Appendix 3: Exhibition Material for Public Consultation and Stakeholder Events

O' : Pendle Local Plan 4th Edition

Our Pendle Our Future

Pendle Local Plan

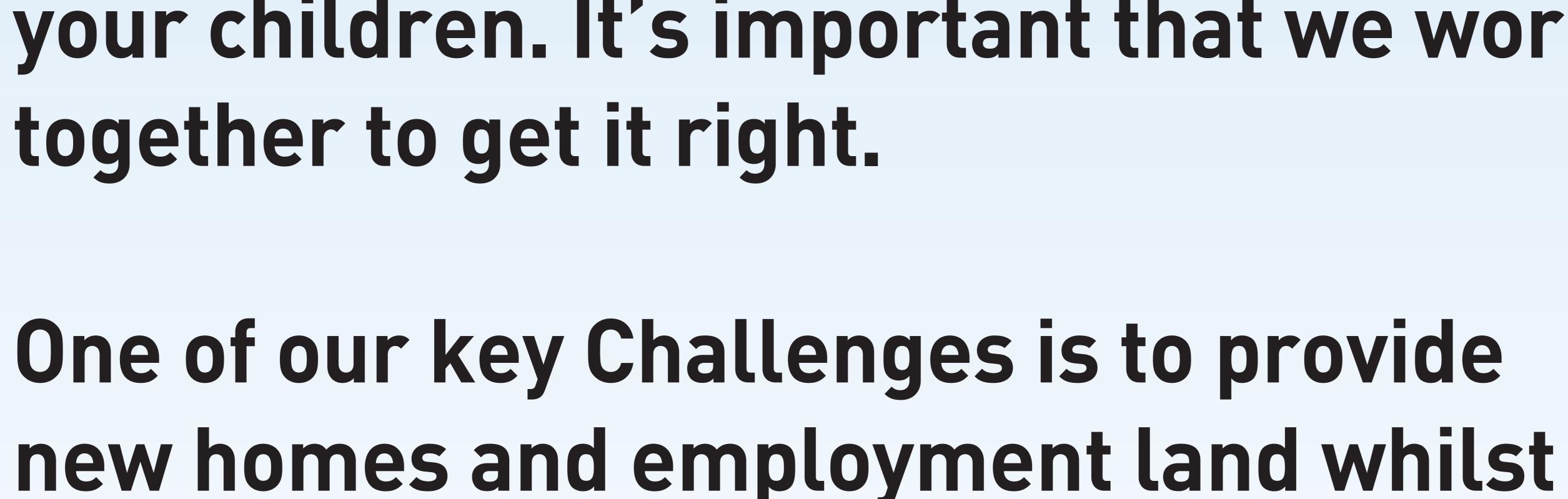
wwwpendle.gov.uk

4th Edition (2021-2040)

We want your views on how we propose to manage development and growth in Pendle up to 2040.

We want to make Pendle a better place for you and





The policies in our new Local Plan will show:

protecting the environment.

- where growth should take place and what it should look like
- how much development we need for housing, employment, and other uses
- allocate specific sites for future development.
- promote good design that helps:
 - address the climate emergency
 - 7 enhance our quality of life
 - 7 improve our health and wellbeing
 - 7 provide a net gain for biodiversity





02: What is the Local Plan for?

In England, our planning system is plan-led.

The Government requires us to prepare a Local Plan that looks at our development needs for at least the next 15 years.

Without a Local Plan, applications for planning permission are more likely to be decided at an appeal and in line with national planning policy. This means that there is more risk that new developments would not address the needs and aspirations of our community.

Our Local Plan must be in general conformity with the National Planning Policy Framework, but it also considers local issues that are important to us. It looks at our:

- goal to be net zero carbon by 2030
- beautiful scenery that our residents and visitors love and should be protected
- ageing population and the decline in people of working age
- significant need for affordable housing
- pockets of inner urban deprivation
- economy, which relies on manufacturing, putting many jobs at risk in a recession
- high levels of childhood obesity and lower levels of life expectancy











03: Our vision and objectives

Have we got the right strategic objectives?

Our Local Plan reflects the unique character and needs of Pendle and our communities.

