

Report to Pendle Borough Council

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an Inspector appointed by the Secretary of State

Date: 20 November 2025

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Pendle Local Plan 4th Edition (2021-2040)

The Plan was submitted for examination on 18 February 2025

The examination hearings were held between 17 June and 16 July 2025

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Abbreviations used in this report

2004 Act	The Planning & Compulsory Purchase Act 2004 (as amended)
2012 Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
The Council	Pendle Borough Council
NPPF	National Planning Policy Framework
The Plan	The Pendle Local Plan 4 th Edition (2021-2040)
PPG	Planning Practice Guidance
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
sqm	square metres

Evidence and Examination Documents

All of the Council's supporting evidence submitted with the Plan along with documents that I issued, requested or accepted during the examination were published on the examination website. Each document has its own individual reference number such as IN1, PBC2, CD/05/01, etc. Where appropriate, I refer to documents by their reference numbers in this report.

Non-Technical Summary

This report concludes that the Pendle Local Plan 4th Edition (2021-2040) provides an appropriate basis for the planning of the Borough, provided that a number of main modifications are made to it. Pendle Borough Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of proposed modifications and carried out sustainability appraisal and habitats regulations assessment of them. The main modifications, changes to the policies map and updated sustainability appraisal and habitats regulations assessment reports were subject to public consultation over a six-week period in September and October 2025. In some cases I have amended the detailed wording of the modification and in one case deleted the modification. I have recommended main modifications to the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The main modifications can be summarised as follows:

- Modifications to the housing land supply information and trajectory to reflect up to date evidence which shows a total supply of 3,450 dwellings for the plan period 2021-2040 (compared to a minimum requirement for 2,812 dwellings).
- Increase in the windfall allowance from 40 to 70 dwellings per year.
- Clarification that the Plan identifies a supply of specific, deliverable sites to provide more than five years' worth of housing land following adoption (992 dwellings compared to a minimum requirement for 888 for the period 2026-2031).
- Modification to policy DM20 to clarify the presumption in favour of sustainable development if the Council cannot demonstrate a five year supply, including reference to the settlement hierarchy (SP02) and spatial distribution (SP03).
- Clarification that neighbourhood plans are not required to include additional housing allocations but may do so provided that they are in general conformity with strategic policies in the Plan.
- Re-classification of policies DM20 and DM40, which set out the scale of housing and economic development needed and the approach to delivery, as strategic policies.
- Clarification of the purpose of development management policies that encourage or support, rather than require, certain design solutions.
- Deletion of the "protected transport route" that departs from the line of the disused Colne to Skipton railway from the Key Diagram.
- Inclusion of additional text and Appendix 11 to state that the policies in the Plan will supersede all of the policies in previously adopted development plan documents.
- A number of other modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Pendle Local Plan 4th Edition (2021-2040) ("the Plan") in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate and other legal requirements, and then whether the Plan is sound (positively prepared, justified, effective and consistent with national policy).
2. Revised National Planning Policy Framework ("NPPF") published in December 2024 and amended in February 2025 includes a transitional arrangement which indicates that, for the purpose of examining this Plan, the policies in the version of the NPPF published in December 2023 apply¹. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous relevant versions of the PPG apply for the purposes of this examination under the transitional arrangements. Therefore, unless stated otherwise, references in this report are to the NPPF published in December 2023 and the versions of the PPG which were extant prior to the publication of the NPPF in December 2024.
3. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The Pendle Local Plan 4th Edition (2021-2040), submitted in February 2025, is the basis for my examination². It is the same document as was published for consultation under regulation 19 in October 2024. A total of 138 representators responded to the public consultation in accordance with regulation 20, making a total of 538 representations³. In accordance with regulation 23, I have considered all of those representations as part of my examination of the Plan.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications necessary to rectify matters that make the Plan unsound and / or not legally compliant and thus incapable of being adopted⁴. This report explains why my recommended main modifications are necessary. The main modifications are referenced in bold in the report in the form **MM01**, **MM02** etc, and are set out in full in the Appendix.
5. Following the examination hearings, the Council prepared a schedule of proposed main modifications and changes to the policies map, and carried out sustainability appraisal and habitats regulations assessment of them⁵. The

¹ NPPF February 2025 paragraphs 234 and 235.

² CD/01/01(a).

³ CD/01/07(a) paragraph 4.1.

⁴ Letter from Assistant Director, Pendle Borough Council to the Secretary of State 18 February 2025.

⁵ PBC016 to PBC019.

main modifications, changes to the policies map and updated sustainability appraisal and habitats regulations assessment reports were subject to public consultation over a six-week period in September and October 2025. I have taken account of the consultation responses in coming to my conclusions in this report and made some amendments to the detailed wording of the main modifications and in one case deleted the modification⁶. None of the amendments, or the deletion, significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal and habitats regulations assessment that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map is the Pendle Local Plan 4th Edition Submission Draft Policies Map⁷.
7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published main modifications to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
8. These further changes to the policies map were published for consultation alongside the main modifications (Pendle Local Plan 4th Edition Publication Policies Map – Schedule of Proposed Changes September 2025)⁸.
9. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Pendle Local Plan 4th Edition Submission Draft Policies Map and the further changes published alongside the main modifications.

⁶ MM12 relating to policy DM01 part 3(d).

⁷ CD/01/01(c).

⁸ PBC017.

Context of the Plan

10. The Borough of Pendle is in Lancashire on the Yorkshire border, with Burnley to the south; Ribble Valley to the west and north; and North Yorkshire, Bradford and Calderdale to the east. The administrative centre and largest town, Nelson, forms part of a continuous urban area along with Brierfield, Barrowford, Colne, and neighbouring Burnley. The rest of the Borough is rural, and includes the small towns of Barnoldswick and Earby in the north; Pendle Hill and part of the Forest of Bowland National Landscape in the west; and part of the South Pennine Moors Special Area of Conservation (SAC) / Special Protection Area (SPA) in the south east.
11. The Borough has a population of around 95,800 people living in approximately 41,000 dwellings, the largest proportion of which are high density terraced houses. There are around 33,500 jobs, the majority of which are in small and medium sized enterprises, with a high proportion in the manufacturing sector. There is a net outflow of commuters, particularly to Burnley. Pendle is ranked just outside the 10% most deprived districts in England.
12. The M65 runs through the urban area from Burnley and terminates at Colne. The A56, A682 and A6068 cross the Pennines into Yorkshire. There are railway stations in Brierfield, Colne and Nelson, with the latter forming part of the main interchange with local bus services.
13. When adopted, the Plan will supersede the saved policies from the Replacement Pendle Local Plan (2006); the Bradley Area Action Plan (2011); and the Pendle Local Plan Part 1: Core Strategy (2015)⁹. It will then form part of the statutory development plan for the Borough along with the Joint Lancashire Minerals and Waste Local Plan and any made neighbourhood plans.
14. The transitional arrangements in the current NPPF referred to above mean that the Council will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023, in order to address the shortfall in housing need¹⁰. The Council updated its local development scheme in March 2025 to set out a timetable for the preparation of a new plan, with consultations due to take place in 2026 and 2027 and submission for examination in March 2028. That provides an important context for my consideration of some of the main soundness issues associated with the Plan which I refer to where relevant in this report.

⁹ See MM001 and MM089 and paragraphs 32 and 33 of this report.

¹⁰ Because the Plan's housing requirement is less than 80% of local housing need calculated under the Government's new standard method (NPPF February 2025 paragraphs 234b and 236).

Public Sector Equality Duty

15. An Equality Impact Assessment was carried out during the preparation of the Plan¹¹. This identifies a number of positive, mixed and uncertain impacts that the Plan would have on persons who share a protected characteristic as defined in the Equality Act 2010¹², but no adverse impacts. No concerns were raised in representations made under regulation 20 that the Plan is likely to adversely affect persons who share relevant protected characteristics.
16. I have had due regard to the aims expressed in s149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including policies aimed at meeting the housing needs of the elderly and gypsies and travellers; promoting walking, cycling and public transport; and creating well designed, accessible places.

Assessment of duty to cooperate

17. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with the duty to cooperate imposed on it by section 33A. The Council's Duty to Cooperate Statement and associated Statements of Common Ground¹³ provide information about engagement with local planning authorities and prescribed bodies on strategic matters¹⁴ during the preparation of the Plan in the context of section 33A of the 2004 Act.
18. The most significant strategic matters addressed during the preparation of the Plan related to housing need; employment land; retail, leisure and town centres; road transport; education and health infrastructure; flood risk and water management; the Forest of Bowland National Landscape; the South Pennine Moors SPA / SAC; and the historic environment of the Leeds and Liverpool Canal.
19. The mechanisms the Council used to address strategic matters with other local planning authorities and relevant prescribed bodies involved both officers and elected members. They included well established meetings and working

¹¹ CD/01/04.

¹² Age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

¹³ CD/01/08 (a) to (g).

¹⁴ A "strategic matter" is (a) sustainable development or use of land that has or would have a significant impact in at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and (b) sustainable development or use of land in a two-tier area if the development or use is a county matter or would have a significant impact on a county matter [section 33A(4) of the 2004 Act].

groups, topic-based partnerships and forums, and joint working and consultation on specific projects and evidence documents.

20. No local planning authorities or other prescribed bodies made representations under regulation 20, or subsequently in discussions about the duty to cooperate statements of common ground, that claim the duty to cooperate has not been complied with.
21. Thus, whilst I consider potential soundness issues associated with some of the strategic matters referred to above later in this report, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Other Aspects of Legal Compliance

Local development scheme

22. The Plan has been prepared in accordance with the Council's local development scheme.

Public consultation

23. No significant concerns were raised in representations made under regulation 20 about the public consultation carried out by the Council during the preparation of the Plan, and I am satisfied that it was in compliance with the Statement of Community Involvement.

Sustainability appraisal

24. A sustainability appraisal has been carried out during the preparation of the Plan and a report and non-technical summary were published alongside the Plan in October 2024¹⁵. The appraisal considered reasonable alternatives including in relation to the amount of development to be planned for, the spatial strategy and distribution of development, strategic and development management policies, and site allocations. The appraisal was updated during the examination to consider the main modifications.
25. I am satisfied that the sustainability appraisal complied with the necessary legal requirements, and that it adopted a systematic approach based on proportionate, adequate evidence. Where relevant, I return to the sustainability

¹⁵ CD/01/02(a) to (k)

appraisal, including its consideration of the reasonable alternatives, in my assessment of soundness issues later in this report.

Habitats regulations assessment

26. The Habitat Regulations Assessment Screening Report¹⁶ advises that part of the South Pennine Moors SAC / SPA is situated in the south-east of the Borough and that all other internationally protected habitats sites are a minimum of 10.8 km from the Borough. It concludes that the development proposed in the Plan is not likely to have a significant effect on integrity or management objectives associated with the SPA / SAC due to its location and scale, and therefore an appropriate assessment is not required.
27. The screening report was updated during the examination to clarify that it had taken account of all development proposed in the Plan, in combination with other relevant plans and projects. Whilst the screening exercise took account of the effect of some policies in reaching its conclusion, it was limited to those policies whose primary purpose is to secure other benefits rather than prevent harm to the SPA / SAC. I am, therefore, satisfied that the screening exercise did not take account of mitigation measures intended to avoid or reduce the harmful effects on the SPA / SAC¹⁷.
28. The screening report was further updated to take account of the proposed main modifications and reached the same conclusion which Natural England have confirmed they are in agreement with.
29. Overall, therefore, I am satisfied that the Conservation of Habitats and Species Regulations 2017 (as amended) have been complied with.

Strategic priorities

30. The development plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the Borough¹⁸. These include the Plan's vision, key objectives, and strategic policies SP01, SP02 and SP03.

Climate change

31. The development plan, taken as a whole, includes policies designed to secure that the development and use of land in the Borough contribute to the mitigation

¹⁶ CD/01/03.

¹⁷ PPG ID:65-005, 006 and 007 (2019) and [Case C-323/17 People Over Wind & Peter Sweetman v Coillte Teoranta \('People over Wind'\)](#).

¹⁸ Section 19(1B) of the 2004 Act.

of, and adaptation to, climate change as required by section 19(1A) of the 2004 Act. These include policies SP06 (towards net zero carbon) and DM01 (climate change resilience) as well as other policies relating to the spatial strategy, energy, water resources, ecology, and sustainable transport.

Superseded policies

32. Regulation 8 parts (4) and (5) require that the policies in a local plan must be consistent with the existing adopted development plan - unless the plan being examined contains a policy that is intended to supersede another policy in the adopted development plan and the plan states that fact and identifies the superseded policy.
33. The submitted Plan does not state which, if any, policies in the existing adopted development plan it intends to supersede. The Council advised during the examination that it intends that the Plan will supersede all of the saved policies from the Replacement Pendle Local Plan (2006); the Bradley Area Action Plan (2011); and the Pendle Local Plan Part 1: Core Strategy (2015). The Plan's introduction needs to be modified to state that, and an additional appendix added setting out in tabular form how those policies will be superseded by policies in the Plan [**MM01** and **MM89**].

National Landscape

34. As required by section 245 of the Levelling-up and Regeneration Act 2023, in examining the Plan I have sought to further the purpose of conserving and enhancing the natural beauty of the Forest of Bowland National Landscape. In so doing, I have taken account of the Forest of Bowland AONB Management Plan 2019 to 2024¹⁹ and other relevant evidence when considering the effects of development both within and affecting the setting of the National Landscape. As a consequence, and to ensure consistency with national planning policy and relevant guidance²⁰, I recommend a number of main modifications to the Plan. These are set out under the relevant main issues of this report.

Other legal requirements

35. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

¹⁹ CD/13/04.

²⁰ In particular, NPPF 189 and 190 and Guidance for relevant authorities on seeking to further the purposes of protected landscapes (Defra 16 December 2024).

Assessment of Soundness

Main Issues

36. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified nine main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Are the amounts of housing, industrial and warehouse, and office development that the Plan identifies as being needed justified and consistent with national policy?

Plan period

37. The Plan as submitted covers the period 2021 to 2040.
38. The Plan is likely to be adopted before 31 March 2026 meaning that its strategic policies will look ahead 14 years from adoption rather than a minimum of 15 years as expected by national policy²¹. However, given the Council's commitment to submit an updated plan for examination by March 2028 to address the significant shortfall in housing land supply compared to local housing need calculated using the standard method, extending the plan period by a year would serve no practical purpose. Whilst the start date is five years before the intended date of adoption, the updated assessments of housing and employment land needs relate back to that base date, and evidence relating to land supply has been updated since 2021.
39. Consequently, I consider it justified for the strategic policies of the Plan not to look ahead 15 years from adoption, and despite the inconsistency with NPPF 22, the Plan (as modified) would otherwise be sound.

Housing need and requirement

40. NPPF published in December 2023 advises that strategic policies should be informed by a local housing need assessment conducted using the standard method which is an advisory starting point for establishing a housing requirement for the area. There may be exceptional circumstances, including

²¹ NPPF 22.

relating to the particular demographic characteristics of an area, which justify an alternative approach.

41. Policy DM20 states that over the plan period (2021-2040), provision will be made to deliver a minimum of 2,812 net dwellings, equating to a net average of 148 dwellings per annum. The justification is set out in the Housing and Economic Development Needs Assessment April 2023 and the Housing Need Review May 2024²² which explain that the figure is based on projected population and household growth (taking account of locally specific data), with an increase for affordability calculated using the approach set out in the standard method. The minimum requirement of 148 homes per year is 20% higher than the figure of 124 calculated using the standard method (based on 2024 data).
42. National planning guidance advises that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes²³. The Council considered this matter, but concluded that increasing the minimum housing requirement would be unlikely to significantly increase the number of affordable homes due to low viability. As most affordable homes in the Borough are delivered through means other than as part of market-led developments, I agree this was a reasonable conclusion to reach. This view is reinforced by my findings later in this report that the Plan identifies a supply for the plan period significantly greater than the minimum requirement, thereby increasing the opportunities to deliver affordable homes.
43. National policy advises that a housing requirement may need to be higher than local housing need where there are deliverable growth strategies, strategic infrastructure improvements that are likely to drive an increase in the homes needed, or unmet need from neighbouring authorities. None of those circumstances are directly applicable to Pendle.
44. The evidence indicates that the working age population increase associated with 148 homes per year may not be sufficient to match the scale of job growth assumed in the Plan. However, if economic activity rates improve beyond those identified by the Office for Budget Responsibility to a level which is half way towards the regional average, such population growth would be more than sufficient to support the anticipated job growth. That is not an unreasonable assumption given national, county-wide and local ambitions and strategies aimed at bringing more people into the workforce²⁴. Furthermore, there is currently significant net out commuting from the Borough, mainly to Burnley,

²² CD/05/01 and CD/05/02.

²³ PPG ID: 2a-024-20190202.

