

Statement of Common Ground (SoCG)
between
Pendle Borough Council
and
Burnley 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 Burnley Borough Council (BBC). 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 in discussions between PBC and BBC:

- Joint Housing Market Area (HMA) and Local Housing Need (LHN)
- Green Belt
- Employment land
- Retail capacity
- Highways and transport
- South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)
- Flood risk

Joint HMA and LHN

- 2.2 The extent of the joint Housing Market Area was originally identified in the Joint Strategic Housing Market Assessment (Burnley & Pendle SHMA) published by Lichfields in 2013. This position is considered to remain unchanged.

- 2.3 The baseline Local Housing Need (LHN) for Pendle, calculated using the appropriate Standard Method (SM) calculation for LP4, is 124 dwellings per annum (dpa).
- 2.4 The Pendle Housing and Economic Development Needs Assessment (HEDNA) (Iceni Projects, 2023) and its partial update titled Local Housing Need Assessment (Iceni Projects, 2024) have identified a minimum housing requirement of 2,812 new homes to meet the identified needs within Pendle up to 2040, which equates to 148 dwellings per annum. This is reflected in Policy DM20 of LP4.
- 2.5 PBC is proposing to meet its housing requirement in full within the plan period and confirm that the proposed site allocations (Policy AL01) do not leave any unmet need. As such further delivery in a neighbouring authority is not required.
- 2.6 PBC and BBC will continue to work together to ensure that future housing development can be delivered in a timely manner, through the ongoing monitoring of housing requirements through the local planning process.
- 2.7 PBC and BBC will continue to engage with each other in respect of any Development Briefs, Masterplans or planning applications on those site allocations that:
- a) Are in close proximity to the boundary between the two authorities
 - b) Would significantly impact upon, the other authority to ensure any outstanding impacts upon neighbouring areas are mitigated to the fullest reasonable extent and to ensure the delivery of joined up green infrastructure and sustainable transport routes.

Green Belt

- 2.8 There are six designated settlements in the M65 Corridor. These are (from west to east) Padiham and Burnley (Burnley Borough Council); Brierfield, Nelson, Barrowford and Colne (Pendle Borough Council).
- 2.9 The North West Green Belt seeks to maintain an appropriate physical and visual gap between these settlements, by preventing their coalescence as a result of development pressures, helping to prevent the loss of their locally distinctive identity and character.
- 2.10 LP4 does not propose any Green Belt release and both authorities agree that the current extent of the Green Belt remains appropriate for plan-making in accordance with the NPPF (December 2023).

Employment land

- 2.11 Policy DM40 identifies the employment land requirement for LP4. The land requirements outlined in Policy DM40 reflect the findings of the HEDNA, which are 79,100 sqm. of industrial floorspace and 13,200 sqm. of office floorspace up to 2040.
- 2.12 Policy AL02 carries forward the Strategic Employment Site allocation at Lomeshaye from the Core Strategy (2015), which situated alongside junction 12 on the M65 motorway. This site addresses most of the identified need for employment land in the M65 Corridor.

- 2.13 Additionally, Policy AL02 allocates circa 12 ha (gross) of employment land in the West Craven sub area, in the north of the borough. These allocations are to ensure consistency with the spatial strategy for the delivery of employment land and enables the employment land requirement to be met in full. The allocations identified in Policy AL02 do not leave any unmet need for employment land.
- 2.14 It is accepted by both parties that the two sites allocated in Policy AL02 will primarily address indigenous growth and will not have significant cross boundary implications.
- 2.15 PBC and BBC 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.

Retail capacity

- 2.16 The Retail and Leisure Capacity Study (Lichfields 2023) confirms that there is no unmet need in Pendle at the current time. As such LP4 does not allocated land for retail or leisure development during the plan period. PBC and BBC agree that there are no outstanding strategic cross boundary issues relating to retail not otherwise addressed through LP4.

Highways and transport

- 2.17 Potential future growth in the vicinity of the M65 and along the A56 corridor, together with the continued build out of existing commitments in Pendle and Burnley may have cumulative cross-boundary impacts on services and infrastructure, including the highway network, within both administrative areas. For now, none have been identified, but both Councils are committed to continued monitoring of the situation.
- 2.18 Relevant policies in LP4 requiring consideration of cumulative impacts and the provision of sustainable transport, have been considered as part of the Sustainability Appraisal, with no 'red flags' arising from this assessment of the plan proposals.
- 2.19 Detailed site by site consideration will be made when preparing a detailed Development Brief or at the planning application stage, to consider if the solutions that are proposed need to be supported by localised mitigation and other complementary schemes, such as site specific sustainable transport infrastructure.
- 2.20 PBC and BBC will continue to work together, and with other relevant organisations, including Lancashire County Council (LCC), in their role as the local Highway Authority, to identify and to ensure that any highways implications are adequately assessed and that appropriate mitigation measures are identified resolve any outstanding transport issues.

South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)

- 2.21 The primary concern for the SPA/SAC/SSSI has been the need for visitor management in response to the increase in housebuilding. The Habitat Regulations Assessment has determined that the delivery of homes on the sites allocated in Policy AL01 will not have a

significant adverse impact on the SPA/SAC/SSSI when considered cumulatively alongside the plans and proposals of other adopted development plan documents locally. Policies and proposals of LP4 will help to protect the South Pennines Moors SPA/SAC/SSSI from degradation as a result of development.

- 2.22 Local authorities with part of the SPA/SAC/SSSI within their boundary meet on a quarterly basis. Progress on the preparation of Local and Neighbourhood Plans is a standing item, with any potential impacts on the SPA/SAC/SSSI discussed openly with group members. PBC and BBC are both members of this group.

Flood risk

- 2.23 The majority of Pendle falls within the Calder catchment. Pendle Water feeds into the River Calder, so it is important that development in Pendle does not increase the possibility of flooding further downstream. In particular the small town of Padiham in Burnley has experienced flooding in the past.
- 2.24 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.

3. Agreement

- 3.1 This SoCG is endorsed by both Pendle Borough Council and Burnley Borough Council and demonstrates an ongoing commitment to cooperate in the preparation of their respective Local Plans.
- 3.2 The most relevant document for plan making in Pendle is the Burnley Local Plan 2012-2032, which was adopted on 31 July 2018.
- 3.3 It is agreed by both parties that the content of this SoCG is correct at the date of endorsement.
- 3.4 BBC having recently reviewed its Local Plan, adopted in 2018, is not currently engaged in plan-making. However, 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:	
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Appendix 1:

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