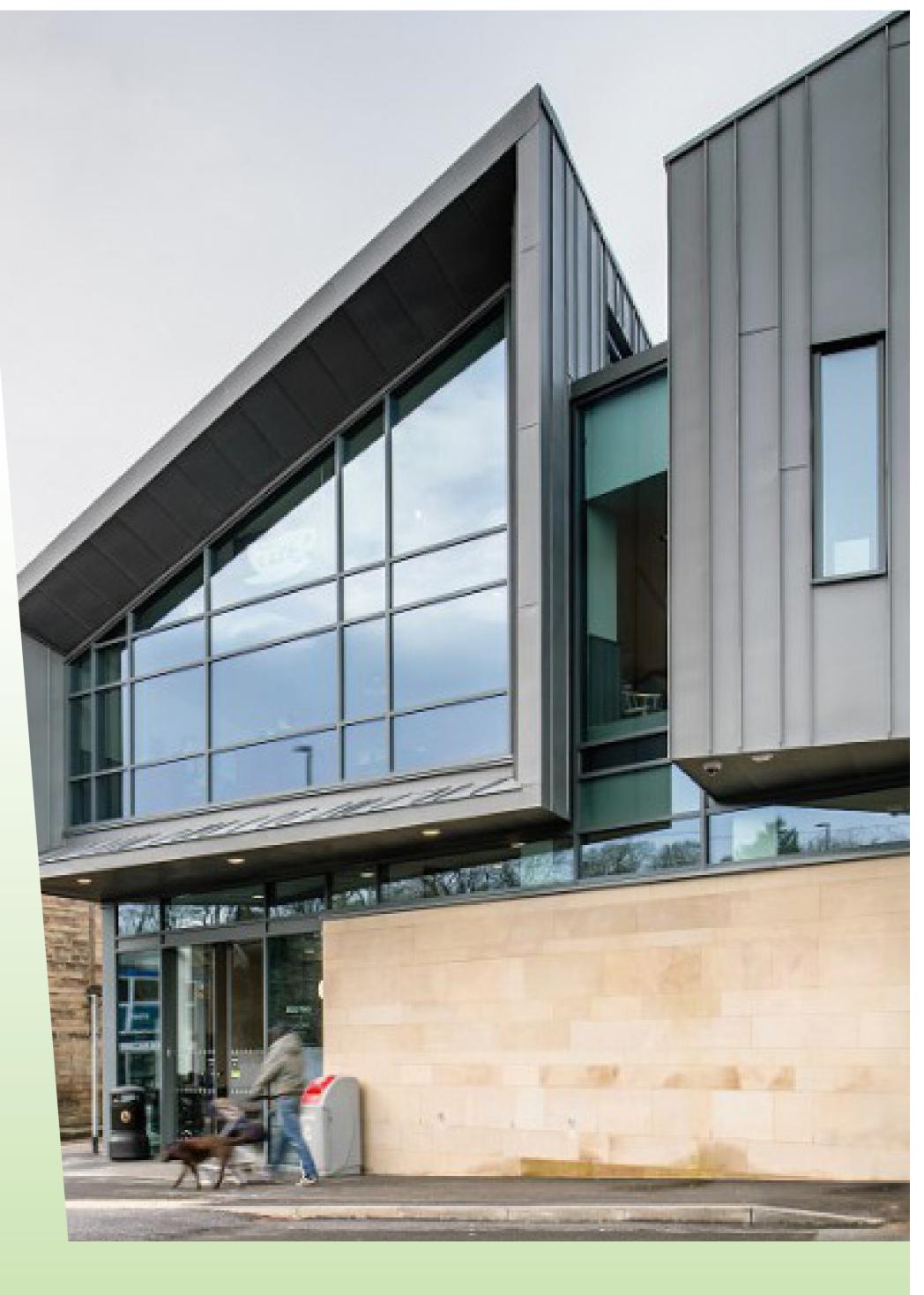
Our vision establishes what we would like Pendle to be like by 2040.

Our 11 strategic objectives will help us to achieve this vision.

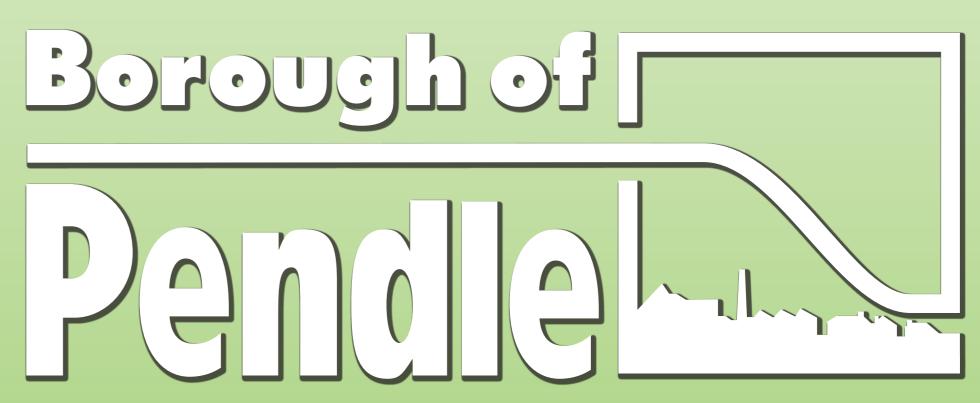
- 1. Promote sustainable development and growth, focussing on re-using existing buildings and land that has previously been developed
- 2. Make sure we have the right infrastructure, so our communities can function properly
- 3. Create accessible, attractive, and safe places to live
- 4. Respond to the causes and impacts of climate change
- 5. Deliver quality housing which supports the needs of our residents
- 6. Strengthen the local economy
- 7. Support vibrant town centres
- 8. Reduce inequality and promote health and wellbeing.
- 9. Protect and improve access to our green and recreational spaces
- 10. Conserve and enhance highly valued habitats, landscapes, and townscapes
- 11. Promote sustainable travel options, reducing the need to travel by car











04: Our approach to development

Is our strategy for future development right?

We have used a large amount of evidence to help us prepare our draft Local Plan. We now need your local knowledge to make sure our proposals give you what you need and what you want to see.

Our strategy looks at three areas and directs development to where it is most needed:

- M65 Corridor Urban Area 70%
- M65 Corridor Rural Area 10%
- West Craven 20%

A settlement hierarchy directs development to the most appropriate locations, helping to reduce the need to make short journeys by car.

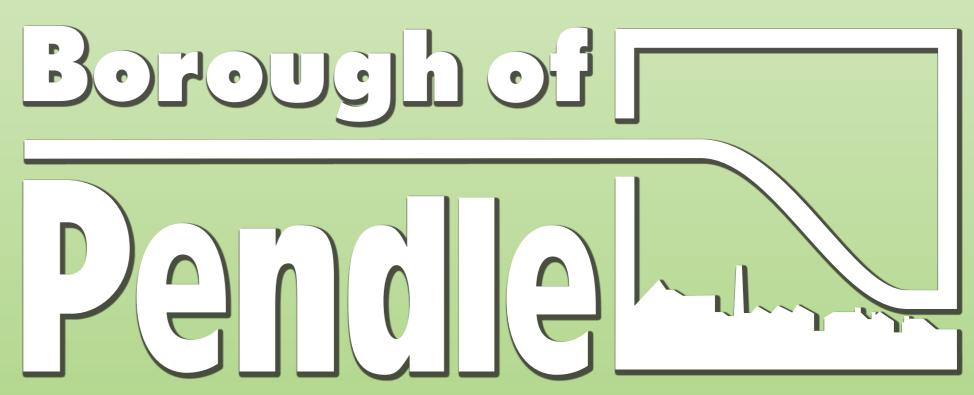
Tier	Settlements	Comments
1. Main Towns	Nelson, Colne and Barnoldswick	Focus for major developments and future growth
2. Key Service Centres	Barrowford, Brierfield and Earby	Play a supporting role by providing a limited range of goods and services
3. Rural Service Centres	Fence, Foulridge, Kelbrook & Sough, and Trawden	Focus for development outside the urban areas.
4. Rural Villages	Barley, Blacko, Higham, Laneshaw Bridge, Newchurch-in- Pendle and Spen Brook, Roughlee and Crow Trees, and Salterforth	Development will normally be restricted to meeting identified local needs.