²⁴ UK Shared Prosperity Fund and Work Well and Connect to Work; CD/06/09 Lancashire 2050; CD/06/08 Lancashire County Council Economic Strategy 2023-2025; and CD/06/06 Pendle Economic Growth Strategy 2025-2028.

meaning that if more jobs are created in Pendle there would be the opportunity for more people to work locally rather than commute elsewhere.

45. Thus, whilst the Housing Needs Assessment recommended that 230 homes per year may be needed to support local economic growth ambitions, I do not consider it necessary to modify the Plan to increase the housing requirement for that reason. The figure of 148 is higher than local housing need calculated using the standard method, takes account of local demographic factors, includes an affordability uplift, and is reasonably well aligned with expected economic growth and strategies. It is, therefore, positively prepared, justified and consistent with national policy which advises that any alternative approach to the standard method should reflect current and future demographic trends and market signals.

Industrial and warehouse, and office development

46. The Plan includes requirements for 79,100 sqm of industrial/warehouse floorspace and 13,200 sqm of office floorspace over the period 2021 to 2040. Those figures are based on the recommendations of the Housing and Economic Development Needs Assessment to use the labour demand modelling figure for office floorspace, and average annual past take up of floorspace (over the period 2009 to 2021) projected forward for industrial/warehouse floorspace based on consideration of various scenarios having regard to national guidance²⁵. The requirements are, therefore, positively prepared and justified. However, to be effective, policy DM40 needs to be modified to refer to the office floorspace requirement as well as the requirement for industrial and warehouse floorspace [MM62].

Conclusion

47. Subject to the main modifications described above, the amounts of housing, industrial and warehouse, and office development that the Plan identifies as being needed are justified and consistent with national policy.

Issue 2 – Does the Plan set out an appropriate spatial strategy for Pendle, taking into account reasonable alternatives?

48. The Plan's spatial strategy is set out in policies SP02, SP03, DM09 and the key diagram. It aims to achieve a sustainable pattern of development by focussing development on a settlement hierarchy based on the Settlement Sustainability Review 2024 which assessed all of the 20 towns and villages in the Borough with services and facilities²⁶. The hierarchy comprises three Main Towns

²⁵ PPG ID:2a-025 to 032 (2019).

²⁶ CD/04/02.

(Barnoldswick, Colne and Nelson); three Local Service Centres (Barrowford, Brierfield and Earby); four Rural Service Centres; and seven Rural Villages.

49. Policy SP02 states that the Main Towns will accommodate most new development; Local Service Centres will accommodate development serving a local catchment; Rural Service Centres provide the focus for development outside the settlements in tiers 1 and 2; and that only development which addresses an identified local need will normally be permitted in the Rural Villages.
50. Policy SP03 states that a specified pattern of development will be maintained, expressed in terms of percentages of net delivery in three spatial areas of the Borough: 70% in the M65 corridor main urban area; 10% in the M65 corridor rural area; and 20% in the West Craven area. The three areas are indicated on the key diagram, and the monitoring framework in Appendix 10 includes relevant indicators.
51. The sustainability appraisal considered three alternative spatial strategies to that included in the Plan which involved differing degrees of concentration and dispersal in relation to the existing settlement pattern.
52. The settlement hierarchy and proposed distribution of development reflect the geography of the Borough and are based on adequate, proportionate evidence and consideration of reasonable alternatives. They are, therefore, justified and consistent with national policy and the objective of achieving sustainable development.
53. Policy SP02 part 4 states that outside settlement boundaries, which are defined on the policies map and based on up-to-date information and a consistent methodology, policy DM09 relating to the open countryside applies. Policy DM09 states that outside settlement boundaries only certain specified types of development will be permitted provided that they meet certain criteria. Detailed wording changes are required to DM09 to ensure clarity and therefore effectiveness **[MM22]**.
54. This approach provides a clear and unambiguous framework for those preparing planning applications, decision makers and members of the public. For the reasons set out later in this report, I conclude that the Plan identifies sufficient opportunities for development needs to be met within settlement boundaries. The restrictive approach to development outside settlement boundaries is, therefore, in most respects justified and will be effective in helping to achieve sustainable development. However, to ensure this will be so if circumstances change and the Council is unable to demonstrate a five year supply of housing, policy SP02 part 4 needs to cross refer to policy DM20 part 5 as that will then be relevant to proposals for residential development outside

settlement boundaries. Part 4 also needs to be modified to refer explicitly to neighbourhood plans. Subject to these changes [MM04], the approach is justified, effective and consistent with national policy.

55. The detailed boundaries of the Green Belt in the Borough were defined in the Pendle Local Plan adopted in 1999, with one change made in the Core Strategy adopted in 2015. The Plan proposes no changes to those established Green Belt boundaries other than nine minor amendments to reflect cartographical improvements.
56. It is not necessary for soundness to amend the policies map to extend the Green Belt to the west of Higham to include some of the land that was incorporated into the Borough (from Burnley) in 1987. Whether there are exceptional circumstances to justify any changes to the established Green Belt boundaries would, if relevant, be a matter for the forthcoming review of the Plan in the context of national planning policy.
57. For clarity, and consistency with national policy, part 4 of policy SP05 and the sub heading above it ("major developed sites in the Green Belt") need to be deleted [MM05]. Part 5 provides an appropriate level of detail to consider proposals for redevelopment or limited infilling at Burnley Wastewater Treatment works, consistent with NPPF 154(g).
58. The Plan includes a key diagram which indicates broad locations for development in the context of the settlement hierarchy; three spatial areas referred to in SP03; town centres; Green Belt; Forest of Bowland National Landscape; South Pennine Moors SPA/SAC/SSSI; and main transport infrastructure. To be effective and justified, the diagram needs to be modified to accurately indicate the broad extent of the Green Belt and to delete the section of the "safeguarded transport route" that departs from the line of the disused Colne to Skipton railway line (for the reasons set out later in this report) [MM11].

Conclusion

59. Subject to the modifications referred to above, the Plan sets out an appropriate spatial strategy for Pendle, taking into account reasonable alternatives.

Issue 3 – Does the Plan identify a sufficient supply of housing sites and effective policies consistent with national policy to ensure that the identified need for new homes can be met?

Site selection methodology

60. The methodology used to select the housing allocations in the Plan, from a long list of over 300 potential options identified through various calls for sites, was

prepared in 2016 and amended to take account of consultation responses. The approach involved updating the Strategic Housing Land Availability Assessment (SHLAA)²⁷ annually to evaluate the availability, suitability and viability of all potential sites, and carrying out detailed assessments and sustainability appraisal of all reasonable alternatives with capacity for 5 or more dwellings (0.25 hectares).

61. This approach included level 1 and 2 strategic flood risk assessments and the application of sequential and exception tests. Whilst a number of the allocations are at risk of flooding, the evidence shows that all of the development proposed either has full planning permission or can be located to avoid the parts of the site that are at risk of flooding. The sequential test indicates that there is one potentially suitable site at lower risk of flooding than the allocations in Brierfield. However, doubts about its availability mean that its non-allocation is justified.
62. A viability assessment was carried out to inform the site selection process. This adopted a residual land value approach based on site typologies that reflect the allocations in the Plan and types of development likely to take place, and three different value areas reflecting market conditions in different parts of the Borough. The assessment indicates that none of the allocations are likely to be viable if development complies with all policy requirements in the Plan. However, whilst viability is poor in large parts of the Borough, development has continued to take place in those areas, including in the urban areas in the M65 Corridor (which comprises lower and medium value zones). Furthermore, five of the allocations have planning permission, and two are under construction.
63. Appendix 8 in the SHLAA summarises the results of the site assessment process, using a systematic criteria-based scoring system and including an overall score and a rank for each of the 125 or so reasonable alternative sites over 0.25 hectares. However, it is unclear from the SHLAA, sustainability appraisal and Topic Paper submitted during the examination²⁸, how the allocations were prioritised over other reasonable alternatives, not least because they are not directly related to the scores and ranking. The Council explained during the examination that the allocations were chosen by a working group of officers and elected members based on consideration of the information about all of the reasonable alternatives. In essence, priority was given to available brownfield sites within settlement boundaries to identify sufficient land to meet the Plan's housing requirement in the context of the spatial strategy (settlement hierarchy and distribution set out in policy SP03).
64. Notwithstanding the lack of a clear written explanation, I am satisfied that the approach taken was adequate and proportionate, and has resulted in

²⁷ CD/05/04.

²⁸ PBC1.5.

allocations that are consistent with the Plan's spatial strategy and national policy and guidance.

Policy AL01 Housing allocations

65. Policy AL01 lists ten sites allocated for housing development, three for self-build and custom-build housing, and ten sites that have already been allocated in made neighbourhood plans. All of the allocations are defined on the policies map.
66. Other than the sites allocated in neighbourhood plans and for self-build and custom-build housing, each of the allocations is subject to a policy setting out the type and amount of development proposed along with a number of site-specific policy requirements to be met. This provides an effective framework for the preparation and determination of planning applications.
67. Development on all of the allocations is expected to be completed by 2040. A trajectory for each site, along with information relating to ownership, developer interest, site assessment work, viability, infrastructure requirements, and progress towards planning permission, was updated during the examination relating to a base date of 1 April 2024²⁹. This information represents proportionate, adequate and up-to-date evidence as referred to in national planning policy and guidance³⁰.
68. Many of the allocations have planning permission, and some are under construction. Whilst some (including P026, P052, P060, P257 and P326) have site specific constraints to be addressed, and viability may be challenging, I am satisfied that all of the allocations are justified and that there is a reasonable prospect that they will be developed with the anticipated number of homes during the plan period.

Housing supply for plan period

69. The housing land supply information in the submitted Plan relates to 1 April 2023 and is expected to accommodate a total of 3,084 dwellings³¹. However, comprehensive information relating to 1 April 2024 became available during the examination³². That updated information is presented in the form of a revised version of the trajectory in Appendix 1 of the Plan and summary tables of the supply for the plan period and five years following adoption (ie from 1 April 2026). It also includes a summary of the evidence referred to in national planning policy and guidance relating to each of the housing allocations in the

²⁹ PBC1.4, PBC6, PBC8 and PBC11.

³⁰ NPPF Annex 2 definitions of "deliverable" and "developable" and PPG ID: 3 and PPG ID: 68.

³¹ Plan paragraph 8.10, Figure 8.1 and Appendix 1 Housing Trajectory.

³² PBC1.4, PBC6, and PBC11.

Plan and other sites assumed to contribute towards meeting the five year supply.

70. That updated evidence indicates that at total of 3,060 dwellings will be built in the plan period based on completions 2021-2024, sites under construction and with planning permission, allocations in the Plan and made neighbourhood plans, and small site windfalls from 2027. That exceeds the minimum housing requirement for the plan period (2,812 dwellings) by a total of 248 dwellings (which represents around 9% of the requirement).
71. I have already concluded that all of the allocations in the Plan are justified and there is a reasonable prospect that they will be built during the plan period. It is of course possible that some sites without planning permission do not get developed, or that some permissions lapse. However, the surplus of nearly 250 dwellings provides some flexibility. Moreover, the Plan makes no allowance for windfall sites with 5 or more dwellings whereas, according to evidence submitted during the examination, such developments have averaged 67 dwellings per year over a recent 10 year period in locations that would accord with the Plan's spatial strategy and relevant policies. In addition, small site windfalls averaged 37 dwellings per year over the same period.
72. National policy makes clear that plans may make a realistic windfall allowance and policies in the Plan encourage development within settlement boundaries. In order to ensure the Plan is justified based on the latest evidence and effective in minimising pressure for development on greenfield sites in the countryside, a modification is required to increase the windfall allowance to 70 dwellings per year for developments of all sizes **[MM81]**. This is a cautious estimate based on compelling evidence that windfalls will provide a reliable source of supply having regard to the SHLAA, historic windfall rates, and expected future trends based on policies in the Plan.
73. Based on the above, the housing land supply for the period 2021 to 2040 is:
- | | |
|--|-------|
| • Completions 2021-2024 | 690 |
| • Commitments (non-allocations) | 748 |
| • Trough Laithe allocation | 419 |
| • Other allocations in the Plan (policy AL01) | 550 |
| • Sites allocated in a made neighbourhood plan | 133 |
| • Windfalls (70 per year, from 2027) | 910 |
| • Total | 3,450 |
74. The total of 3,450 represents a surplus of 638 dwellings over the plan period against the requirement for at least 2,812 dwellings (around 23% of the minimum requirement). The reasoned justification to policy AL01, including paragraphs 8.7, 8.10 and 8.15, Table 8.1, Figure 8.1 and Appendix 1 Trajectory

need to be modified to reflect the above [**MM80, MM81, MM82, MM84, MM85** and **MM87**].

Five year housing land supply

75. National planning policy expects local plans to identify specific, deliverable sites for five years following the intended date of adoption. The relevant five year period is, therefore, 1 April 2026 to 31 March 2031. Whilst the Plan includes a housing trajectory (Figure 8.1 and Appendix 1), it does not clearly identify the supply of deliverable sites for that period.
76. The up-to-date comprehensive housing land supply evidence relating to 1 April 2024 referred to above includes information about site availability, viability, planning status, progress on technical work and other relevant factors as set out in the NPPF and PPG. Based on this, it is possible to make judgements about how many homes there is a realistic prospect of being built between 2026 and 2031. Adopting a cautious approach by only including sites for which there is clear evidence available now, the deliverable supply from 1 April 2026 is as follows:
- | | |
|--|-----|
| • Commitments (non-allocations) | 294 |
| • Trough Laithe allocation | 200 |
| • Other allocations in the Plan (policy AL01) | 202 |
| • Sites allocated in a made neighbourhood plan | 16 |
| • Windfalls (70 per year, from 2027) | 280 |
| • Total | 992 |
77. The five year requirement from 2026 is 888 dwellings including a 20% buffer. The buffer is based on current NPPF as that applies to decision making from the date of its publication (February 2025) and applying it represents a positive approach. The supply of 992 dwellings therefore represents a surplus of 104 dwellings against the five year requirement or, in other words, 5.57 years' supply.
78. In order to be effective, justified and consistent with national policy, the reasoned justification to policy AL01 needs to be modified to summarise the supply of deliverable sites for the five years following the intended date of adoption **[MM83]**.
79. Because the Plan, as modified, identifies sufficient land to meet the minimum housing requirement with a flexibility allowance, there is no need for new or revised neighbourhood plans to allocate additional housing sites. That said, neighbourhood plans may allocate additional sites provided that they are in general conformity with the Plan's strategic policies. The reasoned justification to policy DM20 needs to be modified to make that clear, and to advise that the Council will provide an indicative requirement figure for a neighbourhood plan (intending to make additional housing allocations) that takes into account factors such as latest evidence of local housing need and the population of the

neighbourhood area [MM40]. This will ensure that the Plan is effective and consistent with national policy³³.

Conclusion

80. Subject to the main modifications described above, the Plan identifies a sufficient supply of housing sites and effective policies consistent with national policy to ensure that the identified need for new homes can be met.

Issue 4 – Are the development management policies relating to residential development justified and consistent with national policy, and will they be effective in helping to meet the needs of different groups in the community, and achieving high quality, sustainable buildings and places?

Policy DM20 Housing delivery

81. As well as setting out the minimum housing requirement which I considered under issue 1, policy DM20 sets out the strategic approach to how that will be delivered.
82. Part 4 sets out what the Council will do if monitoring indicates a shortfall in provision, including working with developers to identify and overcome barriers to delivery. However, part 4(b) needs to be deleted as the reference to reviewing density, capacity and product delivery is ambiguous and unjustified [MM37].
83. Part 5 needs to be modified to ensure consistency with national policy in circumstances when the Council cannot demonstrate a five year housing land supply and clarify that the requirement to “accord with the spatial strategy” means the settlement hierarchy (policy SP02) and spatial distribution (policy SP03) [MM38].
84. Finally, as policy DM20 sets out the overall scale of housing development and a strategic approach to how that should be delivered, which neighbourhood plans would be expected to be in general conformity with, it needs to be modified to be categorised as a strategic policy [MM36].
85. The reasoned justification needs to be modified to reflect the changes to the policy described above [MM39]. Subject to these modifications, policy DM20 is positively prepared, justified, and will be effective in helping to ensure that the Plan's minimum housing requirement of 148 homes per year can be delivered.

³³ NPPF 67 and 68.

Policy DM21 Design and quality of housing

86. Policy DM21 aims to ensure that residential development is well designed such that it makes a positive contribution to the built and natural environment, makes efficient use of land, and meets the needs of occupiers. In most regards, the policy is consistent with national policy and justified.
87. The Council's Optional Standards Assessment³⁴ provides evidence in the context of national planning guidance relating to accessible homes and internal space standards³⁵. Much of the existing housing stock in the Borough comprises high density terraced houses, most new homes built in recent years have not complied with the nationally described space standards, and there is an aging population whose housing requirements are likely to change over their lifetime. The requirements to meet the nationally described space standards and M4(2) of the Building Regulations relating to accessible homes are therefore justified. However, the detailed wording of the policy and reasoned justification need to be modified to ensure clarity and consistency with national policy [MM41 and MM42].

