Official use only:	Representation #	
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Representation Form



Local Plan Fourth Edition Publication Report

To respond to this public consultation please complete and return this form to either:

Email: <u>planningpolicy@pendle.gov.uk</u>

Post: Planning, Building Control and Regulatory Services, Pendle Council, Town Hall,

Market Street, Nelson BB9 7LG

All comments must be received by the Council no later than 5:00pm on Friday 6 December 2024.

Any responses received after this deadline will be invalid and may not be considered by the Inspector(s) appointed to examine the Local Plan.

Further information about this consultation is available on the Pendle Council website at:

Web: www.pendle.gov.uk/planning

If you have any questions, please get in touch using the contact details above.

* Only complete below if applicable

	Your Details	Your Agent's details*			
Name	Edward Taylor	N/A			
Organisation*	CPRE Lancashire, Liverpool City Region, Greater Manchester				
Job Title*	Planning Manager				
Address					
Town					
Postcode					
Telephone					
Email					

We process and hold your information in order to provide public services. The details you provide will be processed in accordance with the Data Protection Regulations. Further information is available at:

www.pendle.gov.uk/privacy

Guidance Notes

Before completing this form, it is important that you read the guidance notes.

At the start of each new comment <u>please make clear</u>:

- a. The title of the document you are commenting on.
- b. The page number <u>and</u> the paragraph number, table number or site reference.
- c. Whether you are supporting, objecting or commenting on what is said in the plan.

If you are objecting, please suggest alternative wording, which would help to overcome your concerns (see example below).

Document: Local Plan / Page 63 / Paragraph 5.32 / Objection

This part of the policy does not ...

Recommended change:

Replace the current policy wording with ...

Please keep your comments clear, concise, and specific to the issue that is of concern. This helps the Inspector to understand your point of view and decide whether any changes to the Local Plan are needed. All valid representations will be submitted to the Secretary of State alongside the Local Plan for examination by an independent Inspector(s).

Your comments should focus on the following issues:

Have the legal requirements for plan making been met? www.gov.uk/guidance/plan-making

Is the Local Plan consistent with the policies of the National Planning Policy Framework (NPPF)? www.gov.uk/government/publications/national-planning-policy-framework--2

Are the proposals in the Local Plan:

- a) Justified?
- b) Effective? Positively prepared?

If you answer no to any of these questions please say why and show how your objection could be overcome

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Legal Compliance						
Do you consider the Local Plan to be legally compliant?						
Yes No No						
If you have answered no, please provide state the reasons why in the box below. You should number any additional sheets that you attach to this form.						
We have not looked at specific site allocations or the site assessment methodology in detail so do not comment on these.						

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Soundness						
Do you consider the Local Plan to be sound?						
Yes No						
If not, why do you believe the Local Plan is unsound? (tick all that apply)						
☐ It is not positively prepared						
☐ It is not justified						
☐ It is not effective						
☐ It is not consistent with national policy						
Please state the reasons why in the box below. You should number any additional sheets that you attach to this form.						
We have not looked at specific site allocations or the site assessment methodology in detail so do not comment on these.						

What changes do you consider to be necessary to make the Local Plan sound?
It would be helpful if you could suggest revised wording for any policy or text. Please be as precise as possible. You should number any additional sheets that you attach to this form.
Have you raised these matters at an earlier stage in the preparation of the Local Plan?
Yes No
If no, please explain:

Please provide any additional comments in support of your representation. Use additional sheets if necessary.

See attached document "Pendle Local Plan Assessment CPRE Response"				
Do you wish to participate at the hearing sessions?				
Yes No No				
If yes, please outline why you consider this to be necessary				

How did you fi	nd out about this consultation	on?			
■ Email / Letter		□ Poster			
☐ Framework Ne	ewsletter	□ Newspape	r Advert		
☐ Council Websi	ite	☐ Radio			
☐ Social Media		☐ Other, plea	ase specify:		
☐ Town or Parisl	h Council				
Future Updates	S				
Would you like to be kept informed about progress on the Local Plan and other planning policy matters in Pendle?					
Yes No					
If you answered "No", your personal details will only be used for the purpose of processing and answering comments made to this consultation. They will then be deleted after the examination of the Local Plan has concluded.					
Your Signature: E	Edward Taylor	Date:	12/6/24		
Thank you for your comments					
Further information					
Website:	www.pendle.gov.uk/planni	<u>ng</u>			
Email:	planningpolicy@pendle.gov	<u>/.uk</u>			
Telephone:	01282 661330				