06: Development management

What should new development deliver?

The 12 strategic planning policies in our Local Plan set out a framework for future development.

A further 46 detailed planning policies tell anyone applying for planning permission what their proposals should contribute to our community and what design features we want to see.

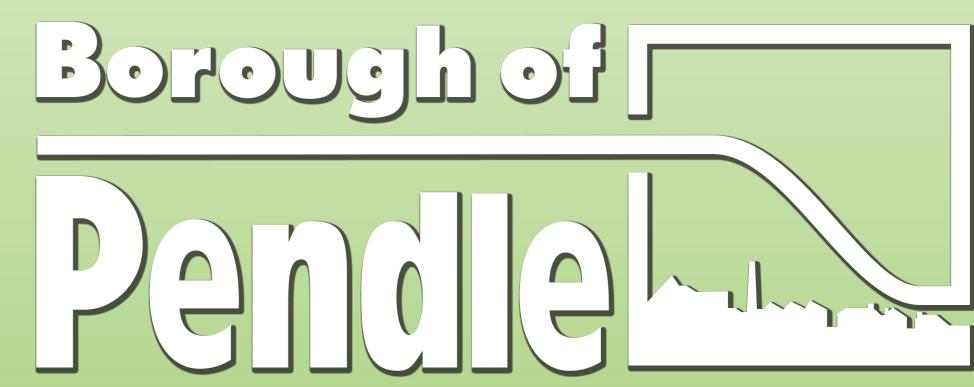
They cover issues such as:

- a focus on the redevelopment of brownfield land
- an annual housing requirement of 140 dwellings (i.e. 2,660 new homes by 2040)
- allocated sites, which will deliver over 500 new dwellings and 10 hectares of employment land
- the size, tenure and quality of new housing and our need to increase the supply of affordable homes
- extensions to existing employment sites in Barnoldswick and Earby, to complement the strategic employment site at Lomeshaye in the M65 Corridor
- promoting high quality and beautiful design
- zero carbon developments
- protecting green spaces that are of particular significance to a community from future development, by designating them as Local Green Space









07: Site allocations

Have we got the right sites in the right places?

Many factors restrict development opportunities in Pendle. The most significant are:

- the Green Belt
- the Forest of Bowland Area of Outstanding Natural Beauty (AONB)
- the South Pennine Moors Site of Special Scientific Interest (SSSI)
- areas which are at risk from flooding

We have looked at potential sources and can see that we have a relatively small number of deliverable sites within our urban areas compared to the number of houses we need to provide.

A large number of housing sites already have planning permission, or they are identified in a neighbourhood plan. These sites are not included in the Local Plan.

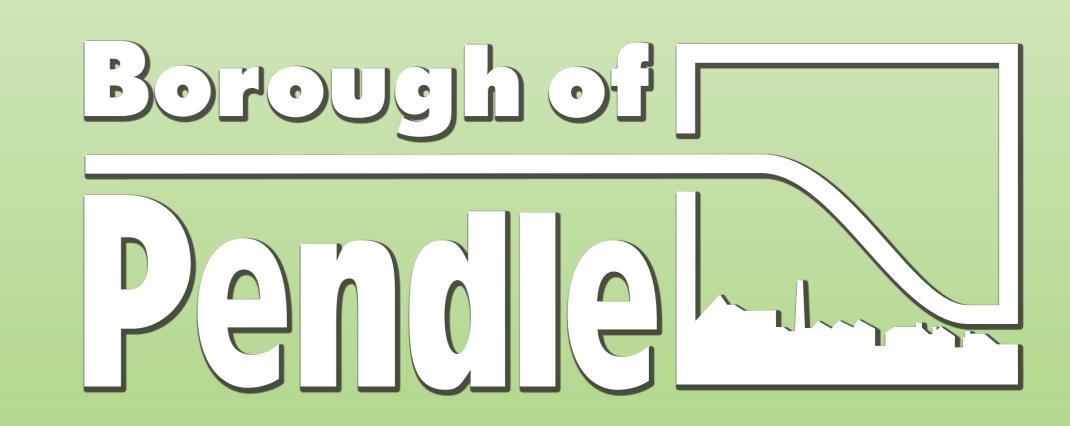
Evidence shows that we can also justify making an allowance for development on small unidentified 'windfall' sites. Many of these will be on brownfield land.

Settlement	Sites (site plans are available)	Total Capacity
Nelson	Former Riverside Mill, Reedyford Road (140 dwellings); Land at Giles Street (35), Former nursery, Barkerhouse Road (12); Land at Bamford Street (self-build) (4); Land at Wickworth Street (self-build) (2)	193
Barnoldswick	Former Barnsey Shed, Long Ing Lane (128)	128
Colne	Land South of Colne Water, Cotton Tree Lane (50)	50
Brierfield	Former Mansfield High School, Taylor Street (43); Former Council Depot, Halifax Road (9); Former Railway Sidings, Railway Stret (40); Land at Mansfield Crescent (self-build) (3)	95
Earby	Former Brook Shed, New Road (48)	48

Small extensions to the West Craven Business Park (Earby) and Crow Nest Industrial Estate (Barnoldswick) will supplement the strategic employment site at Lomeshaye (Nelson).

We have no proposals to develop in the Green Belt.





08: What happens next?

What should I do?

The public consultation runs for eight weeks. We need to hear from you by **5pm on Friday 18 August 2023.** You can send us your comments by email or letter, or by using our online form.

