.

Consultation

We would welcome your views on this Sustainability Appraisal report.

You can comment as part of the six week public consultation on the Pendle Local Plan, being held in accordance with [Regulation 18 of The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#), as amended.

The consultation will take place from:

9:00am Monday ?? June 2023 to 5:00pm Monday ?? July 2023

Comments should be sent to:

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

E: planningpolicy@pendle.gov.uk