



**Welcome to Issue 58 of *Framework*, the newsletter that keeps you up to date with progress on the Local Plan and other planning policy matters in Pendle.**

In this issue our focus is on the next steps in the examination of the Local Plan. Elsewhere we highlight the publication of a new National Planning Policy Framework (NPPF) in December 2024. In addressing over 10,000 responses to the consultation held earlier in the year, the new NPPF is a significant departure from the previous version. In other news, we look at new proposals to help protect and enhance our natural and historic environment.



## Pendle Local Plan Fourth Edition

### Consultation

In accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012, a public consultation to consider the [Publication Draft Pendle Local Plan Fourth Edition 2021-2040](#) was held over the six-week period from 9am on Friday 18 October to 5pm on Monday 6 December 2024.

### Representations

A total of 138 representations were received in response to the consultation. These raised 538 individual comments some of which require minor changes to the Local Plan. The recommended changes are set out in a Schedule of Minor Modifications submitted to the Secretary of State alongside the Local Plan.

### Submission

On Tuesday 18 February 2025 the Local Plan was submitted to the Secretary of State for independent examination.

Councillor Asjad Mahmood, Leader of Pendle Borough Council, said: “The Local Plan provides the framework for managing development, growth and investment in Pendle for the next 15 years.

“As a key part of the Development Plan for Pendle it will be used daily by planning officers to help them decide whether to approve or refuse applications for planning permission.

“When the Local Plan is formally adopted – hopefully later this year – it will help to guide development and growth in the borough up to 2040.

“The Secretary of State has appointed independent inspector Mr William Fieldhouse BA(Hons) MA MRTPI to have a thorough look at what we are proposing for Pendle.”

### Next Steps

All timings are provisional.

#### March – April 2025

The Inspector will request hearing statements from the Council and any objectors to the Local Plan, if further evidence is needed.

#### June – July 2025

Public hearing sessions will be held at Nelson town Hall to consider any potentially contentious matters.

#### Summer 2025

If necessary, a public consultation will allow people to consider any changes (Main Modifications) the Inspector recommends are made to the Local Plan before it can be adopted.

#### Autumn 2025

The Council will consider the Inspector’s Report and adopt the Local Plan, if it accepts the Inspector’s recommendations.

Further information can be found on the Examination website at:

<https://programmeofficers.co.uk/pendle>

## New NPPF Published

Following a public consultation in Summer 2024, the Ministry for Housing, Communities and Local Government (MHCLG) published its revised [National Planning Policy Framework \(NPPF\)](#) on 12 December 2024.

Key reforms to the planning system include:

### Mandatory Housing Targets

The new Standard Method uses the housing stock to set a baseline figure for local housing need.

Over the last 10 years housing stock has grown nationally by around 0.89%. Setting an annual growth target of 0.8% provides a consistent baseline across the country. This figure is then increased to reflect local affordable housing pressures.

Each local planning authority has received a new annual housing target. Collectively they raise the expectation for new housing delivery across the country, while directing development to where it is most needed.



For Pendle there is a significant increase in the mandatory housing target from 122 to 333 dwellings per annum.

NPPF (continued)

Green Belt / Grey Belt

All local authorities will be required to carry out a Green Belt review where they are unable to meet their identified needs for housing, commercial or other development through other means. Where it is necessary to release land from the Green Belt for development, priority should be given to previously developed land, then Grey Belt.

Grey Belt is a new planning designation which is defined as land within the Green Belt comprising:

- previously developed land; and/or
- any other land that does not strongly contribute to any of the Green Belt purposes to (a) check unrestricted sprawl, (b) prevent neighbouring towns from merging, or (d) preserve the setting and special character of a historic town.

Areas designated for their intrinsic contribution to landscape character, biodiversity etc. (NPPF footnote 7) are excluded from this definition. The purpose of the designation is to identify and re-designate land within the Green Belt that can be developed to help meet housing needs.



Any housing development that is permitted within the Green Belt will need to deliver an amount of affordable housing that is 15% above the local target that would otherwise apply, subject to a cap of 50%.

Some Other Changes

Other highlights include strengthening the consideration of climate change in plan-making and decision-taking and giving significant weight to expanded or upgraded public service infrastructure. The National Model Design Code becomes “the primary basis for the preparation and use of local design codes”, removing the need to prepare district-wide design codes.

NPPF Corrections

Following the publication of the revised National Planning Policy Framework (NPPF) on 12 December 2024, a small number of minor corrections were made on 7 February 2025. These changes correct cross-references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 to make its intent clear.

Other News

Pendle Textile Mills Design Code

[Pendle’s textile mills](#) are immediately recognisable by their tall chimneys and the sawtooth rooflines that draw light into the weaving sheds. Yarn preparation, offices and warehousing, were typically located in a multi-storey block, with adjacent engine house, boiler room and chimney.

With several examples falling into disrepair and at risk of demolition, the



Council has partnered with Historic England and appointed consultants Donald Insall Associates to create a design code that will help to rescue these important heritage assets so they can once again make a significant contribution to our richly distinctive communities.

It is hoped this innovative use of the design code format will benefit other heritage buildings by providing a set of simple, concise design requirements that are drawn from their most distinctive characteristics helping to smooth the journey through the planning process.

Lancashire Local Nature Recovery Strategy (LNRS)

The LNRS is the key document for driving nature recovery. It will:

- Agree priorities for nature’s recovery
- Map the most valuable existing areas for nature
- Map specific proposals for creating or improving habitat for nature and wider environmental goals

On Thursday 6 February 2025, Lancashire County Council as the ‘responsible authority’ made the draft LNRS available for a 28-day pre-consultation period. During this period supporting authorities were able to submit their comments and recommendations before the statutory public consultation is launched.



Document Progress

This summary is based on our [Local Development Scheme \(LDS\)](#).

Development Plan Documents	
Replacement Pendle Local Plan (2006)	4
Bradley Area Action Plan (2011)	4
Pendle Core Strategy (2015)	4
Pendle Local Plan: Fourth Edition	3
Neighbourhood Plans	
Trawden Forest (2018)	4
Barrowford (2019)	4
Kelbrook and Sough (2022)	4
Colne (2023)	4
Supplementary Planning Documents	
Conservation Area Design Guidance	4
Design Principles	4
Open Countryside & AONB	-
Brierfield Canal Corridor	4
Brierfield Railway Street Neighbourhood	4

- 1 Plan preparation and evidence gathering. Includes informal discussion with key stakeholders and other interested parties.
- 2 Formal public consultation to consider the first draft of the Plan, which is then amended to reflect the comments received.
- 3 Formal public consultation to consider the final draft of the Plan. After the consultation the unaltered Plan and any comments received are subject to independent examination. This stage does not apply to Supplementary Planning Documents.
- 4 Document formally adopted by Pendle Council.