Planning, Building Control and Regulatory Services
Town Hall
Market Street
Nelson
BB9 7LG

Email: planningpolicy@pendle.gov.uk

Further information

Our Local Plan and all supporting documents are on our website: www.pendle.gov.uk/LPconsultation

To keep up to date with progress on the Local Plan, please ask to be added to our mailing list. We will email you copies of our award-winning newsletter and you will get advance notice of any public consultations.

Next steps

Autumn-Winter 2023 – We will respond to all the comments we receive during this consultation and amend the draft Local Plan where necessary.

Spring 2024 – There will be another public consultation to consider the final draft of our Local Plan.

Summer 2024 – We will send the final draft of our Local Plan, all supporting documents and any comments we have received to the Secretary of State for independent examination.

Autumn 2024 – An Examination in Public will be held. The Inspector appointed to conduct the examination may recommend further modifications to the Local Plan before it can be adopted.

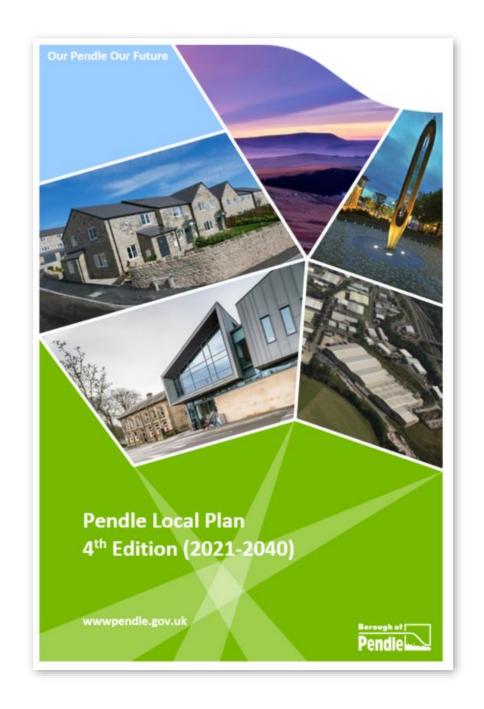




Pendle Local Plan

Fourth Edition

Preferred Options Report Public Consultation July 2023



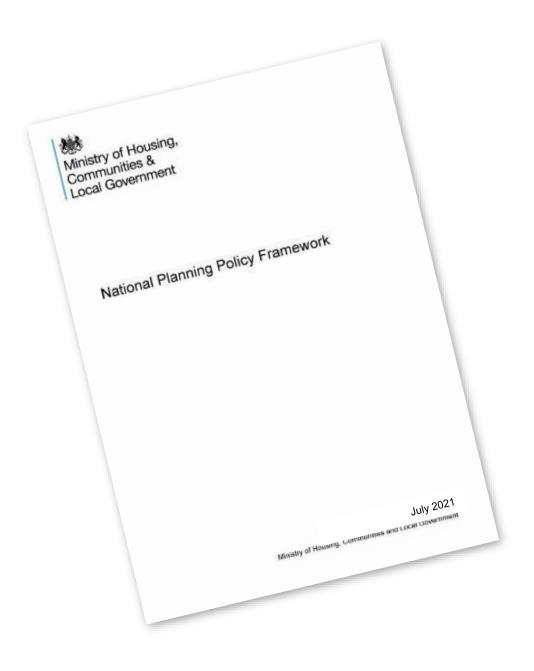


In England the planning system is plan-led.

Decisions on planning applications are made in accordance with the Local Plan unless other matters (known as "material considerations") need to be taken into account.

The Government requires all local authorities to prepare a Local Plan for their area.

It must be in general conformity with the National Planning Policy Framework (NPPF).



The Local Plan:

- Considers our development needs up to 2040.
- Sets out where growth will take place and what new development should look like.
- Allocates sites for future development
- Promotes good design to help:
 - address the Climate Emergency
 - enhance our quality of life
 - improve our health and wellbeing
 - provide a net gain for biodiversity



The Local Plan establishes how many new homes we need to build each year and how much employment land is needed up to 2040.



The Local Plan seeks to prioritise the re-use of previously developed land (Brownfield sites).

This helps to minimise the amount of new construction on fields at the edge of our towns and villages (Greenfield sites).



The Local Plan also helps to protect the best of our natural and historic environment, so it can be enjoyed by future generations.



The policies in the Local Plan:

- Tell anyone intending to apply for planning permission what we will expect from them.
- Help the Council to decide whether to approve, or refuse, applications for planning permission.
- Promote sustainable development ...
 to help improve the future prospects
 of our residents, and those who visit
 or work in Pendle.





The Development Plan

The Local Plan is part of the statutory Development Plan for Pendle, which also includes:

 The Joint Lancashire Minerals & Waste Local Plan (2009 & 2013)

Bradley Area Action Plan DPD (2011)

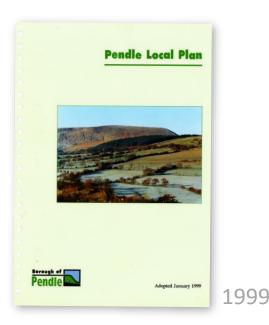
- Any 'made' neighbourhood plans:
 - Trawden Forest (2018)
 - Barrowford (2019)
 - Kelbrook and Sough (2022)
 - Colne (2023 tbc)

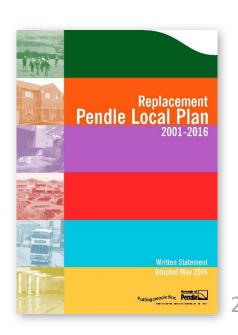


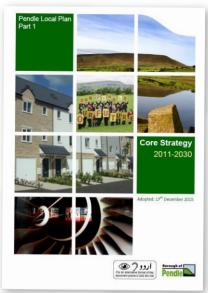
Adopted Local Plans

Pendle Council has previously adopted three Local Plans:

- Pendle Local Plan (January 1999)
- Replacement Pendle Local Plan 2001-2016 (May 2006)
- Pendle Local Plan: Core Strategy 2011-2030 (December 2015)





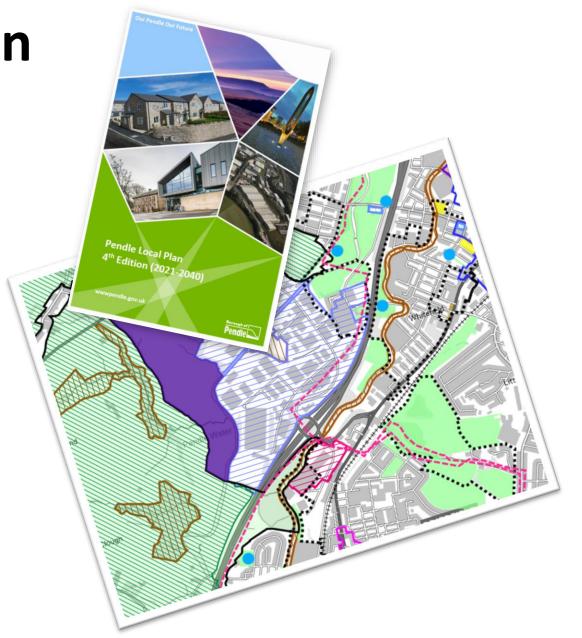






Contents of the Local Plan

- 12 strategic planning policies
- 46 development management policies
- 12 sites allocated for market housing
 - 5 sites allocated for self-build or custom-build housing
 - 2 sites allocated for employment
 - 1 Policies Map showing the spatial impacts of the policies in the Plan



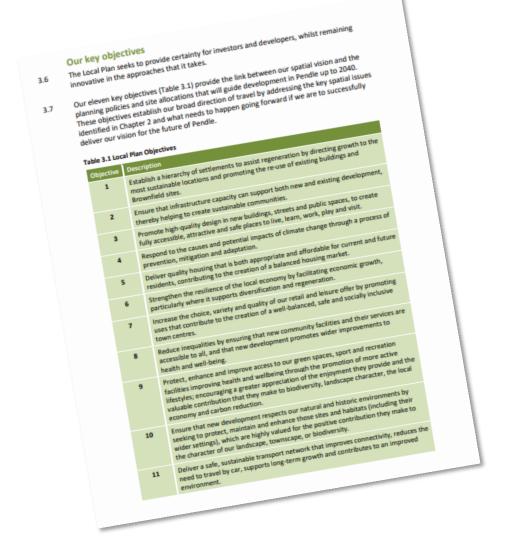
Spatial Vision

- Our Spatial Vision is the result of extensive engagement with stakeholders and the local community.
- It has been at the heart of policy and plan-making in Pendle since the Pendle Core Strategy was adopted on 17 December 2015.
- The vision has been updated to reflect how we would like to see Pendle in 2040.



Local Plan objectives

- The Local Plan's 11 objectives fulfil a key role in achieving the vision of the plan.
- The plan's objectives relate to a wide range of issues affecting Pendle including the climate change emergency, environmental quality, economic prosperity, equality and health, access to quality and affordable housing.
- The proposed objectives largely reflect those contained within the Pendle Core Strategy but have been adapted to reflect modern day issues and priorities.



Spatial strategy

Promotes and supports a sustainable pattern of development across Pendle.

Seeks to place residents close to the essential goods and services that they need.

Informs the settlement hierarchy, which translates the distribution of development into site specific allocations.

Spatial Area		Development and growth
1.	M65 Corridor Urban Nelson, Colne, Brierfield and Barrowford	70%
2.	West Craven Barnoldswick, Earby, Salterforth, Kelbrook and Sough	20%
3.	M65 Corridor Rural Higham, Fence, Newchurch-in-Pendle, Barley, Roughlee and Blacko Foulridge, Laneshaw Bridge and Trawden	10%

Settlement hierarchy

Tier	Role	Settlements
1 Main Towns	Provide the focus for future growth and will accommodate the majority of new development.	BarnoldswickColneNelson
2 Local Service Centres	Play a supporting role to the Key Service Centres, with new development serving a localised catchment.	BarrowfordBrierfieldEarby
3 Rural Service Centres	Provide the focus for development in those areas outside the boundaries of the settlements in Tiers 1 and 2.	FenceFoulridgeKelbrook and SoughTrawden
4 Rural Villages	Only development which addresses an identified local need will normally be permitted.	 Barley Blacko Higham Laneshaw Bridge Newchurch-in-Pendle and Spen Brook Roughlee and Crow Trees Salterforth

Retail hierarchy

Tier	Role	Settlements
1 Town Centres	Provide the focus for retail and leisure development in Pendle serving communities within the wider borough and beyond. They are the most accessible locations in Pendle, supporting the largest range of services, job opportunities and sources of recreation.	BarnoldswickColneNelson
2 Local Shopping Centres	Provide important access to lower order retail and services for their communities and the immediate area around them. They help to reduce the need to journey by car, increase opportunities for social interaction and support local jobs.	BarrowfordBrierfieldEarby

Annual housing requirement

The adoption of an up-to-date annual housing requirement reduces the prospect of "planning by appeal".

In accordance with the resolution passed by Pendle Council, at its meeting on 9 December 2021, the annual housing requirement in the Local Plan has been reduced from 298 dwellings per annum (dpa) to 140 dpa.

140 dpa is the figure generated by the Government's Standard Method (SM), which is intended to:

"provide a minimum starting point in determining the number of homes needed in an area."







What does the evidence say?

Adopting a Local Plan that delivers just 140 new homes each year will **not** support our aspirations for economic growth or deliver sufficient affordable housing to meet our needs. This is the conclusion reached in:

- Pendle Housing Needs Assessment (Lichfields, March 2020)
- The Housing and Economic Development Needs Assessment (HEDNA) (Iceni Projects, April 2023)

An annual housing requirement of 140 dpa is likely to lead to increased town centre vacancy levels.