Policy DM22 Housing mix

88. Policy DM22 aims to ensure that all residential developments provide a range of house types and sizes to help meet the housing needs of the local community, including the proportions of market and affordable housing expected to include one, two, three or four and more bedrooms. This reflects the findings of the Housing and Economic Development Needs Assessment and is sufficiently flexible to allow for departure from the mix referred to. Part 4 refers to the provision of bungalows on major developments being encouraged, as this would help to diversify the stock and may meet the particular needs of some parts of the community. The policy is therefore justified and effective.

Policy DM23 Affordable housing

89. The evidence indicates that there is a need for an additional 288 affordable homes per year primarily due to the mismatch between local incomes and the cost of renting or buying homes. However, due to viability issues, policy DM23 makes no requirement for market led developments to provide affordable homes in the towns of Barrowford, Brierfield, Colne and Nelson where around 70% of development is expected to take place. The requirements for 5% or 20% of homes to be provided on sites elsewhere in the Borough reflect the market conditions and viability evidence, and national policy relating to rural areas. Modifications are required to the detailed wording of policy DM23 to

³⁴ CD/05/11.

³⁵ PPG ID-56.

provide clarity and therefore effectiveness, and to delete references to First Homes to reflect changes to national policy and evidence that shows at least 75% of affordable homes need to be for rent [MM43 to MM45]. The reasoned justification needs to be modified accordingly [MM46].

Policy DM26 Housing in the countryside

90. Policy DM26 supports proposals for new housing outside settlement boundaries in certain circumstances provided that defined criteria are met. This is consistent with national policy which expects housing in rural areas to be located where it will enhance or maintain the vitality of rural communities, and for isolated new homes to be avoided other than in a limited number of defined circumstances³⁶.

Policy DM27 Self-build and custom-build housing

91. Policy DM27 supports the provision of self-build or custom-build homes on three sites allocated specifically for such development, within settlement boundaries, and outside but closely related to a defined settlement boundary provided that certain criteria are met. Proposals for market housing delivering 50 dwellings or more are expected to provide a minimum of 5% of all homes for self-build subject to certain requirements.
92. This is consistent with national policy which expects local plans to reflect the housing needs of different groups in the community, including people wishing to commission or build their own home. However, a modification is required to the wording of parts 2 and 4 to clarify the requirements relating to local occupancy and the location of plots on residential developments comprising 50 dwellings or more [MM47 and MM48]. The reasoned justification needs to be modified accordingly [MM49]. This will ensure the policy is justified and effective.

Policy DM28 Specialist housing

93. Policy DM28 supports proposals for communal living schemes where they meet an identified housing need and sets out various requirements relating to older persons housing and assisted living, homes in multiple occupation and purpose built student accommodation. This is consistent with national policy which expects local plans to reflect the housing needs of different groups in the community, although a modification is required to clarify that the stated criteria will be applied where relevant [MM50]. This will ensure the policy is justified and effective.

³⁶ NPPF 83 and 84.

Policies DM24 and DM25 Residential extensions, alterations and conversions

94. Policies DM24 and DM25 support proposals for residential extensions, alterations and conversions provided that certain criteria are met. Those criteria vary depending on whether the site is within a settlement boundary, in the open countryside, Green Belt or in the Forest of Bowland National Landscape. Both policies are justified, effective and consistent with national policy.

Policy DM29 Gypsy, traveller and travelling showpeople accommodation

95. There are no existing sites for gypsy and traveller accommodation in the Borough, and the assessments carried out over recent years find no evidence of need. Local planning authorities in the surrounding area have not identified any unmet needs in their areas or needs that should be accommodated in Pendle. There is one travelling showpersons site in the Borough that has capacity to provide additional plots if needed. Policy DM29 supports the provision of traveller accommodation provided that certain criteria are met. This approach is justified and consistent with national policy and will be effective in ensuring that any needs that do arise could be met in an appropriate way.

Conclusion

96. Subject to the modifications described above, the development management policies relating to residential development are justified, consistent with national policy, and will be effective in helping to meet the needs of different groups in the community, and achieving high quality, sustainable buildings and places.

Issue 5 – Are the allocations and policies relating to economic development and main town centre uses justified and consistent with national policy, and will they be effective in helping to build a strong, competitive economy and ensure the vitality of town centres?

Policy AL02 Employment allocations

97. Policy AL02 allocates three sites for general industrial (B2) and warehouse (B8) uses, and states that development proposals must meet site-specific policy requirements which are set out separately for each allocation. Each allocation represents an extension to, or is located within, an existing, well-established industrial site designated as Protected Employment Area under policy DM41. The allocations are available and suitable with development likely to start in the next few years and be completed during the plan period meaning that they will help to ensure that the identified need for such types of development can be met. However, a modification is required to policy AL02 to clarify the gross and

net site areas and approximate amount of floorspace that each is expected to accommodate [MM86]. This will ensure that the policy is justified and effective.

Policy DM40 Employment land delivery

98. As well as setting out the amount of industrial and office (subject to **MM62**) development that needs to be accommodated during the plan period which I considered under issue 1, policy DM40 sets out the strategic approach to how that will be delivered on sites under construction or with permission; allocated sites; use of land and buildings within Protected Employment Areas; and on unallocated sites within settlement boundaries. In total, the identified land has capacity for over 200,000 sqm of industrial and warehouse floorspace meaning that the Plan will be effective in ensuring that the identified need for such development (79,000 sqm) can be met.
99. However, as policy DM40 sets out the overall scale of employment development and a strategic approach to how that should be delivered, which neighbourhood plans would be expected to be in general conformity with, it needs to be modified to be categorised as a strategic policy [MM61].
100. The Plan makes no allocations for office development, other than small scale ancillary uses on industrial sites. The reasoned justification to policy DM40 needs to be modified to explain how the identified need for around 13,200 sqm of net additional office space can be met through commitments, vacant floorspace, and other floorspace opportunities and why such development is not appropriate on existing and allocated industrial sites [MM63]. This will ensure that the Plan is effective and justified with regard to office developments.

Policy DM41 Protected Employment Areas

101. Policy DM41 states that sites and premises within the eight Protected Employment Areas listed in paragraph 7.22 of the Plan and designated on the policies map are primarily intended for industrial and warehouse uses and should remain in employment use other than in certain defined circumstances. This is justified by the significant role each plays in the local economy as evidenced by the Housing and Economic Development Needs Assessment and the identified need for additional industrial and warehouse floorspace. For effectiveness, the detailed wording of DM41 parts 2 and 4 need to be modified to clarify which of the criteria are intended to apply [MM64 and MM65].
102. To ensure that policy DM41 can be effectively applied, the policies map needs to be amended to include the Riverside Business Park Designated Employment Area which was omitted in error from the submitted version.

Policies SP04, DM42, DM43 and DM44 town centres, retail and mixed use developments

103. The Plan identifies a retail hierarchy comprising three town centres (Barnoldswick, Colne and Nelson) and three district centres (Barrowford, Brierfield and Earby). The boundaries of the town and district centres, and primary shopping areas within the town centres, are defined on the policies map and justified by recent surveys having regard to national policy.
104. Policy SP04 states that retail and other main town centre uses should be in scale with the position a settlement holds in the retail hierarchy; that major main town centre use developments should be located in one of the three town centres; and that main town centre uses intended to serve a borough-wide catchment should be located in either Colne or Nelson. This is consistent with national policy.
105. Policy DM42 sets out various requirements and criteria relating to development within and outside the primary shopping areas of Barnoldswick, Colne and Nelson. For effectiveness, a modification is required to clarify the preferred dominant uses in the primary shopping areas and that the “sui generis” referred to in part 5 are public houses, wine bars and hot food takeaways [MM66 and MM67].
106. Policy DM43 supports mixed use development in town and district centres, edge of centres, other highly accessible locations, and on employment sites provided that various requirements are met. This is consistent with national policy.
107. Policy DM44 relates to “out of centre retail and commercial development”. In most respects it is consistent with national policy. However, modifications are required to clarify the locally defined threshold for retail impact assessments; the sequential approach; the “sui generis” referred to in part 5; and the use of planning conditions for redevelopments at out of centre retail sites [MM68 to MM73]. This will ensure the policy is consistent with national policy, justified and effective.

DM33 Hot food takeaways and dark kitchens

108. Policy DM33 part 1 supports proposals for hot food takeaways in town and district centres provided that certain criteria are met. Part 2 only allows such uses outside town centres if they are (a) more than 400 metres from a secondary school, youth centre, leisure centre or public park; (b) in a ward where fewer than 15% of year 6 pupils or 10% of reception pupils are obese; or (c) in a ward that is not within the 20% most deprived in the country. Parts 2(a) and 2(b) are justified by Lancashire County Council's evidence which shows that the Borough has relatively high levels of obesity and high concentrations of hot food takeaways – this needs to be referred to in the reasoned justification [MM56]. However, the rationale for part 2(c) is not clear, it would be

inconsistent with part 1, and in other areas duplicate parts 2(a) and 2(b). A modification is therefore required to delete DM33 part 2(c) [MM54]. Subject to those modifications, the approach to hot food takeaways is justified and consistent with national policy and guidance.

109. Policy DM33, part 4 supports proposals for “dark kitchens” (commercial kitchens for preparing food for delivery but making no provision for sales to the public from the premises) if certain requirements are met. Such uses are increasingly common in the Borough and the policy is justified and likely to be effective in protecting living conditions in residential areas. However, for effectiveness, part 4c needs to be modified to clarify the relevant parts of the other policies referred to [MM55].

Policy DM45 Tourist facilities and accommodation

110. Policy DM45 supports proposals relating to tourism facilities, activities and accommodation provided that a number of criteria are met. In most respects the policy is justified and consistent with national policy but some modifications are required to the wording to ensure clarity and therefore effectiveness [MM74 to MM78].

Conclusion

111. Subject to the main modifications described above, the allocations and policies relating to economic development and main town centre uses are justified, consistent with national policy, and effective in helping to build a strong, competitive economy and ensure the vitality of town centres.

Issue 6 – Are the policies relating to transport, infrastructure and connectivity justified and consistent with national policy, and will they be effective in promoting sustainable transport and supporting high quality communications?

Policy SP11 Transport and connectivity

112. Policy SP11 relates to strategic links, managing travel demand, and promoting sustainable travel. In most respects the policy is justified and consistent with national policy. However, the section of the “protected route for transport use” designated on the policies map and illustrated on the key diagram that deviates from the route of the disused Colne-Skipton railway is not justified and should be deleted [MM11]. Part 6 needs to be modified to be consistent with national policy [MM08]. The reference in part 7 to a community infrastructure levy charge being used to fund the transport priorities referred to needs to be deleted as there is no adopted charging schedule and if one were to be introduced the charge would apply to all relevant development irrespective of what the Plan

states [MM09]. Finally, the requirement in part 8 for all major development to be supported by a transport assessment is not consistent with national policy and therefore needs to be modified [MM10]. Subject to these modifications and the change to the policies map, policy SP11 is justified and consistent with national policy.

Policy SP12 Infrastructure

113. Policy SP12 provides an effective and justified framework for coordinating infrastructure provision with development, and no modifications are required.

Policy DM32 Walking and cycling

114. Policy DM32 seeks to promote walking and cycling by protecting and improving the public right of way network. A modification is required to part 1 to clarify the requirement relating to incorporating public rights of way into development. Subject to this modification [MM53], policy DM32 is justified and effective.

Policy DM37 Parking

115. Policy DM37 sets out various requirements relating to car parking, public and commercial car parks, and parking for cycles, scooters and motorcycles. Appendix 5 sets out “benchmark parking standards” for different land uses in three accessibility zones, and appendix 6 lists protected public car parks. A modification is required to part 16 to clarify whether proposals are expected to comply with one, all or some of the criteria [MM59]. Subject to this, policy DM37 is justified and effective.

Policy DM38 Taxis

116. Policy DM38 relates to “taxi booking offices” and “premises for the control or administration of taxis and private hire vehicles”. The reasoned justification explains that traditional taxi booking offices (that rely on passing trade and tend to operate from town centres and other busy locations) are a sui generis land use, whereas call centres that arrange bookings through mobile phone apps which are rarely visited by operational vehicles fall within use class E(g). The policy is justified and effective.

Policy DM39 Digital communications

117. A modification is required to policy DM39 part 4 to clarify whether proposals are expected to comply with one, all or some of the criteria [MM60]. Subject to that, policy DM39 is justified and consistent with national policy.

Conclusion

118. Subject to the main modifications described above, the policies relating to transport, infrastructure and connectivity are justified, consistent with national policy, and will be effective in promoting sustainable transport and supporting high quality communications.

Issue 7 – Are policy DM12 and the sites listed in Appendix 8 of the Plan justified and consistent with national policy relating to Local Green Space?

119. National policy allows communities to identify and protect green areas of particular importance to them through their designation as Local Green Space in local and neighbourhood plans. However, such designations must meet three site specific criteria, be consistent with planning for sustainable development, complement investment in sufficient homes, and be capable of enduring beyond the end of the plan period³⁷. National guidance makes clear that Local Green Space designation should not be used in a way that undermines the aim of plan making, including in terms of plans identifying sufficient land in suitable locations to meet development needs³⁸.

120. Policy DM12 protects over 50 sites listed in Appendix 8 and designated on the policies map as Local Green Space. The majority of the designations are carried forward from the made neighbourhood plans for Barrowford, Colne and Trawden Forest. Appendix 7 in the Plan sets out the methodology that was used to select the sites. The Local Green Space Report and Methodology (September 2024)³⁹ includes further information, including desk top assessments and site appraisals for all areas. The methodology reflects national policy and guidance, and the evidence for each site is adequate, proportionate and relevant to why each area is special to the community and whether it is reasonably close and not an extensive tract of land.

121. In general, therefore, I am satisfied that each area of Local Green Space meets the site specific criteria for designation (although I consider some particular issues relating to two sites below). Furthermore, as I concluded under main issue 4, the Plan identifies more than sufficient land in suitable locations to meet the minimum housing requirement in policy DM20 over the plan period to 2040. Therefore, the Local Green Space designations are consistent with planning for sustainable development and complement the housing investment expected in the Plan.

³⁷ NPPF 105 and 106.

³⁸ PPG ID: 37-007-20140306

³⁹ CD/11/08.

122. However, as referred to earlier in this report, the Council is committed to beginning work on a new plan in 2026 to address the shortfall between this Plan's minimum housing requirement and housing need calculated in accordance with current national policy. This raises the question of whether all of the Local Green Space designations will be capable of enduring, not only beyond the plan period but over a much shorter period because the replacement plan is currently likely to be adopted before 2030. Specifically, is it likely that any of the designations will need to be allocated for housing development in the replacement plan?
123. Of the 14 Local Green Space designations made in the Plan (as opposed to being carried forward from a made neighbourhood plan), most are small in scale, in use as a park, allotments or other public open space, and/or in a small settlement. They are therefore unlikely to be considered as suitable and available for housing development in the replacement plan and are clearly capable of enduring over and beyond the plan period.
124. There are, however, two of the designations that have been promoted for housing development, including through the SHLAA and in representations made under regulation 20: The Upper Rough, Colne and Land at Lenches Road and Knotts Lane, Colne⁴⁰. It is clear from the Council's evidence, and the representations made under regulation 20 and by representatives of the local community at the hearing session, that both these areas meet the site specific criteria for designation. In particular, they have both been highly valued for many years by people living nearby (including in deprived areas with limited access to gardens and other green spaces) due to their natural beauty, recreational value, richness of wildlife, historical significance and tranquillity. The recent fencing of the two public rights of way that cross the Upper Rough⁴¹ may affect their character somewhat, but the paths will no doubt continue to be well used by the local community and the land's other qualities remain unaffected.
125. Whilst The Upper Rough is around 10 hectares, I agree with the Council and Colne Neighbourhood Plan examiner that its location and relationship with the town and wider countryside mean that it can be regarded as local in character rather than an extensive tract of land. Land at Lenches Road is physically somewhat separate to the built-up area of the town, but it is close to residential areas with access by a public footpath, physically well contained by roads and boundary features, and distinct from the wider countryside.
126. The Council will be required to consider reasonable alternatives during the preparation of the replacement plan. Given the significant increase in housing need based on the current standard method compared to the Plan's

⁴⁰ LGS/LP4/DM12/025 and LGS/LP4/DM12/026.

⁴¹ Little Cloud's response to the main modifications consultation.

requirement, these alternatives are likely to relate to the spatial strategy as well as potentially suitable allocations. Current national policy means that the Council will be expected to review and alter the existing Green Belt boundaries if that is necessary to meet housing needs in full after examining all other reasonable options. The Council will have to make a judgement, and justify, whether areas designated as Local Green Space are reasonable options in that context. That judgement will require balancing their value to the community as Local Green Space with the benefits development may bring in terms of meeting housing need in that particular location. In other words, there are many uncertainties around whether those two sites may or may not be considered suitable for development in the replacement plan, including what the preferred spatial strategy will be, the findings of the Green Belt review, the number and nature of all of the reasonable alternatives that are identified as potential allocations, and the weight that the Council decides to give to different considerations.