Pendle Council, Town Hall, Market Street, Nelson BB9 7LG

Write to:

All page numbers refer to the 'tracked changes' version of the draft Pendle Local Plan 4th Edition.

Assessment and Justification

1. Local Democracy and Community Engagement

The Pendle Local Plan demonstrates a strong commitment to local democracy and community engagement throughout its policies and supporting text.

Emphasis on Community Engagement.

The plan places significant importance on involving the community in shaping development decisions. Policy DM34: Engaging the Community (page 209) mandates pre-application discussions with community members, stakeholders, and relevant authorities. It requires applicants to explain how community feedback has influenced their proposals, ensuring that development plans are responsive to local needs and concerns.

Accessibility and Transparency

The plan emphasizes transparency and accessibility of information to the public. The availability of an interactive version of the Policies Map on the Pendle Council website allows residents to easily understand the spatial implications of the plan and engage in informed discussions.

2. Affordable Housing and Developer Contributions

The Pendle Local Plan's approach to affordable housing and developer contributions presents a mixed picture.

Clear Targets and Mechanisms

Policy DM23: Affordable Housing (170) sets clear targets for affordable housing provision based on development size and location. The plan outlines a commuted sum calculator (Appendix 3) to determine financial contributions when on-site affordable housing is unfeasible. These mechanisms ensure that developers contribute to meeting local housing needs.

Viability Concerns and Potential for Deviation

The plan acknowledges economic viability as a major constraint for affordable housing delivery. It allows for viability assessments to justify deviations from affordable housing targets, potentially impacting the overall supply of affordable homes. While recognizing local economic realities, this flexibility may lead to inconsistencies in affordable housing delivery across different developments. Consideration should be given to making viability assessments publicly available.

Conflict with National Policy on Affordable Home Ownership

The plan highlights a tension between the national policy's emphasis on affordable home ownership and the local evidence indicating a higher need for social/affordable rent properties in Pendle. This

discrepancy necessitates a nuanced approach to balance national guidance with the specific needs of the local community.

Absence of CIL Charging Schedule

Due to viability concerns, the Council has chosen not to adopt a Community Infrastructure Levy (CIL) Charging Schedule. While relying on Section 106 agreements for infrastructure funding offers flexibility, it may lead to case-by-case negotiations and potential delays in delivering necessary infrastructure.

3. Climate and Sustainable Development

While the Pendle Local Plan acknowledges the importance of climate action and sustainable development, it requires further strengthening to achieve its ambitious goals.

Recognition of Climate Emergency

The plan explicitly acknowledges the climate emergency and sets the ambitious target of achieving carbon neutrality by 2030. This commitment demonstrates a proactive approach to mitigating climate change.

Focus on Renewable and Low-Carbon Energy

Policy SP06: Towards Net Zero Carbon (page 46) promotes renewable and low-carbon energy sources in new developments, contributing to reducing greenhouse gas emissions. The plan sets targets for increasing renewable energy generation and mandates assessments of renewable energy options in development proposals. CPRE support rooftop solar in particular as it does not have the impact on the landscape that ground based solar does and would like to see this a requirement on new proposals.

Limited Scope and Detail in Climate Action Strategies

The plan's climate action strategies could benefit from greater depth and specificity. While it sets targets for emission reduction and renewable energy, it lacks a comprehensive carbon accounting system to track and measure progress. For example, while CPRE have not been able to comment on the specific site allocations there should be a definite preference for housing allocations to not create car dependency through either their design or location. Additionally, the plan's approach to climate adaptation, particularly addressing flood risk and extreme weather events, requires further development to ensure the long-term resilience of the borough.