• The Retail and Leisure Capacity Study (Lichfields, March 2023)





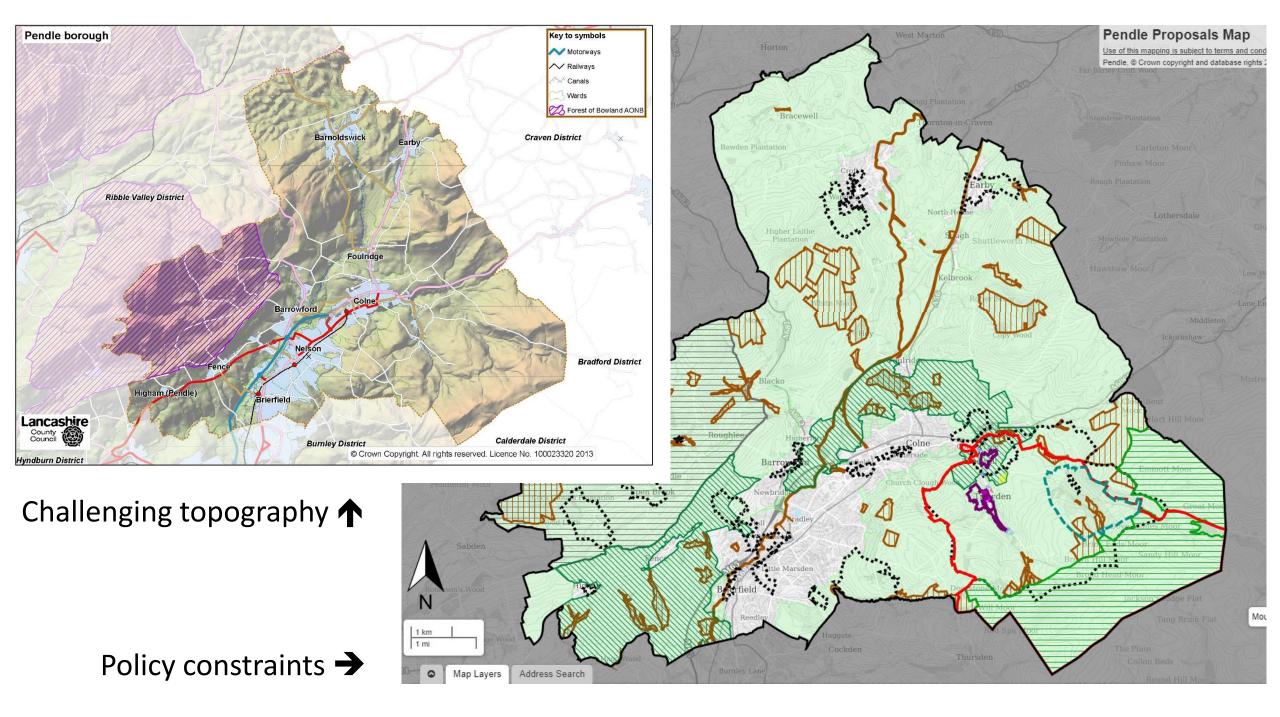


Can we justify using the SM figure?

We will need to justify adopting an annual housing requirement figure that does not meet some of our aspirations, or the Inspector(s) appointed to conduct the independent examination could reject the Pendle Local Plan or significantly change its proposals by recommending Main Modifications.

The Plan highlights that development and growth is constrained by:

- Challenging topography
- The North-West Green Belt
- Areas protected for their natural, landscape and historic significance:
 - South Pennine Moors Site of Special Scientific Interest (SSSI)
 - Forest of Bowland Area of Outstanding Natural Beauty (AONB)
 - Heritage designations (e.g. conservation areas)
- Areas with a high risk of flooding (Flood Zones 2 and 3)



Meeting the housing requirement

A	Housing requirement 2021/22 to 2039/40 @ 140 dpa	2,660
В	Housing completions 2021/22 (i.e. delivery)	285
С	Dwellings with planning permission @ 31 March 2022 [1] [2]	807
	Expected delivery at Trough Laithe (Strategic Housing Site)	477
	Windfall allowance for development on small sites	570
D	Residual housing requirement	521

[1] A lapse rate of 10% has been applied to the actual figure (892) to acknowledge that not all of the sites granted planning permission will come forward.

[2] This figure does not include planning permissions granted since 31 March 2022. Large schemes approved since this date provide a further 200 dwellings. This will be reflected in the final version of the Local Plan.

Site Allocations

- The spatial strategy that is proposed directs most of the new development to the urban areas of the M65 Corridor.
- As a result, **no new housing allocations** are proposed in any settlements outside the six main towns.
- Housing needs in these areas will be met by windfall sites at suitable locations within a settlement boundary or on a Rural Exception Sites promoted by a local community.







Site Allocations

- The housing site allocations in Policy AL01 have been balanced against the NPPF requirement that they must be deliverable during the lifetime of the plan (i.e. available, suitable and achievable).
- Brownfield sites have been prioritised where possible.
- The proposed site allocations will help to broaden the range of homes available in the borough.