127. Given those uncertainties, and the physical characteristics of The Upper Rough and Land at Lenches Road, I am satisfied that both are clearly “capable of enduring” over and beyond the plan period. As their designation is consistent with current national policy and the spatial strategy and policies in the Plan, their inclusion as Local Green Space is justified, notwithstanding the fact that their longer term future may need to be considered again in the replacement plan.
128. Whilst I am examining the Plan in the context of the version of the NPPF published in December 2023, current NPPF will apply for the purposes of decision making. This advises that policies for managing development within a Local Green Space should be consistent with those for Green Belts but excluding provisions relating to grey belt and previously developed land. To be consistent with this, policy DM12 part 3 needs to be modified to simply state that applications for development within designated Local Green Space will be determined in accordance with national planning policy relating to Green Belt [MM26]. For effectiveness, part 2 needs to be modified to clarify what is meant by the “special qualities” of and “statement of significance” for each designated area [MM25]. I have amended the modification published for consultation to refer to the correct document that includes the relevant “statements of significance” which are based on the more detailed site assessments set out in the Local Green Space Report and Methodology⁴². Finally, to be consistent with national policy, the reasoned justification needs to be modified to state that, whilst Local Green Space does not need to be in public ownership, neighbourhood bodies should contact landowners about proposals to designate their land in new or updated neighbourhood plans [MM27].

⁴² CD/11/08.

Conclusion

129. Subject to the modifications referred to above, policy DM12 and the sites listed in Appendix 8 of the Plan are justified and consistent with national policy relating to Local Green Space.

Issue 8 – Are the Plan's other strategic and development management policies justified, effective and consistent with national policy?

Presumption in favour of sustainable development (policy SP01)

130. Strategic policy SP01 parts 1 and 2 set out a positive approach to dealing with planning applications reflecting national policy and the statutory duty for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. However, part 3 sets out materially different tests than those in paragraph 11d of NPPF published in February 2025 for when there are no relevant policies in the development plan or the policies which are most important are out-of-date. This inconsistency with national policy, which would not be effective for decision makers, can be rectified by modifying part 3 to say that, in those circumstances, applications will be determined in accordance with the NPPF [MM03].

Climate change (policies SP06, DM01 and DM03)

131. Policy SP06 is a strategic policy aimed at ensuring that all development is designed to reduce the extent and impacts of climate change. In order for the approach to be effective and justified, parts 1 to 6 need to be modified to clarify that they relate to matters that the Council encourages developments to achieve if appropriate, feasible and viable (rather than setting out requirements that all developments are expected to meet). The reference in part 5 to applicants submitting an energy statement needs to be deleted as the Council can set out when that may be necessary in its planning application validation checklist [MM06].
132. Policy DM01 seeks to ensure that the location and design of developments achieve climate resilience. The requirement to implement the optional technical standards for water efficiency is consistent with national policy guidance⁴³ as it is justified by evidence showing that the water supply zone that Pendle is part of faces an immediate and growing water supply deficit⁴⁴. I do not, therefore, recommend the main modification MM12 that was published for consultation.

⁴³ PPG ID: 56-016-20150327.

⁴⁴ Water Resource Management Plan 2024 and other evidence provided in United Utilities' response to the main modifications consultation.

However, a modification is required to amend part 3(h) to refer to street trees being provided unless there are clear, justifiable and compelling reasons why this would be inappropriate [MM13]. This will ensure the policy is justified and consistent with national policy.

133. Policy DM03 sets out a positive approach towards renewable and low carbon energy and heat developments in all parts of the Borough provided that certain specified criteria are met. This is consistent with national policy and no modifications are required.

Flood risk and water management (policies SP07, DM02a and DM02b)

134. Strategic policy SP07 relates to water quality, water supply infrastructure, wastewater, water efficiency and flood risk. Development management policies DM02(a) and DM02(b) relate to flood risk, and surface water and foul water management respectively. These policies are sound, other than the requirement in policy DM02(a) part 11 relating to finished floor levels which should be deleted as it is not justified and is a matter that can be effectively addressed through site specific flood risk assessments as referred to in parts 14 and 15 [MM14].

Safeguarding the environment (policies DM13, DM14 and DM15)

135. Policies DM13, DM14 and DM15, relating to environmental protection, contaminated and unstable land, and soils, minerals and waste, are consistent with national policy and justified. No modifications are required other than to the detailed wording of DM14 part 3 for accuracy and therefore effectiveness [MM28].

Biodiversity (policies SP08, DM04, DM05 and DM08)

136. Strategic policy SP08 relates to the natural environment, and development management policies DM04, DM05 and DM08 relate to biodiversity net gain, ecological networks, and the South Pennine Moors SAC / SPA / SSSI respectively and in most respects are sound. However, detailed wording changes are required to policies SP08, DM04 and DM08 to ensure clarity and consistency with national policy and legal requirements [MM07, MM15 and MM21]. Policy DM05 and reasoned justification need to be modified to clearly define the ecological network in the Borough and ensure the references to the Lancashire Local Nature Recovery Strategy and Habitats Map are accurate and up to date [MM16 and MM17].

Landscapes and green infrastructure (policies DM06, DM07, DM10 and DM11)

137. The green infrastructure network map was published in 2019⁴⁵ as referred to in paragraph 5.121 of the Plan. However, the network needs to be shown on the policies map and policy DM06 and its reasoned justification need to be modified to state this, and to clarify the requirement aimed at avoiding or mitigating harm to an existing green infrastructure asset or the wider green infrastructure network [**MM18**, **MM19** and **MM20**]. Subject to this, the policy is justified and effective.
138. Policies DM07 (trees and hedgerows) and DM10 (landscape character) are consistent with national policy and justified meaning that no modifications are required.
139. Modifications are required to policy DM11 (Forest of Bowland National Landscape) to delete parts 2, 7 and 8 to ensure consistency with and avoid duplication of other policies in the Plan. Part 9 needs to be modified to ensure it is consistent with national policy relating to development in the setting of a National Landscape. Subject to these modifications [**MM23** and **MM24**], the policy is sound and consistent with section 245 of the Levelling-up and Regeneration Act 2023, which requires local plans to seek to further the purpose of conserving and enhancing the natural beauty of National Landscape taking account of the relevant management plan⁴⁶.

Historic environment (policies SP09, DM18 and DM19)

140. Policy SP09 sets out a positive strategy for the conservation and enjoyment of the historic environment, and policies DM18 and DM19 set out detailed requirements relating to heritage assets and the Leeds and Liverpool Canal Corridor. Detailed wording changes are required to the latter two policies to ensure clarity and consistency with national policy and legislation [**MM34** and **MM35**].

Design and community engagement (policies DM16, DM17 and DM34)

141. Policy DM16 seeks to achieve high quality, sustainable buildings and places. A modification is required to part 1(c) to refer to proposals having regard to (rather than complying with) various specified standards and guidance documents [**MM29** and **MM30**]. Subject to this, the policy is justified and consistent with national policy.

⁴⁵ CD/11/14.

⁴⁶ CD/13/04 and Guidance for relevant authorities on seeking to further the purposes of protected landscapes (Defra 16 December 2024).

142. Modifications are required to the detailed wording of policy DM17 parts 2, 3 and 4 to ensure consistency with national policy and legislation relating to the control of advertisements [**MM31** to **MM33**].

143. Policy DM34 relating to community engagement is consistent with national policy relating to pre application engagement and the preparation of masterplans and design codes. No modifications are required.

Healthy places and lifestyles (policies SP10 and DM30)

144. Policy SP10 states that the Council will seek to promote healthy and vibrant communities and reduce health inequalities, and policy DM30 sets out more detailed criteria relating to healthy places and lifestyles including through the design of development, improving health care facilities, and use of proportionate health impact assessments. The policies are sound and no modifications are required.

Open space and community facilities (policies DM31, DM35 and DM36)

145. Policy DM31 sets out various requirements relating to the protection of existing, and provision of new, open space, sport and recreation facilities. Parts 8 and 12 need to be modified to clarify the requirements relating to the loss of existing facilities and ensure consistency with policy DM08 relating to the South Pennine Moors SPA / SAC [**MM51** and **MM52**]. Subject to this, policy DM31 is justified and effective.

146. Policy DM35 seeks to protect existing, and support the provision of new, community and cultural facilities. A modification is required to the detailed wording to clarify the circumstances in which the loss of a facility may be justified [**MM57**]. The approach is consistent with national policy and will provide an effective framework for considering development proposals, including those relating to property owned by the National Health Service.

147. Policy DM36 relates to existing and proposed education and training facilities. Part 1(f) needs to be modified to ensure consistency with national policy and legislation relating to heritage assets [**MM58**].

Policy DM46 Equestrian development

148. A modification is required to policy DM46 part 2 to clarify whether proposals are expected to comply with one, all or some of the criteria [**MM79**]. Subject to that, the policy is justified and effective.

Conclusion

149. Subject to the modifications referred to above, the Plan's other strategic and development management policies are justified, effective and consistent with national policy.

Issue 9 – Are any main modifications required to make the Plan sound that have not been considered under main issues 1 to 8?

150. The Plan includes some policies that set out requirements that developments are expected to comply with, other than in certain circumstances. However, other policies encourage or support, rather than require, applicants to include certain design solutions, as these would help deliver the Plan's objectives. A modification is required to Part One of the Plan to explain that where a planning application includes such beneficial design solutions (in addition to meeting relevant policy requirements), additional weight in favour of the proposal will be applied through the decision-making process. The additional text should also refer to the use of planning conditions and obligations to secure any such benefits necessary to make a proposal acceptable in planning terms. This will ensure that the relevant development management policies can be effectively applied [MM02].
151. Various changes are required to the Plan's Glossary (Appendix 9) to ensure consistency with national policy and that all necessary terminology used in the Plan is clearly defined. This will ensure that the Plan is justified and effective [MM88].

Conclusion

152. Subject to the above, no further main modifications are required to make the Plan sound.

Overall Conclusion and Recommendation

153. The Plan has a number of deficiencies in respect of soundness and/or legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
154. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Pendle Local Plan 4th Edition 2021-2040 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

William Fieldhouse

Inspector

This report is accompanied by an Appendix containing the main modifications.

This schedule contains all of the main modifications to the Pendle Local Plan 4th Edition (2020-2040) that are necessary in order to make the plan sound and legally compliant. The reasons for the modifications are set out in the Inspector's Report.

References to paragraph or page numbers relate to the Pendle Local Plan 4th Edition (2020-2040) submitted for examination on 16 February 2025.

The modifications are indicated as follows:

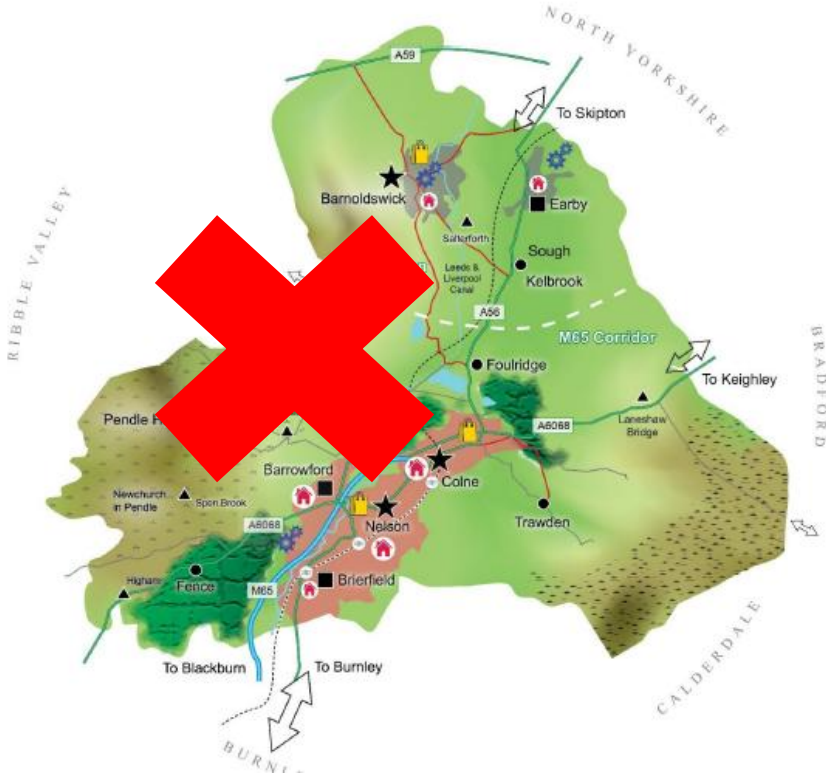
- ~~Strikethrough~~ (deleted text)
- **Bold underline** (new or amended text)


<i>MM Reference</i>	<i>Plan Policy or paragraph</i>	<i>Main modification</i>
MM01	Insert new paragraph after paragraph 1.17	<u>On adoption the Pendle Local Plan Fourth Edition 2021 – 2040 will replace in full the development plan documents listed in paragraph 1.18 and the Bradley Area Action Plan, which was adopted in July 2011. Appendix 11 sets out how the policies in the new plan supersede those in the adopted development plan.</u>
MM02	Insert new paragraphs after paragraph 1.32	<p><u>Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Local Plan includes some policies that set out requirements that developments are expected to comply with. Meeting all such relevant requirements is likely to mean that the proposal would be in accordance with the development plan.</u></p> <p><u>However, other policies in the Local Plan encourage or support applicants to include certain design solutions that help deliver the Local Plan's objectives. Where a planning application includes such beneficial design solutions (in addition to meeting relevant policy requirements), additional weight in favour of the proposal will be applied through the decision-making process. The weight to be applied is for the decision-maker to determine, having regard to the policies of the Local Plan, NPPF, relevant government legislation and regulations, up-to-date evidence, and all other relevant material considerations. In broad terms, greater weight will be applied based on the level of additional benefit from delivering design solutions that are encouraged or supported by policies in the Local Plan.</u></p> <p><u>Where necessary the Council may impose tailored planning conditions or require the adoption of a legal agreement, as appropriate, in order to secure these material benefits through the delivery stage. The variation or removal of these conditions</u></p>

<i>MM Reference</i>	<i>Plan Policy or paragraph</i>	<i>Main modification</i>
		<u>may result in the need to reconsider the principle of development where this was important to the granting of planning permission.</u>
MM03	Policy SP01 Part 3	<p>3. Where there are no policies relevant to the application or relevant policies <u>most important to determining the application</u> are out of date, <u>proposals will be determined in accordance with Paragraph 11d of the National Planning Policy Framework (NPPF)</u>. at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <p>(a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or</p> <p>(b) Specific policies in the Framework indicate that development should be restricted.</p>
MM04	Policy SP02 Part 4	<p>4. Outside a defined settlement boundary policies relevant to the open countryside apply (see Policy DM09). Development will only be permitted for the exceptions <u>to Policy DM09</u> that are identified in either the NPPF, or an adopted <u>development plan</u> document, <u>or a made neighbourhood plan</u>, that forms part of the Development Plan, <u>or that are in accordance with Policy SP04 part 5 when the Council is unable to demonstrate a five year housing land supply.</u></p>
MM05	Policy SP05 Part 4	<p>Major Developed Sites</p> <p>4. The following sites fall within the definition of a Major Developed Site within the Green Belt:</p> <p>(a) Burnley Wastewater Treatment Works, Wood End Road, Reedley</p>

<i>MM Reference</i>	<i>Plan Policy or paragraph</i>	<i>Main modification</i>
MM06	Policy SP06 Parts 1 – 6	<p>1. All <u>The design of all new</u> developments should <u>seek</u> be designed to reduce the extent and impacts of climate change. To help promote zero carbon development, premises should <u>proposals are encouraged to</u> meet the highest technically feasible and financially viable standards and minimise their effects on climate change across the whole life cycle of the development.</p> <p>2. <u>Applicants are encouraged to incorporate</u> small-scale renewable and low carbon energy generation should be incorporated into the design of new developments where appropriate, feasible and viable.</p> <p><u>Domestic Residential development</u></p> <p>4. Developers should <u>are encouraged to</u> seek to meet independently accredited energy and sustainability standards, such as the Passivhaus Standard and the BRE Home Quality Mark.</p> <p>5. Residential and mixed-use developments incorporating ten dwellings or more, or in excess of 1,000m² gross floorspace, will be required to submit an energy statement. This should show how the energy hierarchy has been used to make the fullest contribution to reducing greenhouse gas emissions.</p> <p><u>Non-domestic Residential development</u></p> <p>6. Non-domestic <u>residential</u> developments, excluding conversions and extensions of less than 500m², should <u>are encouraged to</u> achieve a minimum standard of BREEAM 'Excellent' (or any future national equivalent), where viability evidence indicates that this is feasible.</p>
MM07	Policy SP08 Table SP08a	<p>Development <u>within the SPA/SAC</u> will only be permitted where it is necessary for the management of the site, or there is an imperative reason of over-riding public interest and there is no alternative solution.</p> <p>Development <u>elsewhere in the borough will be required</u> within an Impact Risk Zone (Policy DM08) will be expected to mitigate any adverse impacts on the SPA or SAC.</p>

