

Statement of Common Ground (SoCG)  
between  
Pendle Borough Council  
And  
Ribble Valley Borough Council  
in respect of the  
Pendle Local Plan Fourth Edition 2021-2040

## 1. Purpose of the SoCG

- 1.1 The purpose of this document is to identify the strategic cross-boundary issues which may exist between the two named local authorities and set out how these issues can be taken forward and managed through plan-making.
- 1.2 This SoCG has been prepared by Pendle Borough Council (PBC) and Ribble Valley Borough Council (RVBC). It demonstrates how the two authorities have worked together to agree and, as far as possible, resolve any strategic cross-boundary issues that have been identified. It also demonstrates how PBC has satisfied the Duty to Cooperate in preparing the Pendle Local Plan Fourth Edition (LP4).
- 1.3 Appendix 1 of the SoCG shows the physical relationship between the two authorities.
- 1.4 LP4 has been prepared in accordance with the National Planning Policy Framework (NPPF), published by the Government on 19 December 2023.

## 2. Strategic cross-boundary issues and areas of joint working

- 2.1 The following strategic cross-boundary issues have been identified between PBC and RVBC.
  - Housing requirement
  - Employment land
  - Highways and transport
  - Flood risk
  - The Forest of Bowland National Landscape
- 2.2 The significance of the cross boundary issues for housing, employment and transport are weakened by the strong physical separation that Pendle Hill and Weets Hill create between Pendle and the Ribble Valley:

### Housing requirement

- 2.3 The Pendle Housing and Economic Development Needs Assessment (HEDNA) (Iceni Projects, 2023) confirms the Housing Market Area (HMA) for Ribble Valley is separate to that for Pendle.

- 2.4 The baseline Local Housing Need (LHN) for Pendle, calculated using the appropriate Standard Method (SM) calculation for LP4, is 124 dwellings per annum (dpa).
- 2.5 The housing policies in LP4 are informed by the HEDNA (2023) and its subsequent update (Iceni Projects, 2024). Policy DM20 identifies a minimum housing requirement of 2,812 new homes to be met within Pendle up to 2040. This reflects the projected demographic needs for Pendle.
- 2.6 PBC can confirm that sufficient site allocations have been identified to meet the proposed housing requirement in full. As such further delivery in a neighbouring authority is not required.
- 2.7 PBC and RVBC will continue to work together and engage as appropriate in relation to the defining and delivery of housing needs through their Local Plans.

### Employment land

- 2.8 Policy DM40 identifies the employment land requirement for LP4. The land requirements outlined in Policy DM40 reflect the findings of the HEDNA.
- 2.9 Policy AL02 carries forward the Strategic Employment Site at Lomeshaye, which was first allocated through the adopted Core Strategy. The extension of Lomeshaye addresses most of the identified need in the M65 Corridor.
- 2.10 LP4 allocates circa 12 ha of land for employment within the West Craven sub area. The purpose of these allocations is to ensure that planned employment growth is consistent with the proposed spatial strategy in terms of the distribution of employment land, is aligned with the delivery of new housing, and ensures delivery of the employment land target. PBC confirms that it seeks to meet its identified employment land requirement in full. The allocations identified in Policy AL02 do not leave any unmet employment need.
- 2.11 The sites are of limited scale and relatively distant from Pendle's boundary with Ribble Valley. The proposed allocations will primarily address indigenous growth and will not have significant cross boundary implications.
- 2.12 PBC and RVBC are committed to addressing any future unmet need through the annual monitoring of their employment requirements in the annual Authority Monitoring Report (AMR) and the plan-making process.

### Highways and transport

- 2.13 Transport connections between Pendle and Ribble Valley are limited. The main highway link between the two authorities is the A682, which connects the settlements in M65 corridor with the A59 at Gisburn. The route is considered to be the most dangerous in Britain and subject to a 50 mph average speed limit. The B6251 links Barnoldswick with the A59 north of Bracewell. Elsewhere minor roads within the area covered by the Forest of Bowland National Landscape designation offer access to the villages of Downham and Rimington in the Ribble Valley. They have limited capacity but are popular with tourists.

- 2.14 The Burnley Bus Company (Transdev) operates on several bus routes connecting the towns and villages of Pendle with those in the Ribble Valley. Direct services between Nelson and Clitheroe are run by “Ribble Country” (Transdev). These operate on a limited frequency, using small wheelbase vehicles to navigate the unclassified roads passing through the remote rural villages surrounding Pendle Hill. Services on the “Mainline” connect Barnoldswick with Clitheroe but take a circuitous route to the south via Colne, Nelson, Burnley, Padiham and Whalley. A quicker option is for passengers to take the Skipton to Clitheroe service, operated by Stagecoach, which calls at Barnoldswick.
- 2.15 The parties agree that the cross boundary transport implications of the Local Plan are not a significant area of concern. PBC and RVBC will continue to work together and with other organisations such as Lancashire County Council (LCC), in their role as the local highway authority, and The Burnley Bus Company (Transdev) who operate bus services in the area. for the area. This will help to identify issues of concern at an early stage; ensure that they are adequately assessed; and that appropriate mitigation measures are put in place to resolve them.

### Flood risk

- 2.16 Pendle sits at the source of Pendle Water and Stock Beck which both flow westwards into the River Ribble. It is important to ensure that development in Pendle does not increase the possibility of flooding further downstream in areas located outside of the borough.
- 2.17 The Level 2 Pendle Strategic Flood Risk Assessment (SFRA) (JBA Consultants 2023) and the more detailed site specific Level 2 Pendle SFRA (JBA Consultants 2024) have not highlighted any concerns that the level of development proposed in LP4 will increase flood risk.

### Forest of Bowland National Landscape

- 2.18 The Forest of Bowland National Landscape covers land in both Pendle and the Ribble Valley around Pendle Hill. This distinctive and special landscape is valued for its ecological, recreational and cultural significance. The policies and proposals of LP4 will help to protect the Forest of Bowland National Landscape for inappropriate forms of development. The Local Plan does not allocate sites for development within the designated area.

## 3. Agreement

- 3.1 This SoCG is endorsed by both Pendle Borough Council and Ribble Valley Borough Council and demonstrates an ongoing commitment to cooperate in the preparation of their respective Local Plans.
- 3.2 The most relevant documents for plan-making in Pendle are the Ribble Valley Core Strategy 2008-2028, which was adopted 16 December 2014 and the Housing and Economic Development Development Plan Document, which was adopted on 15 October 2019. RVBC is currently in the early stages of plan-making.

- 3.3 It is agreed by both parties that the content of this SoCG is correct at the date of endorsement.
- 3.4 Subsequent revisions may be made to this SoCG in response to any changes to the issues that have been identified and any others that may emerge as each authority progresses their respective Local Plans in the future.

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We, the undersigned, confirm that there is common ground on the draft planning policies in the draft Pendle Local Plan Fourth Edition 2021-2024 and that there are no unresolved strategic issues set out in this statement.

Signed:	
Name:	<b>Neil Watson</b>
Position:	<b>Assistant Director: Planning, Building Control and Regulatory Services</b>
Organisation:	<b>Pendle Borough Council</b>
Corporate Logo:	

Signed:	
Name:	<b>Lyndsey Hayes</b>
Position:	<b>Head of Development Management and Building Control</b>
Organisation:	<b>Ribble Valley Borough Council</b>
Corporate Logo:	



## Appendix 1:

Maps showing the relationship between the areas administered by Pendle Borough Council and Ribble Valley Borough Council