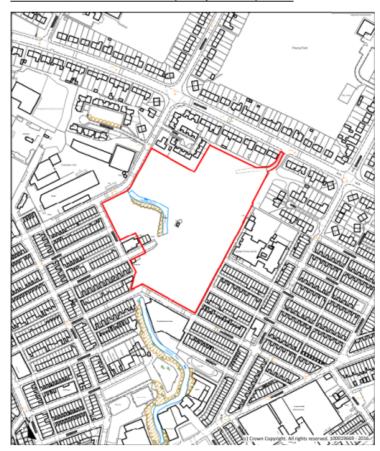






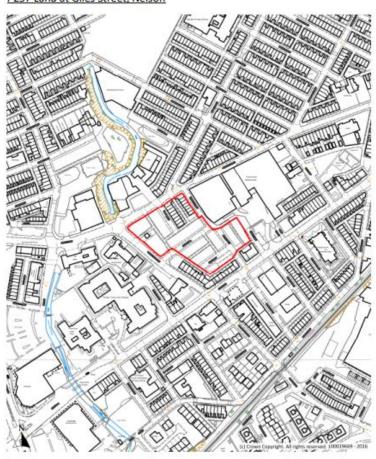
Proposed Housing Allocations: Nelson

P026 Land at Former Riverside Mill, Reedyford Road, Nelson



Site Capacity	140 dwellings
Site Typology	Brownfield
Anticipated Construction	2026/27
Start Date	
Additional Comments	Outline application
	approved after base date
	(22/0774/OUT)

P257 Land at Giles Street, Nelson



Site Capacity	35 dwellings
Site Typology	Brownfield
Anticipated Construction	2025/26
Start Date	
Additional Comments	Ť

P326 Barkerhouse Road, Nelson

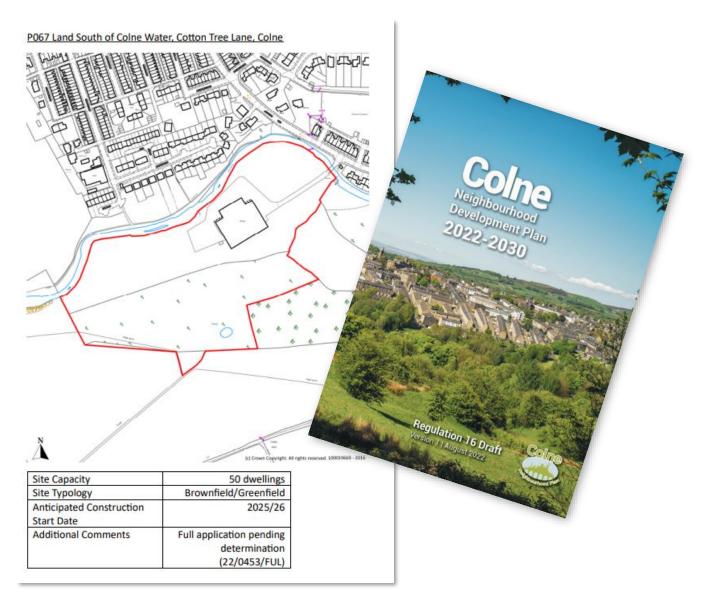


Site Capacity	12 dwellings
Site Typology	Brownfield
Anticipated Construction	2027/28
Start Date	
Additional Comments	

Proposed Housing Allocations: Colne

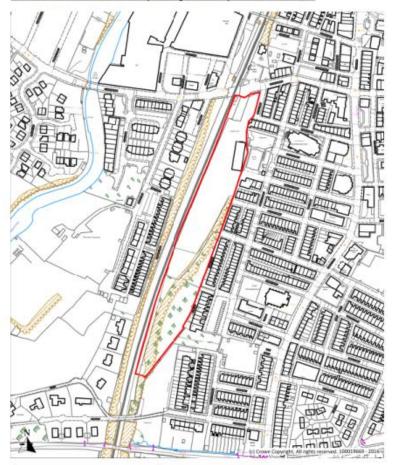
A public referendum on the Colne Neighbourhood Plan takes place on Thursday 20 July 2023.

If approved, the need to allocate sites in Colne will largely be met by sites allocated in the neighbourhood plan.



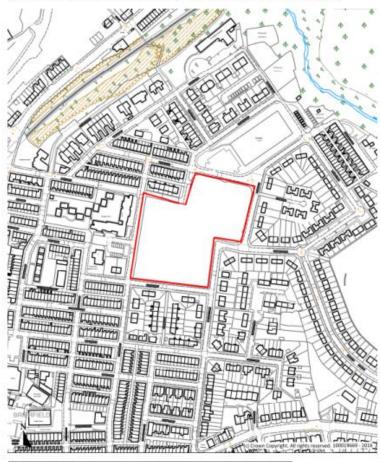
Proposed Housing Allocations: Brierfield

P052 Land at Former Railway Sidings, Railway Street, Brierfield



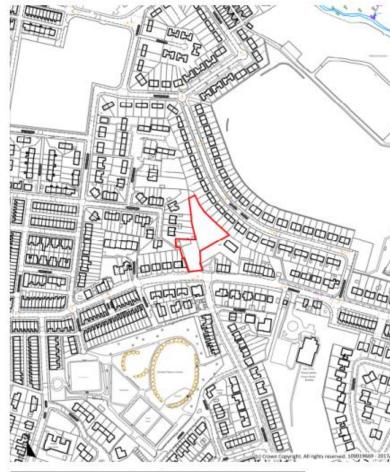
Site Capacity	40 dwellings
Site Typology	Brownfield
Anticipated Construction Start Date	2032/33
Additional Comments	

P060 Land at Former Mansfield High School, Taylor Street, Brierfield



Site Capacity	43 dwellings
Site Typology	Brownfield
Anticipated Construction Start Date	2027/28
Additional Comments	(

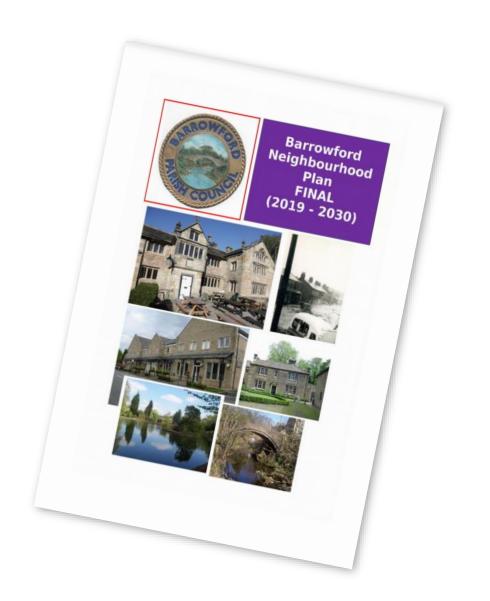
P267 Land at Former LCC Depot, Halifax Road, Brierfield