<i>MM Reference</i>	<i>Plan Policy or paragraph</i>	<i>Main modification</i>
MM08	Policy SP11 Part 6	6. Proposals for new development should have regard to the potential impacts they may cause to the highway network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion. Where an adverse impact is identified applicants should prepare a Traffic Impact Assessment and ensure that adequate cost-effective measures can be put in place. Where <u>there is an unacceptable impact on highway safety, or</u> the residual cumulative impacts of the development <u>are severe and</u> cannot be adequately mitigated, planning permission is likely to be refused.
MM09	Policy SP11 Part 7	7. Travel demand should be managed in accordance with programmes and initiatives established by the Council's partner organisations. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network such as those identified in the Local Cycling and Walking Infrastructure Plan (LCWIP) for Pendle. The provision of new or improved public transport systems may also be required to increase accessibility levels. A CIL charge may be sought to help finance these options.
MM10	Policy SP11 Part 8	8. For major developments applicants should submit a Transport Assessment to highlight any potential impacts of the development on the existing transport network. A Travel Plan may be required to indicate what measures will be taken to reduce and mitigate any negative impacts and address green travel options. <u>Development that generates significant amounts of transport movements should be supported by a Transport Statement or Transport Assessment.</u>

MM11	Key Diagram Delete and replace	
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MM12	N/A	N/A
MM13	Policy DM01 Part 3(h)	3(h) The provision of street trees to promote urban cooling and shading (Policy DM07). <u>Provide street trees unless there are clear justifiable and compelling reasons why this would be inappropriate.</u>
MM14	Policy DM02(a) Part 11	11. Finished floor levels should be a minimum of 600mm above whichever is higher of: (a) average ground level of the site (b) adjacent road level to the building(s)

		(c) estimated river or sea flood level for the site
MM15	Policy DM04 Parts 3 and 5	<p>3. <u>Unless exempt [footnote]</u> all development proposals in Pendle will be expected, as applicable, to <u>must</u> deliver an overall measurable net gain for biodiversity of at least 10% against the baseline conditions of the site, measured using the latest version of the statutory Biodiversity Metric or Small Sites Metric, or their successors. Developments achieving on-site or borough-wide enhancements above 10% of the baseline conditions will be considered favourably. Habitat provision should align <u>respond positively to</u> with the objectives of the Lancashire Local Nature Recovery Strategy (LNRS)</p> <p>5. Conservation <u>Biodiversity</u> Credits may also be accepted as a means of meeting policy requirements for Biodiversity Net Gain. Conservation <u>Biodiversity</u> Credits are a last resort in accordance with the mitigation hierarchy.</p> <p>New footnote (54): <u>Exemptions to Biodiversity Net Gain requirements listed in PPG ID: 74-003-20240214.</u></p>
MM16	Policy DM05 Parts 1, 2 and 3	<p>1. The <u>Borough's existing</u> ecological network will consists of core habitat areas; wildlife corridors and stepping stones; <u>and</u> restoration areas, and their buffer zones <u>as defined on the Local Habitat Map for Lancashire [footnote]</u>.</p> <p>2. Development proposals of all types should seek to prevent <u>avoid or mitigate any</u> harm <u>to</u>, and <u>where possible enhance, the ecological network</u> have <u>having</u> regard to the potential to enhance and add value to, the Lancashire Local Nature Recovery Strategy (LNRS).</p> <p>3. Within the ecological network development proposals should:</p> <ol style="list-style-type: none"> Prioritise the enhancement to <u>Preserve or enhance</u> priority habitats. Improve the connectivity of habitats, including restoration areas, to support the movement of mobile species and improve the resilience and function of the network. Minimise adverse impacts from pollution and disturbance.

		<p>New footnote (57): <u>The Local Habitat Map is part of the Lancashire Local Nature Recovery Strategy.</u> https://experience.arcgis.com/experience/92a5cd8951b84c65b9cd842f5ffc2333/page/Habitat-Map</p>
MM17	Paragraphs 5.108 and 5.109	<p>5.108 A new <u>The Lancashire Local Nature Recovery Strategy (LNRS) will build</u>s on this work. The LNRS <u>will seek</u>s to create a coherent ecological network for the county <u>helping to restore nature</u> and in doing so highlight any strategic cross boundary issues for biodiversity.</p> <p>5.109 The LNRS <u>is informed by the Lancashire Local Habitats Map</u> the emerging Lancashire Nature Recovery Network (LNRN). This <u>will map identifies the existing ecological network. It maps</u> the wide range of natural capital assets in <u>of the county/borough</u> and recognises <u>s</u> the ecosystems <u>services</u> that they provide <u>defining areas of Particular Importance</u>. <u>Together with appropriate buffer zones, the network will allow species to move freely between designated sites — the core locations for biodiversity — to feed, disperse, migrate or reproduce, providing future resilience to the potential impacts of climate change. This network has been used to identify locations to create or improve habitat of the greatest benefit for nature and the wider environment helping to guide projects and interventions to improve connectivity and resilience of habitats across Lancashire (see Habitat Map Layer ‘Areas that Could Become of Importance’). Delivery of the potential measures outlined on the Habitat Map could help create, connect or improve habitat, helping to restore nature in Lancashire and would represent a positive response to Biodiversity Net Gain requirements (see Policy DM04).</u></p> <p>Relevant links to be inserted to the LNRS website</p>
MM18	Policy DM06 Part 1	<p>1. <u>The Green Infrastructure Network is defined on the policies map.</u> The Council will seek to protect and enhance Pendle's green infrastructure assets. Where feasible, and appropriate to do so, the Council will seek to develop further connections between these assets (see Policy DM05).</p>

MM19	Policy DM06 Part 2	<p>2. Development proposals will normally be supported where they:</p> <p>(a) Make a positive contribution to the delivery of a high quality multi-functional green infrastructure network.</p> <p>(b) Address the needs identified in the Pendle Green Infrastructure Strategy.</p> <p>(c) Avoid any unacceptable loss or harm to an existing green infrastructure asset. This includes the severance or disruption of a linear network connection such as a public right of way (e.g. footpath, cycleway, bridleway etc.) or ecological feature (e.g. wildlife corridor, hedgerow, ancient semi natural woodland or water environment).</p> <p>(d) Include measures that avoid any potential harm to the green infrastructure network. Or where harm cannot be avoided, sufficiently mitigate its effects (see also Policy DM31).</p> <p><u>(c) Avoid or mitigate any significant harm to an existing green infrastructure asset or the wider green infrastructure network including disruption to, or severance of, a linear connection such as a public right of way or part of the ecological network.</u></p>
MM20	Paragraph 5.121	<p>5.121 The Pendle Green Infrastructure Strategy (2019) maps the many components of the borough's GI network. It identifies gaps in existing provision and highlights opportunities to protect and enhance existing assets. In doing so it helps to guide the delivery and future investment in GI to maximise its associated benefits. <u>The Green Infrastructure Strategy is depicted on the policies map.</u></p>
MM21	Policy DM08 Part 2	<p>Subject to the exemption tests set out in Article 6(4) of the Habitats Directive, any development which is likely to lead, directly or indirectly, to an adverse effect (either alone or in combination with other plans or projects) on the integrity of the SPA or SAC, which cannot be effectively mitigated, will not be permitted within any of the three Impact Risk Zones.</p>
MM22	Policy DM09 Part 3	<p>3. Outside a defined settlement boundary development will only be permitted where it:</p>

		<p>(a) Is a rural activity, which for operational reasons – <u>Requires a countryside location for operational reasons – including, but not limited to, equestrian facilities (Policy DM46), infrastructure (Policy SP13) and communications (Policy DM39).</u></p> <p>(b)(c) Supports sustainable economic growth and business diversification – including support for tourism facilities and accommodation that accord with Policy DM45</p> <p>(c)(b) Meets an essential local housing need, <u>including self-build and custom housebuilding – and complies with the exceptions set out in Policy DM23 or Policy DM27.</u> (see Policy DM23)</p> <p>(d) Secures the future of a designation or non-designated heritage asset that is substantially intact <u>(Policy DM18).</u></p> <p><u>(e) Is a residential alteration, extension or conversion that is consistent with Policies DM24 – DM26, where relevant.</u></p> <p>(f)(e) Represents a design of exceptional quality that can be justified in a particular location.</p> <p><u>(g) Addresses a specific community or recreational need (see Policies DM31 and DM35).</u></p>
MM23	Policy DM11 Parts 2, 7 and 8 and footnote 54	<p>2. Paragraphs 1-8 of this policy apply to all land lying within the designated boundary of the National Landscape, including that within the following settlements:</p> <ul style="list-style-type: none"> • Barley • Newchurch in Pendle • Roughlee and Crow Trees • Spenn Brook <p>7. To promote vibrant communities, and help maintain local service provision, small scale growth and investment within the designated area of the National Landscape will be supported for the following purposes, provided that it does not cause adverse harm to the landscape:</p> <p>(a) Agriculture and horticulture</p> <p>(b) Residential conversions and rural exceptions sites (see Policy DM23)</p> <p>(c) Engineering operations and essential infrastructure</p>

		<p>(d) Sustainable Tourism⁵⁴</p> <p>8. Development proposals outside a defined settlement boundary (i.e. within hamlets or the open countryside) will be treated as exceptions and will only be permitted where they demonstrate that there will be no adverse impact on settlement or landscape character; and that it:</p> <p>(a) Requires a rural location.</p> <p>(b) Will help to sustain an existing business, including farm diversification and tourism schemes.</p> <p>(c) Supports tourism (see Policy DM45)</p> <p>(d) Adjoins a settlement and contributes to the meeting of a proven and essential housing need in that location (see Policy DM23)</p> <p>(e) Represent a sensitive and appropriate reuse, redevelopment or extension of an existing structurally sound building.</p> <p>Footnote 54 Sustainable tourism in the Forest of Bowland National Landscape — https://www.forestofbowland.com/sustainable-tourism</p>
MM24	Policy DM11 Part 9	<p>9. Development proposals within the setting of the National Landscape must demonstrate that, in terms of their siting or scale, be sited and designed so that they would not any adversely affect effects on the special quality qualities of the Forest of Bowland National Landscape, as set out in the most up to date Management Plan, are minimised and where possible eliminated.</p>
MM25	Policy DM12 Part 2	<p>2. The sites listed in Appendix 8 – and any Local Green Space sites designated in a subsequently adopted DPD or Neighbourhood Plan – will be protected from any development that causes harm to the “special qualities” demonstrably special characteristics of the site, as defined in the Statement of Significance[footnote].</p> <p><u>New footnote (68): Part 3 of the Local Green Space Report and Methodology with Statements of Significance (Pendle Borough Council, 2024) Insert website link:</u> https://www.pendle.gov.uk/downloads/file/12562/local_green_space_report_and_methodology_with_statements_of_significance</p>

MM26	Policy DM12 Part 3	<p>3. Development on land designated as Local Green Space is considered inappropriate. Exceptions to this are:</p> <p>(a) Buildings for agriculture and forestry.</p> <p>(b) Art installations or the provision of appropriate facilities for outdoor sport, outdoor recreation, and cemeteries; provided that they preserve the openness of the Local Green Space and do not conflict with the purposes of including land within it.</p> <p>(c) The re-use of a building that is of permanent and substantial construction.⁵⁶</p> <p>(d) The extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.</p> <p>(e) The replacement of an existing building; provided that the new building is for the same use and not materially larger than the one it replaces.</p> <p>(f) Engineering operations.</p> <p><u>Applications for development within designated Local Green Space will be determined in accordance with national planning policy relating to Green Belt.</u></p> <p><u>[deleted footnote]</u> For new dwellings the phrase “permanent and substantial construction” will not normally include timber buildings or structures, as these will normally require significant modification to be considered habitable.</p>
MM27	Paragraph 5.192	<p>5.192 At the time of writing national planning policy and planning guidance make no mention of the need to consult with landowners prior to designation. Given the obligations of the plan-making bodies⁵⁷ under the Human Rights Act 1998, it is strongly advised that landowners are consulted prior to final designation, given the significant constraint that the Local Green Space designation imposes on the development rights of the land.</p> <p><u>A Local Green Space does not need to be in public ownership. However, as the designation restricts the type and scale of development that could take place on the land, neighbourhood bodies should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space in new or updated neighbourhood plans.</u></p>

MM28	Policy DM14 Part 3	3. Where recorded coal mining features pose a potential risk to surface stability or public safety any issues that are identified must be resolved to the satisfaction of the <u>Local Planning Authority in consultation with the Mining Remediation Authority</u> (Coal Authority).
MM29	Policy DM16 Part 1(c)	(c) Encourage active lifestyles through compliance with Active Design, BREEAM and Home Quality Mark standards.
MM30	Policy DM16 Part 1(d)(i)	1(d) Improving external appearance and amenity by ensuring that: i. Householder developments, shopfronts and external advertisements proposals accord with <u>have regard to</u> the detailed requirements <u>guidance</u> set out in the Design Principles SPD; and the Conservation Area Design and Development Guidance SPD where applicable.
MM31	Policy DM17 Part 2	2. Proposals which would result in a proliferation of advertisements will be refused in sensitive locations where amenity will be impaired <u>harm</u> . Sensitive locations include, but are not limited to, historic environments; rural locations; areas with high visual amenity; parks; business parks and town centres.
MM32	Policy DM17 Part 3	3. Any advertisement requiring planning <u>advertisement</u> consent must meet the following criteria, and be consistent with relevant local and national planning policy:
MM33	Policy DM17 Part 4	4. Proposals Development should conform <u>have regard</u> to the Design Principles SPD, which provides detailed guidance on the design of shop fronts.
MM34	Policy DM18 Part 2	2. Proposals that affect a heritage asset, or its setting, should be designed so that they protect <u>conserve</u> the historic environment by: (a) Conserving, <u>Sustaining</u> and enhancing the significance of the heritage asset.

MM35	Policy DM19 Part 2	2. As a priority new d Development proposals should protect <u>conserve</u> , enhance, promote, and where appropriate, reinstate heritage assets that <u>positively</u> contribute to the historic character of the Leeds and Liverpool Canal <u>corridor</u> . This includes canal-related infrastructure such as bridges, locks, wharfs, warehouses and textile mills <u>some of which are designated as heritage assets</u> .
MM36	Policy DM20	Policy <u>SP04</u> DM20 Housing Requirement and Delivery
MM37	Policy DM20 Part 4	4 (b) Review housing density, site capacity, and product delivery at sites where development has not yet commenced including allocated sites.
MM38	Policy DM20 Part 5 Footnote 62	5. Where applicable ⁶²⁻¹⁵ , the <u>The</u> Council will maintain a specific supply of <u>specific</u> deliverable ⁶³¹⁵ housing sites sufficient to provide a <u>minimum of five-years' worth of</u> housing land supply <u>against the annual requirement for 148 dwellings with an additional buffer as set out in the NPPF</u> . Where this cannot be demonstrated, the Council must apply the presumption in favour of sustainable development <u>will apply</u> . ⁶⁴¹⁶ In these circumstances, development proposals should continue to accord with the spatial strategy <u>settlement hierarchy (Policy SP02) and spatial distribution (Policy SP03)</u> <u>and</u> represent a proportionate response to <u>the scale of the identified</u> any shortfall in supply identified, and meet the requirements of Policies DM21, DM22 and DM23. Footnote 62: See Paragraph 76 of the NPPF (2023)
MM39	Paragraph 6.36	6.36 Where a consistent supply or delivery of sufficient housing land required to meet the housing requirement cannot be maintained, Policy <u>SP04</u> DM20 sets out the measures to be undertaken by the Council to rectify any arising shortfall in housing land provision. This includes a review of existing or planned sites for their density and timescales of delivery <u>working with developers to overcome barriers to the delivery of housing</u> , as well as mechanisms of national planning policy such as the Housing Delivery Action Plan, and the implementation of the presumption in favour of sustainable development where required.