Reliance on National Building Regulations for Energy Efficiency

The plan primarily relies on national building regulations for energy efficiency standards. While these regulations provide a baseline, setting more ambitious local standards could further enhance the energy performance of new buildings and accelerate progress toward carbon neutrality.

4. Biodiversity and Nature's Recovery

The Pendle Local Plan demonstrates a strong commitment to protecting and enhancing biodiversity.

Focus on Ecological Networks and Connectivity

Policy DM05: Ecological Networks (page 108) prioritizes protecting and enhancing ecological networks, recognizing their importance for biodiversity conservation. The plan specifically mentions collaborating with the Lancashire Nature Recovery Network, showcasing its dedication to broader landscape-scale conservation efforts. This integrated approach helps ensure the long-term health and resilience of ecosystems.

Biodiversity Net Gain (BNG) as a Key Principle

The plan embraces BNG as a core principle for new developments. Policy DM04: Biodiversity Net Gain (page 102) mandates a minimum 10% increase in biodiversity value from the predevelopment baseline.

This commitment to BNG aligns with national policy and contributes to enhancing ecological resilience.

Protection of Specific Habitats and Species

The plan includes policies aimed at protecting valuable habitats and species. **Policy DM08: South Pennine Moors (page 117)**, for example, restricts development within the designated boundaries of the South Pennine Moors Site of Special Scientific Interest (SSSI) to preserve its ecological integrity.

Strategic Use of Green Infrastructure

The plan recognizes the multi-functional benefits of green infrastructure. **Policy DM06: Green Infrastructure (page 110)** emphasizes incorporating green infrastructure into new developments, considering its role in enhancing biodiversity, managing surface water runoff, and promoting health and well-being.

5. Beauty and Heritage

The Pendle Local Plan demonstrates a strong commitment to preserving and enhancing the borough's heritage assets.

Comprehensive Protection of the Historic Environment

Policy SP09: Historic Environment (page 120) establishes a clear framework for conserving and enhancing the historic environment, including designated and non-designated heritage assets. This policy requires development proposals to be informed by an understanding of the site's historical context and significance, ensuring that new development respects and complements the existing character.

Policies Addressing Specific Heritage Assets

The plan includes policies tailored to protect individual heritage assets. Policy DM19: Leeds and Liverpool Canal Corridor (page 150), for instance, emphasizes high-quality design that respects the canal's heritage and environmental context. This targeted approach ensures appropriate development within sensitive areas.

Integration of Design Considerations

The plan acknowledges the role of design in preserving and enhancing heritage assets. **Policy DM16: Design and Placemaking (page 141)** sets expectations for incorporating sustainable design principles into new developments, including considerations for heritage assets. This integration of design principles into broader policy frameworks promotes a cohesive and context-sensitive approach to development.

6. Health and Wellbeing and Access to Natural Green Space

The Pendle Local Plan effectively integrates health and well-being considerations into its planning framework, particularly emphasizing access to local green spaces.

Importance of Open Space and Recreation

Policy DM31: Open Space, Sport, and Recreation (page 199) explicitly recognizes the significance of open spaces for community well-being. The plan sets criteria for evaluating

proposals affecting open spaces, ensuring they contribute to community needs and do not lead to a deficiency in open space provision.

Promotion of Active Travel and Connectivity

The plan promotes active travel as a healthy and sustainable mode of transportation. Policy SP11: Transport and Connectivity (page 68) encourages walking and cycling infrastructure, reducing reliance on cars and contributing to healthier lifestyles. This should be reflected in site assessment methodologies so that car dependency is not created or reinforced through location or design of development proposals.

Health Impact Assessments

Policy DM30: Health Places and Lifestyles (page 196) requires Health Impact Assessments (HIAs) for certain developments. This proactive measure ensures potential health impacts are thoroughly assessed and mitigated, demonstrating a commitment to safeguarding community health.

Designation of Local Green Spaces

The plan utilizes **Policy DM12: Local Green Space** (page 128) to designate and protect areas deemed valuable for recreation, community well-being, and biodiversity. These spaces provide opportunities for residents to connect with nature and engage in healthy outdoor activities.