9 dwellings
Brownfield
2032/33

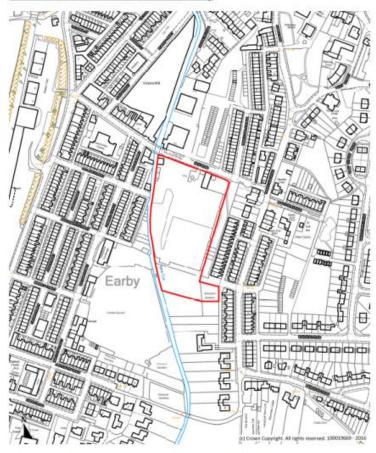
Barrowford

- No housing site allocations are proposed in Barrowford.
- This reflects delivery on existing commitments, which include Trough Laithe (Keld) and Oaklands (Church Street).
- The Council will take a positive approach to sustainable development proposals within the designated settlement boundary, which accord with polices in the Pendle Local Plan and the Barrowford Neighbourhood Plan.



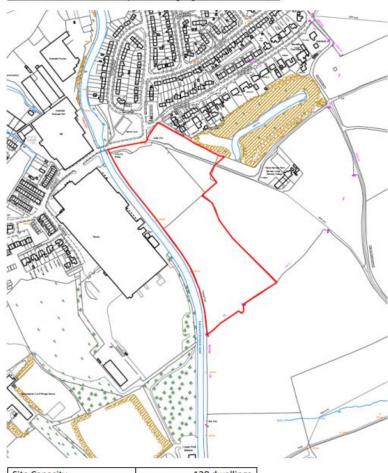
Proposed Housing Allocations: West Craven





Site Capacity	48 dwellings
Site Typology	Brownfield
Anticipated Construction Start Date	2025/26
Additional Comments	Full application pending determination (22/0577/FUL)

237 Land at Former Barnsey Shed, Long Ing Lane, Barnoldswick



Site Capacity	128 dwellings
Site Typology	Greenfield/Brownfield
Anticipated Construction Start Date	2025/26
Additional Comments	Full application pending determination (22/0722/FUL)

Employment Land

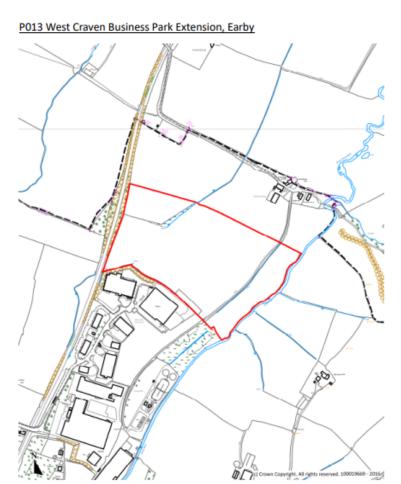
- Employment land requirements are assessed through the HEDNA (Iceni Projects, 2023).
- The HEDNA concludes that existing commitments will address much of the need for additional employment land up to 2040. The majority of this requirement will be met by the strategic employment site at Lomeshaye in the M65 Corridor.
- Local Plan Policy AL02 allocates two employment sites in West Craven, to provide additional flexibility, deliver market choice, and support economic growth in the north of the Borough.







Proposed Employment Allocations: West Craven



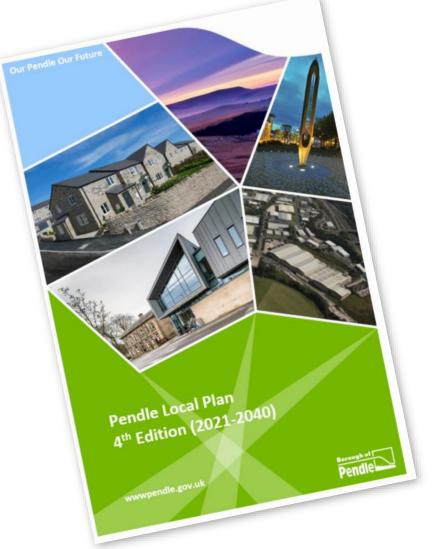
Site Capacity	7.00 ha Employment Land
Site Typology	Greenfield
Anticipated Construction	Not assessed
Start Date	
Additional Comments	For B2 (Industrial)
	B8 (Storage/Distribution)
	uses



Site Capacity	5.39 ha Employment Land
Site Typology	Greenfield/Brownfield
Anticipated Construction	Not assessed
Start Date	
Additional Comments	For B2 (Industrial)
	B8 (Storage/Distribution)
	uses

Other proposals in the Local Plan

- Town centre boundaries updated for Nelson, Colne and Earby.
- Primary Shopping Areas established in Nelson, Colne and Barnoldswick.
- Additional local shopping frontages identified in Nelson, Colne and Barnoldswick.
- Minor amendments to the existing settlement boundaries, to reflect development that has taken place since 2015.
- No changes to the Green Belt boundary.





This is our first draft

- The Preferred Options Report is <u>not</u> our final version of the Local Plan.
- It sets out what we believe to be the most appropriate strategy, based on the best available evidence.
- It is consistent with national planning policy.
- Your views will help to ensure that we deliver a Local Plan that best meets the needs of our community.





Draft Timetable

July-August	September-December	September	Autumn
Extended 8-week public consultation, to take account of the holiday period (Regulation 18)	Consider responses to the public consultation and amend the Plan as necessary	Consider nominations for Local Green Space submitted through the consultation	Consult on shortlisted Local Green Space sites and Assessment of nominated sites.

January	February-March	April	December
Seek approval of Council to submit the Plan to the Secretary of State for examination	Statutory 6-week public consultation (Regulation 19)	Submit the Plan, any supporting documents and all comments received to the Inspector	Adopt the Local Plan