MM40	Insert new paragraph after paragraph 6.37	<u>At the time of adoption, sufficient land is identified through the Local Plan Fourth Edition and 'Made' Neighbourhood Plans to meet the Borough's minimum housing requirement in full. As such, there is no requirement for additional housing sites to be identified through any new or revised Neighbourhood Plan. However, Neighbourhood Plans may allocate additional sites provided that they are in general conformity with strategic policies. If requested to do so by a neighbourhood planning body, the Council will provide an indicative figure that would be in general conformity with the strategic policies taking into account factors such as latest evidence of local housing need and the population of the neighbourhood area.</u>
MM41	Policy DM21 Part 3(d)	3(d) Be accessible and adaptable, and where possible Meet the optional technical standards of Part M4(2) of the Building Regulations 2010 , as amended <u>unless this is not possible for specific reasons such as vulnerability to flooding, site topography or other circumstances which make the site less suitable.</u>
MM42	Paragraph 6.45	6.45 A response to this arising need is the requirement for proposals to ensure that new homes provided as accessible and adaptable. The Pendle Development Viability Study (2020) acknowledges <u>Whilst it is acknowledged</u> that viability is an issue for development in many parts of the borough, <u>the cost of providing homes to</u> the optional technical standards of Part M4(2) of the Building Regulations 2010 <u>is not prohibitive.</u> This <u>Meeting this standard</u> will help to support the changing needs of occupiers over their lifetime, which is increasingly important given an ageing population profile. <u>The provision of new</u> homes to meet optional technical standards of Part M4(3) of the Building Regulations 2010 will help meet the housing needs of the disabled population.
MM43	Policy DM23 Part 5	5. Affordable housing should be provided on site. It <u>and</u> should: (a) Be designed so that it is indistinguishable in its appearance and quality of materials to market housing (tenure blind); <u>and</u>

		(b) Integrate effectively and feature by featuring throughout the layout of a the development proposal , with proportionate provision provided through all phases of development.
MM44	Policy DM23 Parts 9, 10, 11	<p>9. <u>A minimum</u> 75% of affordable homes should be provided as <u>should be</u> affordable or social rent, with the remaining 25% delivered as First Homes, unless:</p> <p>(a) Robust evidence strongly demonstrates local demand for a different tenure mix.</p> <p>(b) An update of the Pendle HEDNA, or equivalent, indicates otherwise.</p> <p>10. First Homes should be subject to a discounted rate as set out in Table 7.24 of the 2023 HENA or successor.</p> <p>11. A combined annual income cap of £35,000 is applicable for First Home purchasers in Pendle.</p>
MM45	Policy DM23 Part 14	<p>14. The development of affordable and entry level housing on a rural exception site will be supported where the development:</p> <p>(a) Addresses a genuine local need identified in a Parish Survey or Neighbourhood Plan; (b) Occupies a site no longer than 0.5 hectares, which is not already allocated for development, and adjoins, or is well related to, the settlement boundary of a Rural Service Centre or Rural Village; (c) Consists of 9 dwellings, or fewer; (d) Respects the character and setting of the settlement in terms of its siting, scale, types of dwellings provided, appearance, design and materials; (e) Conserves local landscape quality, the historic environment, and biodiversity; <u>and</u> (f) Offers access to local employment opportunities and services, using sustainable modes of transport.</p>

MM46	Paragraphs 6.65 to 6.68 Footnotes 78 and 79	<p>6.65 The Government recently expanded the definition of affordable housing to include First Homes. Footnote 78 First Homes are discounted market sale units which: a) Are discounted by a minimum of 30% against the market value.</p> <p>b) After the discount has been applied, the first sale price must be at a price no higher than £250,000.</p> <p>c) The home is sold to a person who meets First Homes eligibility criteria. Footnote 79</p> <p>Footnote 78 Introduced by Written Ministerial Statement 24th May 2021 UIN HLWS48</p> <p>Footnote 79 See: Paragraph: 007 Reference ID: 70-007-20210524</p> <p>6.66 In addition, to qualify as a First Home, a Section 106 agreement is required to secure the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied at each future sale.</p> <p>6.67 The Government requires at least 25% of the affordable homes provided on-site should be delivered as First Homes. This requirement is applied through Policy DM23. The Written Ministerial Statement allows local planning authorities to apply local variations to eligibility criteria, where justified in evidence. As evidenced within the HEDNA, lower wages and property prices in Pendle, justify the application of a local standard for discount rate and income threshold through Policy DM23.</p> <p>6.68 The NPPF expects 10% of the homes at major developments to be made available for affordable home ownership, unless this exceeds the level of affordable housing required or (would) significantly prejudice the ability to meet the identified affordable housing needs of specific groups (paragraph 65). In Pendle, where viability is a major influence on delivery, this rigid approach is at odds with efforts to ensure the delivery of sufficient new homes to meet the housing requirement. In most cases the requirement for 10% affordable housing would not be viable except for limited circumstances within rural parts of the borough. In addition, the HEDNA demonstrates that most affordable housing</p>
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		need is for social/affordable rent tenure properties. As such the implementation of a requirement which would effectively require all affordable homes built in the borough to be for affordable home ownership which is inconsistent with local evidence of need. Taking this into account Paragraph 65 of the NPPF is not implemented through the Local Plan.
MM47	Policy DM27 Part 2(b)	<p>2. The provision of self-build or custom-build homes will be supported where:</p> <p>(a) The site is:</p> <ul style="list-style-type: none"> i. Allocated through Policy AL01; ii. Suitable for housing and within a defined settlement boundary; or iii. Located outside but closely related to a defined settlement boundary and its development would not adversely affect settlement character, residential amenity, or access to recreation. <p>(b) The applicant <u>proposal is for an occupier whom:</u></p> <ul style="list-style-type: none"> i. Is resident within the borough; or ii. Has a local connection with the settlement or parish where development is to take place.
MM48	Policy DM27 Part 4	<p>4. Proposals for market housing, delivering 50 dwellings or more, will be expected to promote self-build and custom housebuilding. A minimum of 5% of all new homes provided on these sites will be required for self-build. <u>Self-build plots should:</u></p> <p>(a) Self-build homes should form a specific phase of the development. <u>Be grouped to a single location of the development site accounting for site safety, access and phasing of construction.</u></p> <p>(b) Self build areas must be fully serviced and integrated into the wider approved landscaping, drainage, and biodiversity schemes for the development.</p> <p>(c) (b) Self build areas must be made available for disposal prior to the full occupation of the wider approved scheme.</p> <p>(d) (c) Self build areas must be marketed for a minimum period of 6 months before reverting to market housing subject to written approval of the Local Planning Authority.</p>

		<p>(e)(d) Self build areas must be fully serviced and integrated into the wider approved landscaping, drainage, highways and biodiversity schemes for the development; and</p> <p>(e) The position, size and pallet of materials of any self-build homes, must be consistent and compatible with approved plans for the wider development, including site drainage, highways, biodiversity, and landscaping.</p> <p>(f) Detailed planning permission will be required for each self-build plot before construction can commence.</p>
MM49	Paragraph 6.110	<p>6.110 An important contribution to self-build will come forward via major sites promoted during the plan period. The threshold for self-build will not be applicable to apartment only schemes. Major development sites can be complex to bring forward for development and the provision of self-build on-site gives rise to potential health and safety, operational and security issues. To address this the policy sets out that self-build areas plots should form a specific phase of a be provided within a specified area of the development, to be and made available for purchase (and development) prior to full occupation of the wider development.</p>
MM50	Policy DM28 Part 3	<p>3. The diverse housing needs of the people in the borough will be supported by delivering specialist forms of residential accommodation across all tenures. The Council will support new development proposals where they, as relevant:</p> <p>(a) Adapt or extend existing residential properties to meet the needs of older people and those with disabilities...</p>
MM51	Policy DM31 Part 8	<p>8. The development of existing open space for other land uses will be granted planning permission where:</p> <p>(a) The proposal includes alternative provision that is equivalent or better in terms of quantity, quality, accessibility and management arrangements; or</p>

		<p>(b) Evidence can be provided that the open space site is surplus to requirements <u>and its loss does not lead a deficiency for that open space typology within the Electoral Ward and/or Area Committee area in which it is located. This calculation will be based on evidence in the most up-to-date Open Space Audit or Strategy;</u> and</p> <p>(c) Its loss does not lead a deficiency for that open space typology within the Electoral Ward and/or Area Committee area in which it is located. This calculation will be based on evidence in the most up-to-date Open Space Audit or Strategy.</p> <p>(d) <u>(c)</u> The site is not suitable to meet any identified deficiency of another open space typology.</p> <p>(e) The proposal accords with other policies of the Local Plan where they are relevant.</p>
MM52	Policy DM31 Part 12	<p>12. <u>Where required, major R</u>esidential developments <u>must assess the potential for likely significant effects</u> that will contribute to recreational pressure on the South Pennine Moors SPA and SAC. will be required to mitigate these effects through provision of new natural green spaces for recreation or to contribute towards improvements to existing open spaces including Suitable Alternative Natural Greenspace (SANG) (see Policy DM08)</p>
MM53	Policy DM32 Part 1	<p>1. Development proposals which affect an existing <u>cycleway or</u> public right of way should, in the first instance, seek to incorporate this into the development as an exclusive route for walkers and cyclists. Where this is not possible, the proposals should provide an alternative route that is safe and attractive for all users.</p>
MM54	Policy DM33 Part 2(c)	<p>2(e) The proposal is in a ward that is not within the 20% most deprived wards in England.</p>
MM55	Policy DM33 Part 4(c)	<p>4(c) Within designated protected employment areas, town centres, and local frontages, proposals are consistent with the requirements of Policy DM41 <u>(Part 4)</u>, Policy DM42 <u>(Part 6)</u> and Policy DM44 <u>(Parts 3-5 inclusive)</u>.</p>

MM56	New paragraph after 6.185	<u>The Hot Food Takeaways and Spatial Planning public health advisory note (Lancashire County Council, 2024) provides data on health trends across Lancashire. It highlights the rate of illness and chronic diseases associated with over-weight and obesity and concern about the increasing number of hot food takeaway outlets; which in Pendle have risen by 30% between 2018 and 2024 (the second highest rate in Lancashire over this period). It recommends that restrictions are placed on new hot food takeaway outlets close to facilities which are used by children and wards with high rates of child obesity.</u>
MM57	Policy DM35 Part 3	3. Any proposal to change the use of a building or land which is already in cultural or community use will be supported where consistent with Policy DM31 as applicable, and: (a) Replacement facilities of a similar scale and function, which maintains or enhances local built character, and is are accessible via sustainable transport links to the community served, are provided, or ; (b) It is evidenced that there is no need or demand for the facility to remain in that use; or (c) The existing use is no longer viable and cannot be reasonably made viable.
MM58	Policy DM36 Part 1(f)	(f) The proposal would not result in unacceptable lasting harm to the historical environment, landscape quality, or the setting and character of a settlement.
MM59	Policy DM37 Part 16	16. At supermarkets and other large-scale developments open to the public (e.g. multiplex cinemas) <u>the following facilities should be provided:</u> (a) A drop-off zone with <u>under-cover seating</u> should be provided. This should be located as close as possible to the main building entrance and include under cover seating . The minimum dimensions of the setting down/picking up area should be 2.5m x 8m. (b) A minimum of two equipped Fast (32 amp) EV Charging Unit, plus an additional unit per 50 spaces created.

MM60	Policy DM39 Part 4	4. The installation of new equipment and any supporting structures will normally be permitted provided that the application, <u>where applicable:</u> (a) Offers a reasoned justification for the development, including evidence of a local need...
MM61	Policy DM40	Policy <u>SP05</u> DM40 Employment Land Requirement and Delivery
MM62	Policy DM40 Part 1	Over the plan period (2021-2040), provision will be made to deliver 79,100 sqm of Industrial Floorspace (B2/B8), <u>and 13,200sqm of Office Floorspace (E(g)).</u>
MM63	Insert new paragraph after paragraph 7.29	<u>Sites allocated in Policy AL02 are identified for B2/B8 with supplementary Class E(g) use only. No sites allocated in Policy AL02 are specifically identified for Class E(g) use. This is due to the lack of residual need for new office space taking into account commitments, vacant floorspace, and other floorspace opportunities in Pendle [footnote]. Class E(g) uses fall within the much wider Class E use category. Permitted Development Rights enable movements within Class E without planning permission. This results in increased opportunity for offices at sites in Class E use. It also raises the potential of other commercial uses taking place at employment sites which may erode their economic role within the Borough. These uses have a different intensity and nature of use and users, with potential for adverse effects on uses typically found on employment sites. Mindful of this Council wish to protect employment sites so they primarily remain in Class B2/B8 use, as these uses best reflect the economic structure and strengths of the borough and are only suitable in a limited range of locations. See Policy DM41.</u> <u>Footnote (24): See Authority Monitoring Reports, See also Section 14 of the HEDNA (2023).</u>
MM64	Policy DM41 Part 2	2. Sites or premises within a PEA should remain in employment use unless it can be shown that they:

		<p>(a) Have been vacant and continuously marketed for employment use, at prevailing local market rates, for a period of not less than two years; <u>or</u></p> <p>(b) Are to be used for industrial or commercial training purposes.</p>
MM65	Policy DM41 Part 4	<p>4. Stand-alone Class E and Sui Generis uses may be acceptable, where consistent with paragraph 1 of Policy DM44 and other development plan policies, and where the proposal:</p> <p>(a) Does not undermine or prejudice the operations of existing businesses or the purposes of the PEA designation; <u>;</u></p> <p>(b) Is compatible with the existing business operations in terms of amenity, air quality, noise, vibration, odour, public safety and security; <u>and</u></p> <p>(c) Does not individually or cumulatively exceed 25% of the total floorspace and/or site area (whichever is smaller) of the PEA.</p>
MM66	Policy DM42 Part 3	<p>3. Primary Shopping Areas are designated for each of the borough's Town Centres and their boundary is defined on the Policies Map. <u>Retail (Use Class E(a)) is the dominant land use in these locations.</u></p>
MM67	Policy DM42 Part 5	<p>5. Within the Primary Shopping Area, Sui Generis <u>hot food takeaways, public houses, wine bars, (Sui Generis)</u> and <u>proposals falling within</u> Use Class F1 uses may be permitted at a ground floor level where the development:</p>
MM68	Policy DM44 Part 1	<p>1. Beyond the defined boundaries of the Town Centres, District Centres <u>(Policy SP06)</u> and Local Frontages, proposals for new Main Town Centre Uses will not normally be permitted unless supported by a robust Sequential Assessment and, where necessary a <u>proposal exceeds 400sqm, a</u> Retail Impact Assessment.</p>
MM69	Policy DM44 Parts 1(b) and 1(c)	<p>1(b) <u>Other accessible locations</u> within settlement boundary subject to compatibility with adjacent uses <u>that are well connected to the town centre</u></p>

		1(c) At locations access to high frequency public transport routes closely related to a settlement boundary.
MM70	Policy DM44 Part 5	5. In addition, Sui Generis <u>hot food takeaways, public houses, wine bars (Sui Generis)</u> may be permitted provided that:
MM71	Policy DM44 Part 6	6. Existing retail <u>out-of-centre</u> retail locations are defined on the Policies Map
MM72	Policy DM44 Part 7(a)	7(a) Premises in Use Class E can be replaced by another retail or commercial floorspace, mass and height. <u>Any proposal would be subject to the same planning conditions attached to the existing planning permission.</u>
MM73	Policy DM44 Part 8	8. Proposals which exceed these thresholds that do not comply with the requirements set out in <u>Part 7</u> will be required to submit a Sequential Assessment and Retail Impact Assessment proportionate to the scale of the proposal.
MM74	Policy DM45 Part 1	1. Proposals relating to tourism facilities, activities and accommodation (including short term lets as relevant) and facilities should: are likely to be supported where they: (a) Facilitate the repurposing of existing structures <u>on site. Where this is not possible or feasible, the provision of new buildings may be acceptable</u> by making them structurally sound and, where possible, enhancing their appearance. (b) Employ sustainable design and construction methods which make effective use of high quality, recycled, locally sourced and/or low carbon materials (Policy DM16). (c) Offer access to local facilities and services via cycle ways, footpaths or regular public transport services. (d) Protect residential amenity. (f) (e) Conserve and where possible enhance the natural, historic and built environment.
MM75	Policy DM45 Insert new Part 2	<u>2. Proposals are likely to be supported where they:</u> <u>(a) Support urban renewal by repurposing existing structures, or making effective use of previously developed land, and, where possible, enhance the quality of the</u>

		<p><u>wider built and natural environment, insofar as this is consistent with the wider policies of the Local Plan.</u></p> <p>(g) (b) Increase the supply of good quality serviced and self-catering accommodation.</p> <p>(h) (c) Do not involve the loss of tourism accommodation unless there is no realistic prospect for its continued use.</p> <p>(i) (d) Support active use along the Leeds and Liverpool Canal, consistent with environmental and amenity factors (Policy DM19).</p> <p>(j) (e) Develop new markets for local produce, particularly those that support land-based industries and cultural assets.</p> <p>(k) (f) Help to promote a year-round tourism industry.</p>
MM76	Policy DM45 Part 7	<p>7. Small scall retail, at an existing facility, including farms, or visitor attractions will support where it is:</p> <p>(a) Located Is located in an existing building, or in a new building which is closely related to the tourist attraction-;</p> <p>(b) Enables the purchase of local produce-; and</p> <p>(c) Ancillary Is ancillary to the main permitted use.</p>
MM77	Policy DM45 Part 8	Part 8 to be moved to after Part 6.
MM78	Policy DM45 Part 9	9. The removal of a condition attached to the original planning permission, restricting the occupation of a dwelling to holiday use, will only be supported where the property is in an sustainable location, unless otherwise permitted through the NPPF.
MM79	Policy DM46 Part 2	<p>2. The development of equestrian facilities including private stables, tack rooms and hay stores will be permitted where the proposal:</p> <p>(a) Is in close proximity to the established highway and bridleway networks-;</p> <p>(b) Is well related to buildings of a permanent nature-;</p> <p>(c) Is of an appropriate size and scale, relative to its intended use and the fields concerned-;</p>

		<p>(d) Minimises visual impact and does not adversely affect the landscape by means of location, siting, scale, appearance and design (including external materials, landscaping and boundary treatments)-;</p> <p>(e) Makes best use of existing infrastructure by using existing vehicular and field access tracks, bridleways, utilities and buildings-;</p> <p>(f) Includes a pasture management plan and keeps ancillary development (maneges, storage facilities, hard standing, access tracks, exercise pens etc.) to the minimum necessary-; <u>and</u></p> <p>(g) Would not result in an intensification of use that could:</p> <ul style="list-style-type: none">i. Harm the character of the open countryside by reason of cumulative impact;ii. Create a hazard for highway users;iii. Lead to the deterioration of the bridleway network;iv. Impact on the openness of the Green Belt, or conflict with the purposes of including land within it;v. Adversely affect the amenity of neighbouring properties and the wider area by reason of noise, smell <u>odour</u>, overlooking, or other general disturbance.																			
MM80	Paragraph 8.7	<p>8.7 The sites allocated in this Plan are expected to deliver 544 <u>550</u> new homes (planning permission having already been granted for around 1,330 <u>1,589</u> net homes) and 28.39 <u>26</u> hectares of employment land in the plan period up to 2040. This provision is broken down as follows between the spatial areas:</p> <table><tr><th rowspan="2">Spatial Area</th><th colspan="2">Housing</th><th colspan="2">Employment</th></tr><tr><th>Land (ha)</th><th>Dwellings</th><th>Land (ha) <u>(Net)</u></th><th>Est jobs</th></tr><tr><td>M65 Corridor – Urban</td><td>10.92<u>5</u></td><td>366 <u>372</u></td><td>16.00</td><td>1,296</td></tr><tr><td>M65 Corridor – Rural</td><td>0</td><td>0</td><td>0</td><td>0</td></tr></table>	Spatial Area	Housing		Employment		Land (ha)	Dwellings	Land (ha) <u>(Net)</u>	Est jobs	M65 Corridor – Urban	10.92 <u>5</u>	366 <u>372</u>	16.00	1,296	M65 Corridor – Rural	0	0	0	0
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MM81	Paragraph 8.10 Table 8.1	<p>8.10 The housing land supply position in Pendle, at 31 March 2023 <u>2024</u> is summarised in Table 8.1. The figures are based on a housing requirement of 148 dwellings per annum (dpa), set out in Policy DM20 <u>SP04, and reflects the supply provided by completions, commitments, allocated sites (including in Neighbourhood Plans) and windfalls anticipated over the plan period.</u></p> <p>Table 8.1 Residual Housing Requirement <u>Housing Provision Summary</u> at 31st March 2023 <u>2024</u></p> <table><tr><td>A</td><td>Housing Requirement 2021/22 – 2039/40 (140dpa)</td><td>2,812</td></tr><tr><td>B</td><td>Housing delivery during the plan period to 1 April 2023</td><td>570</td></tr><tr><td rowspan="3">C</td><td>Dwellings with planning permission at 31 March 2023 (including 10% lapse rate)</td><td>808</td></tr><tr><td>Anticipated delivery at the strategic housing site (Trough Laithe) to 2039/40</td><td>432</td></tr><tr><td>Small sites windfall allowance (40 dpa)</td><td>560</td></tr><tr><td>D</td><td>Residual Requirement [A-B-C]</td><td>442</td></tr></table> <table><tr><td><u>A</u></td><td><u>Housing Requirement 2021/22 – 2039/40 (148dpa)</u></td><td><u>2,812</u></td></tr><tr><td><u>B</u></td><td><u>Housing Completions (2021/22 – 2023/24)</u></td><td><u>690</u></td></tr><tr><td><u>C</u></td><td><u>Proposed Site Allocations</u></td><td><u>550</u></td></tr><tr><td><u>D</u></td><td><u>Neighbourhood Plan Allocations</u></td><td><u>133</u></td></tr></table>				A	Housing Requirement 2021/22 – 2039/40 (140dpa)	2,812	B	Housing delivery during the plan period to 1 April 2023	570	C	Dwellings with planning permission at 31 March 2023 (including 10% lapse rate)	808	Anticipated delivery at the strategic housing site (Trough Laithe) to 2039/40	432	Small sites windfall allowance (40 dpa)	560	D	Residual Requirement [A-B-C]	442	<u>A</u>	<u>Housing Requirement 2021/22 – 2039/40 (148dpa)</u>	<u>2,812</u>	<u>B</u>	<u>Housing Completions (2021/22 – 2023/24)</u>	<u>690</u>	<u>C</u>	<u>Proposed Site Allocations</u>	<u>550</u>	<u>D</u>	<u>Neighbourhood Plan Allocations</u>	<u>133</u>
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MM82	Paragraph 8.15 Figure 8.1	<p>8.15 The Housing Trajectory (Appendix 1) shows how dwellings on sites with an extant planning permission and on allocated sites are expected to come forward over the remainder of the plan period. The trajectory reflects a snapshot in time based on up-to-date <u>monitoring data and</u> evidence <u>of availability and deliverability</u> and the judgement of planning officers. Policy DM20 <u>SP04</u> defines the steps to be taken by the Council should housing supply and delivery does not meet requirements. A summary of this trajectory is provided in Figure 8.1 below. It demonstrates that the housing requirement will be met in full by committed and allocated supply providing a 272- <u>638</u> dwelling surplus against the housing requirement and a 727 <u>1,094</u> dwelling surplus against the standard method figure of 124 dpa, illustrating that the plan has been positively prepared in its approach to securing sustainable development.</p> <p>Figure 8.1 Indicative Housing Trajectory (Summary)</p>															



		<p style="text-align: center;">Local Plan Housing Trajectory (April 2024)</p> <p>Legend:</p> <ul style="list-style-type: none"> Proposed Allocations (all) Neighbourhood Plan Sites (all) Trough Laithes Strategic Housing Site Commitments (Excluding Trough Laithes) Windfall Allowance Number of dwellings completed (Net) Proposed Annual Housing Requirement (148 dpa) Cumulative over/under supply
MM83	New paragraph and Table 8.2 after paragraph 8.15	<p><u>The NPPF requires local planning authorities to maintain a specific deliverable supply sufficient to provide five years' worth of housing. At adoption (April 2026) the Housing Trajectory (Appendix 1) shows a deliverable supply of 992 dwellings. This is sufficient to demonstrate a 5.57 year land supply. Table 8.2 provides a summary of this calculation. The Council will continue to monitor and update its five year land supply position annually throughout the plan period. Where a five year land supply cannot be demonstrated the presumption in favour of sustainable development will apply (see Policy SP04, Part 5).</u></p> <p><u>Table 8.2 Five Year Supply Position on Adoption (April 2026)</u></p>

		<table><tr><td><u>A</u></td><td><u>Annual housing requirement</u></td><td><u>148</u></td></tr><tr><td><u>B</u></td><td><u>Applied Buffer (20%)</u></td><td><u>30</u></td></tr><tr><td><u>C</u></td><td><u>Annual Five Year Requirement (A+B)</u></td><td><u>178</u></td></tr><tr><td><u>D</u></td><td><u>Five Year requirement (Cx5)</u></td><td><u>888</u></td></tr><tr><td><u>E</u></td><td><u>Deliverable Supply:</u> <u>Local Plan Allocations (202)</u> <u>Neighbourhood Plan Allocations (16)</u> <u>Trough Laithe Strategic Housing Site (200)</u> <u>Other Sites with Planning Permission (294)</u> <u>Windfall Allowance (280)</u></td><td><u>992</u></td></tr><tr><td><u>F</u></td><td><u>Five Year Land Supply (E/C)</u></td><td><u>5.57</u></td></tr></table>	<u>A</u>	<u>Annual housing requirement</u>	<u>148</u>	<u>B</u>	<u>Applied Buffer (20%)</u>	<u>30</u>	<u>C</u>	<u>Annual Five Year Requirement (A+B)</u>	<u>178</u>	<u>D</u>	<u>Five Year requirement (Cx5)</u>	<u>888</u>	<u>E</u>	<u>Deliverable Supply:</u> <u>Local Plan Allocations (202)</u> <u>Neighbourhood Plan Allocations (16)</u> <u>Trough Laithe Strategic Housing Site (200)</u> <u>Other Sites with Planning Permission (294)</u> <u>Windfall Allowance (280)</u>	<u>992</u>	<u>F</u>	<u>Five Year Land Supply (E/C)</u>	<u>5.57</u>																																
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MM84	Policy AL01 Table AL01c	<table><tr><td colspan="5">Table AL01c Housing site allocations in neighbourhood plans</td></tr><tr><td>Ref</td><td>Site Name and Location</td><td>Typology</td><td>Area (ha)</td><td>Units</td></tr><tr><td>CNDP6/4</td><td>Buck Street, Colne</td><td>Brownfield</td><td>0.29</td><td>10</td></tr><tr><td>CNDP6/6</td><td>Shaw Street, Colne</td><td>Greenfield</td><td>0.55</td><td>18</td></tr><tr><td>CNDP6/9</td><td>Thomas Street, Colne</td><td>Brownfield</td><td>0.15</td><td>8</td></tr><tr><td>CNDP6/15</td><td>Bankfield Street (Bunkers Hill), Colne</td><td>Greenfield</td><td>1.87</td><td>34</td></tr><tr><td>KS HOU 1</td><td>Dotcliffe Yard, Kelbrook</td><td>Brownfield</td><td>0.16</td><td>3</td></tr><tr><td>KS HOU 2</td><td>Land at Cob Lane, Kelbrook</td><td>Greenfield</td><td>0.68</td><td>9 <u>10</u></td></tr><tr><td>TFNP 009</td><td>Land North of Dean Street, Trawden</td><td>Brownfield</td><td>0.70</td><td>20</td></tr><tr><td>TFNP 011</td><td>Land adjacent to 37 Hollin Hall, Trawden</td><td>Greenfield</td><td>0.18</td><td>6</td></tr></table>	Table AL01c Housing site allocations in neighbourhood plans					Ref	Site Name and Location	Typology	Area (ha)	Units	CNDP6/4	Buck Street, Colne	Brownfield	0.29	10	CNDP6/6	Shaw Street, Colne	Greenfield	0.55	18	CNDP6/9	Thomas Street, Colne	Brownfield	0.15	8	CNDP6/15	Bankfield Street (Bunkers Hill), Colne	Greenfield	1.87	34	KS HOU 1	Dotcliffe Yard, Kelbrook	Brownfield	0.16	3	KS HOU 2	Land at Cob Lane, Kelbrook	Greenfield	0.68	9 <u>10</u>	TFNP 009	Land North of Dean Street, Trawden	Brownfield	0.70	20	TFNP 011	Land adjacent to 37 Hollin Hall, Trawden	Greenfield	0.18	6
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MM85	Policy AL01 Table AL01d	<p>Table AL01d Self-build and custom housebuilding site allocations</p> <table><tr><th>Ref</th><th>Site Name and Location</th><th>Typology</th><th>Area (ha)</th><th>Units</th></tr><tr><td>P107</td><td>Land at Mansfield Crescent, Brierfield</td><td>Brownfield</td><td>0.08</td><td>2</td></tr><tr><td>P311</td><td>Land at Bamford Street, Nelson</td><td>Brownfield</td><td>0.21</td><td>54</td></tr><tr><td>P327</td><td>Land at Wickworth Street, Nelson</td><td>Brownfield</td><td>0.15</td><td>2</td></tr><tr><td colspan="2"></td><td>Totals</td><td>0.36</td><td>98</td></tr></table>	Ref	Site Name and Location	Typology	Area (ha)	Units	P107	Land at Mansfield Crescent, Brierfield	Brownfield	0.08	2	P311	Land at Bamford Street, Nelson	Brownfield	0.21	54	P327	Land at Wickworth Street, Nelson	Brownfield	0.15	2			Totals	0.36	98
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MM86	Policy AL02 Table AL02a Table AL02b	<p>1. In addition to the strategic employment site at Lomeshaye, between Nelson and Brierfield (16 hectares), to To help meet the employment land requirement set out in Policy DM40 SP05, the following sites are allocated for industrial (B2) and warehousing (B8) uses.</p> <p>2. The boundary of each site allocation is defined on the Policies Map.</p> <p>Table AL02a Strategic Employment Site</p> <table><tr><th>Ref</th><th>Site name and location</th><th>Typology</th><th>Area (ha)</th><th><u>Floorspace (sqm)</u></th></tr></table>	Ref	Site name and location	Typology	Area (ha)	<u>Floorspace (sqm)</u>																				
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		<table><tr><td></td><td>Lomeshaye Industrial Estate Extension, Nelson</td><td>Greenfield</td><td><u>32.59 (gross)</u> 16.00 <u>(net)</u></td><td><u>53,000</u></td></tr><tr><td colspan="2"></td><td>Total</td><td>16.00</td><td></td></tr></table>		Lomeshaye Industrial Estate Extension, Nelson	Greenfield	<u>32.59 (gross)</u> 16.00 <u>(net)</u>	<u>53,000</u>			Total	16.00											
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MM87	Appendix 1	See attached.																				
MM88	Appendix 9	See attached.																				
MM89	Insert new Appendix 11	See attached.																				

Appendix 1: Housing trajectory

Housing Trajectory (Summary)

Supply Source	Total	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
Proposed site allocations	544	0	0	20	60	70	70	60	60	60	43	51	20	10	10	10	0	0	0
Neighbourhood Plan site allocations without planning permission	80	0	0	0	0	0	10	10	10	4	0	19	19	5	3	0	0	0	0
Committed major sites with planning permission	1,170	120	118	161	144	88	120	80	60	60	40	87	60	32	0	0	0	0	23
Small sites with planning permission	160	23	84	40	10	0	0	0	0	0	0	3	0	0	0	0	0	0	0
Small site windfall allowance	560	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	40	40	0
Total provision (all sources)	2,514	143	202	221	254	198	240	190	170	164	123	200	139	87	53	50	40	40	23

Housing Trajectory (Summary)

Supply Source	Total	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
Local Plan Site Allocations (all)	550	0	21	59	59	37	24	24	60	40	40	56	51	40	30	10	0	0
Neighbourhood Plan Site Allocations (all)	133	0	3	13	3	0	0	0	16	18	0	29	29	15	7	0	0	0
Trough Laithe Strategic Housing Site	419	35	40	40	40	40	40	40	40	40	40	24	0	0	0	0	0	0

<u>Committed major sites with planning permission</u>	<u>601</u>	<u>68</u>	<u>84</u>	<u>10</u> <u>5</u>	<u>61</u>	<u>47</u>	<u>20</u>	<u>20</u>	<u>54</u>	<u>41</u>	<u>10</u>	<u>51</u>	<u>30</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23</u>
<u>Small sites with planning permission</u>	<u>147</u>	<u>45</u>	<u>61</u>	<u>37</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Windfall allowance</u>	<u>910</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>70</u>	<u>0</u>
<u>Total provision (all sources)</u>	<u>276</u> <u>0</u>	<u>14</u> <u>8</u>	<u>20</u> <u>9</u>	<u>25</u> <u>3</u>	<u>23</u> <u>3</u>	<u>19</u> <u>4</u>	<u>15</u> <u>8</u>	<u>15</u> <u>4</u>	<u>24</u> <u>0</u>	<u>20</u> <u>9</u>	<u>16</u> <u>0</u>	<u>23</u> <u>0</u>	<u>18</u> <u>0</u>	<u>13</u> <u>5</u>	<u>10</u> <u>7</u>	<u>80</u>	<u>70</u>	<u>23</u>

Housing Trajectory (Detailed)

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
P026	Riverside Mill	Nelson	14 0	0	14 0	0	0	0	0	2 0	2 0	2 0	2 0	2 0	2 0	2 0	0	0	0	0	0	0	0
P052	Former Railway Sidings	Brierfield	50	0	50	0	0	0	0	0	0	0	0	0	0	1 0	1 0	1 0	1 0	1 0	0	0	0
P060	Former Mansfield High School	Brierfield	60	0	60	0	0	0	0	0	1 0	1 0	1 0	1 0	1 0	1 0	0	0	0	0	0	0	0
P064	Brook Shed	Earby	50	0	50	0	0	2 0	2 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0
P067	Land south of Colne Water	Colne	50	0	50	0	0	0	2 0	2 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
P237	Barnsey Shed, Long Ing Lane	Barnolds wick	128	0	128	0	0	0	20	20	20	20	20	20	8	0	0	0	0	0	0	0	0
P257	Giles Street	Nelson	45	0	45	0	0	0	0	0	10	10	10	10	5	0	0	0	0	0	0	0	0
P267	Former LGG Depot, Halifax Road	Brierfield	9	0	9	0	0	0	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0
P326	Barkerhouse Road	Nelson	12	0	12	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	0	0	0
TFNP012	Land to the rear of Black Carr Mill	Trawden	10	0	10	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0
CNDP6/4	Buck Street	Colne	10	0	10	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0
CNDP6/6	Shaw Street	Colne	18	0	18	0	0	0	0	0	0	0	0	0	0	5	5	5	3	0	0	0	0
CNDP6/9	Thomas Street	Colne	8	0	8	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0
CNDP6/15	Bankfield Street	Colne	34	0	34	0	0	0	0	0	10	10	10	4	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
	(Bunkers Hill)																						
BD065	Land at Trough Laithe Farm (Phase 1)	Barrowford	50 0	68	43 2	4 0	4 0	4 0	4 0	4 0	4 0	4 0	4 0	4 0	2 0	2 0	2 0	1 2	0	0	0	0	0
BD	Land at Oaklands, Church Street	Barrowford	79	0	79	0	9	2 0	2 0	2 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0
BD	Belgarth Nursery, Wheatley Lane Road	Barrowford	12	0	12	0	1 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BD072	Trough Laithe Farm, Wheatley Lane Road	Barrowford	5	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BD084	Garage Site, Hamilton Street	Barrowford	7	0	7	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
BK055	Westfield Mill, Carr Road	Barnolds wick	53	46	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
BK113	Land opposite Ben Lane	Barnolds wick	14	0	14	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK116	St Andrews Methodist Church, Mosley Street	Barnolds wick	6	0	6	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0
BK132	Gisburn Street Works, 48-52 Gisburn Street	Barnolds wick	7	0	7	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK144	Land to the north-east of Meadow Way	Barnolds wick	30	0	30	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BK151	Land off Brogden Lane	Barnolds wick	19	0	19	0	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BR029	Former Lob Lane	Brierfield	55	39	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post-2040
	Mill, Clitheroe Road																						
BR037	Four Oaks, Reedley Crescent	Brierfield	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BR082	Land to the east of Bowland View	Brierfield	19	0	19	0	0	6	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BR090	Site of former 1 to 33 O'Hagan Court	Brierfield	10	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BR093	Land and buildings at south of Hill Street	Brierfield	8	0	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
BR095	Powerhouse Gymnasium	Brierfield	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
BR098	Land south of Chamber Hill Farm	Brierfield	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BY011	Barley House Farm, Barley Lane	Barley	5	0	5	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
CE215	Langroyd Hall, Langroyd Road	Colne	32	0	32	0	0	0	0	0	0	0	0	0	0	12	20	0	0	0	0	0	0
CE220	Former Recreation Ground, Harrison Drive	Colne	79	73	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CE222	Workshop, 2-Keighley Road, Colne	Colne	6	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CE226	The Exchange, Spring Lane	Colne	11	0	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
CE229	Land to the North of Turney Crook Mews	Colne	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EY076	Land at Field Number 0087, Earby Road	Earby	34	0	34	0	0	0	4 0	4 0	4 0	4	0	0	0	0	0	0	0	0	0	0	0
EY077	Land to the rear of 8 Birch Hall Lane	Earby	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EY081	Land to the west of White Leys Close	Earby	12	0	12	0	0	0	-0	0	6	6	0	0	0	0	0	0	0	0	0	0	0
EY090	Spring Mill, Stoney Bank Road	Earby	53	0	53	0	4 3	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FE027	Chapel Farm, Wheatley Lane Road	Fence	12	0	12	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
FO042	The Vicarage, Skipton Road	Foulridge	9	0	9	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FO051	Weston Electric Units Ltd.	Foulridge	13	0	13	0	0	7	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Croft Mill	Foulridge	17	0	17	7	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KK030	Land off Cob Lane	Kelbrook	10	0	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RY014	Land adjacent to 51 Reedley Road	Reedley	5	0	5	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
NN033	Land at Former Garage Site, Marsden Hall Road	Nelson	30	0	30	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
NN158	Land at Further Clough Head, Bamford Street	Nelson	12 0	0	12 0	0	0	0	0	0	0	2 0	2 0	2 0	2 0	2 0	1 0	1 0	0	0	0	0	0
NN178	Former James Nelson's Sports Ground	Nelson	11 4	89	25	2 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NN201	28—34 Manchester Road	Nelson	10	0	10	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NN206	27 Highgate	Nelson	6	0	6	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
NN212	Former allotments to east of Further Clough Head	Nelson	6	0	6	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SH	Salter's House, Kelbrook Road	Salterfort h	9	0	9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Reference	Site Name	Settlement	Net Total	Completed	Available	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Post 2040
TN073	Black Carr Mill	Trawden	14	0	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TN079	Land north of Dean Street	Trawden	20	0	20	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0
TN081	Land adjacent to 37 Hollin Hall	Trawden	6	0	6	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Trajectory (Detailed)

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
P026	Riverside Mill	Nelson	14 0	0	14 0	0	0	0	0	0	0	0	2 0	2 0	2 0	2 0	2 0	2 0	2 0	0	0	0
P052	Former Railway Sidings	Brierfield	50	0	50	0	0	0	0	0	0	0	0	0	0	1 0	1 0	1 0	1 0	1 0	0	0
P060	Former Mansfield	Brierfield	60	0	60	0	0	0	0	0	0	0	1 0	1 0	1 0	1 0	1 0	1 0	0	0	0	0

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
	<u>High School</u>																					
<u>P064</u>	<u>Brook Shed</u>	<u>Earby</u>	<u>50</u>	<u>0</u>	<u>50</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P067</u>	<u>Land south of Colne Water</u>	<u>Colne</u>	<u>48</u>	<u>0</u>	<u>48</u>	<u>0</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P107</u>	<u>Land adjacent to 71 Mansfield Crescent</u>	<u>Brierfield</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P237</u>	<u>Barnsey Shed, Long Ing Lane</u>	<u>Barnolds wick</u>	<u>128</u>	<u>0</u>	<u>128</u>	<u>0</u>	<u>0</u>	<u>12</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>20</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P257</u>	<u>Giles Street</u>	<u>Nelson</u>	<u>45</u>	<u>0</u>	<u>45</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P267</u>	<u>Former LCC Deport, Halifax Road</u>	<u>Brierfield</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P311</u>	<u>Land South East</u>	<u>Nelson</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
	of Bamford Street																					
<u>P326</u>	Barkerhouse Road	<u>Nelson</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>P327</u>	Land to the south west of 50 Wickworth Street	<u>Nelson</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CNDP6/4</u>	Buck Street	<u>Colne</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CNDP6/6</u>	Shaw Street	<u>Colne</u>	<u>18</u>	<u>0</u>	<u>18</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CNDP6/9</u>	Thomas Street	<u>Colne</u>	<u>8</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CNDP6/15</u>	Bankfield Street (Bunkers Hill)	<u>Colne</u>	<u>34</u>	<u>0</u>	<u>34</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>KS HOU 1</u>	Dotcliffe Yard	<u>Kelbrook</u>	<u>3</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>KS HOU 2</u>	Land off Cob Lane	<u>Kelbrook</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>TFNP009</u>	Land north of Dean Street	<u>Trawden</u>	<u>20</u>	<u>0</u>	<u>20</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>TFNP01</u> <u>1</u>	Land adjacent to 37 Hollin Hall	Trawden	6	0	6	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>TFNP01</u> <u>2</u>	Land rear of Black Carr Mill	Trawden	10	0	10	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0
<u>TFNP01</u> <u>5</u>	Black Carr Mill	Trawden	14	0	14	0	0	0	0	0	0	0	6	8	0	0	0	0	0	0	0	0
	Land at Trough Laithe Farm (Phase 1)	Barrowford	50 0	81	41 9	3 5	4 0	4 0	4 0	4 0	4 0	4 0	4 0	4 0	4 0	2 4	0	0	0	0	0	0
<u>BD034</u>	Park Hill Farm, Gisburn Road	Barrowford	5	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>BD</u>	Land at Oaklands, Church Street	Barrowford	79	0	79	0	1 5	2 0	2 0	2 0	0	0	0	0	0	0	0	0	0	0	0	0
<u>BD</u>	Belgarth Nursery, Wheatley Lane Road	Barrowford	12	0	12	0	1 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>BD084</u>	<u>Garage Site, Hamilton Street</u>	<u>Barrowford</u>	<u>7</u>	<u>0</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BK055</u>	<u>Westfield Mill, Carr Road</u>	<u>Barnolds wick</u>	<u>53</u>	<u>46</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>
<u>BK113</u>	<u>Land opposite Ben Lane</u>	<u>Barnolds wick</u>	<u>14</u>	<u>10</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BK116</u>	<u>St Andrews Methodist Church, Mosley Street</u>	<u>Barnolds wick</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BK132</u>	<u>Gisburn Street Works, 48-52 Gisburn Street</u>	<u>Barnolds wick</u>	<u>7</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BK144</u>	<u>Land to the north east of Meadow Way</u>	<u>Barnolds wick</u>	<u>30</u>	<u>0</u>	<u>30</u>	<u>0</u>	<u>15</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>BK151</u>	<u>Land off Brogden Lane</u>	<u>Barnolds wick</u>	<u>19</u>	<u>7</u>	<u>12</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BK</u>	<u>East of Cook Car Farm, Clitheroe Rd</u>	<u>Barnolds wick</u>	<u>5</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BR029</u>	<u>Former Lob Lane Mill, Clitheroe Road</u>	<u>Brierfield</u>	<u>55</u>	<u>39</u>	<u>16</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>16</u>
<u>BR037</u>	<u>Four Oaks, Reedley Crescent</u>	<u>Brierfield</u>	<u>9</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BR082</u>	<u>Land to the east of Bowland View</u>	<u>Brierfield</u>	<u>19</u>	<u>0</u>	<u>19</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BR090</u>	<u>Site of former 1 to 33 O'Hagan Court</u>	<u>Brierfield</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>BR093</u>	<u>Land and buildings at south of Hill Street</u>	<u>Brierfield</u>	<u>7</u>	<u>0</u>	<u>7</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>BY011</u>	<u>Barley House Farm, Barley Lane</u>	<u>Barley</u>	<u>5</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CE215</u>	<u>Langroyd Hall, Langroyd Road</u>	<u>Colne</u>	<u>32</u>	<u>0</u>	<u>32</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12</u>	<u>20</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CE222</u>	<u>Workshop, 2 Keighley Road, Colne</u>	<u>Colne</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CE226</u>	<u>The Exchange, Spring Lane</u>	<u>Colne</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CE229</u>	<u>Land to the North of Turney Crook Mews</u>	<u>Colne</u>	<u>9</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>CE</u>	<u>Prospect Farm, Caravan Site</u>	<u>Colne</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CE</u>	<u>Prospect Farm, Caravan Site (2)</u>	<u>Colne</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>EY076</u>	<u>Land at Field Number 0087, Earby Road</u>	<u>Earby</u>	<u>34</u>	<u>0</u>	<u>34</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u> <u>0</u>	<u>1</u> <u>0</u>	<u>1</u> <u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>EY081</u>	<u>Land to the west of White Leys Close</u>	<u>Earby</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>EY090</u>	<u>Spring Mill, Stoney Bank Road</u>	<u>Earby</u>	<u>53</u>	<u>0</u>	<u>53</u>	<u>2</u> <u>0</u>	<u>2</u> <u>0</u>	<u>1</u> <u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>FE027</u>	<u>Chapel Farm, Wheatley Lane Road</u>	<u>Fence</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>FO042</u>	<u>The Vicarage, Skipton Road</u>	<u>Foulridge</u>	<u>9</u>	<u>5</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>FO051</u>	<u>Weston Electric Units Ltd.</u>	<u>Foulridge</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>RY014</u>	<u>Land adjacent to 51 Reedley Road</u>	<u>Reedley</u>	<u>5</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>NN033</u>	<u>Land at Former Garage Site, Marsden Hall Road</u>	<u>Nelson</u>	<u>30</u>	<u>0</u>	<u>30</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u> <u>0</u>	<u>1</u> <u>0</u>	<u>1</u> <u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>NN158</u>	<u>Land at Further Clough Head, Bamford Street</u>	<u>Nelson</u>	<u>12</u> <u>9</u>	<u>0</u>	<u>12</u> <u>9</u>	<u>0</u>	<u>0</u>	<u>1</u> <u>0</u>	<u>2</u> <u>0</u>	<u>2</u> <u>0</u>	<u>2</u> <u>0</u>	<u>2</u> <u>0</u>	<u>2</u> <u>0</u>	<u>1</u> <u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Site Reference</u>	<u>Site Name</u>	<u>Settlement</u>	<u>Net Total</u>	<u>Completed</u>	<u>Available</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>Post 2040</u>
<u>NN201</u>	<u>28 – 34 Manchester Road</u>	<u>Nelson</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>NN212</u>	<u>Former allotments to east of Further Clough Head</u>	<u>Nelson</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>SH</u>	<u>Salter's House, Kelbrook Road</u>	<u>Salterforth</u>	<u>9</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>TN053</u>	<u>Land at Green Meadow</u>	<u>Trawden</u>	<u>5</u>	<u>2</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Appendix 9: Glossary

Term	Description
Active design	A set of building and planning principles, established by Sport England and Public Health England, to promote more physically active and healthy lifestyles.
Active travel	Making journeys in a physically active way. Examples include walking, wheeling (i.e. people using wheelchairs) and cycling.
Affordable housing	Housing for sale or rent to those people who would otherwise be unable to afford a home of their own. It includes housing that provides a subsidised route to home ownership and/or is provided for essential local workers. The most commonly referred to definition is set out in Annex 2 to the National Planning Policy Framework (NPPF).
Air Quality Management Area (AQMA)	An area designated because it is not likely to achieve national air quality objectives by the relevant deadlines.
Ancient or veteran tree	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Archaeological interest	A heritage asset that holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Best and most versatile agricultural land	Land in Grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity Net Gain (BNG)	BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
Brownfield land	See previously developed land.

Term	Description
Brownfield Land Register	A list of previously developed land that is considered to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Suitable sites can be granted permission in principle for residential development where the required procedures are followed.
Buffer zone	An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.
Carbon neutral	A position where there is no net release of carbon dioxide into the atmosphere, especially as a result of carbon offsetting.
Carbon offsetting	A trading mechanism that allows individuals, businesses, or governments to compensate for (i.e. offset) their greenhouse gas emissions by supporting projects that reduce, avoid, or remove emissions elsewhere. Projects include the generation of renewable energy, reforestation, and peatland restoration.
Climate change adaptation	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<u>Commercial Development</u>	<u>Describes proposals where the primary purpose of the space that is created is for carrying out business. Whilst there is significant correlation between commercial development and the main town centre uses listed in the NPPF Glossary (Annex 2), commercial development is a broader term which includes business-related developments that do not normally contribute to the vitality of town centres such as petrol service stations etc.</u>
Comparison goods	Goods that consumers buy occasionally and would normally compare prices before buying – e.g. furniture, household appliances etc.
Convenience goods	Items that are widely available and purchased frequently – e.g. food, newspapers etc.

Term	Description
Deliverable	<p>To be considered deliverable housing sites should be <i>available</i> now; offer a <i>suitable</i> location for development now; and be <i>achievable</i>, with a realistic prospect that housing will be delivered on the site within five years. <u>In particular:</u></p> <ul style="list-style-type: none"> a) <u>Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans).</u> b) <u>Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</u>
Design code	<p><u>An illustrated</u> set of design requirements <u>that provide specified detailed parameters</u> for the physical development of a site or area. It is also made up of rules that are clear and specific and will normally include illustrations. <u>The graphic and written components of</u> the code should build on a vision, such as a masterplan or other development framework for a site or area.</p>
Designated rural areas	<p>National Parks, National Landscapes and areas designated as 'rural' under <u>Section 157 of the Housing Act 1985.</u></p>
Developable	<p>To be considered developable, sites should be in a suitable location for housing development, with a reasonable prospect that they will be available and could be viably developed at the point envisaged.</p>
Development plan	<p>Defined in <u>section 38 of the Planning and Compulsory Purchase Act 2004</u>, it includes adopted local plans and any neighbourhood plans that have been approved at referendum and then formally 'made' <u>and spatial development plans. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.</u></p>

Term	Description
Development Plan Document (DPD)	Any document that forms part of the statutory development plan.
Edge of centre	For retail purposes, a location that is up to 300 metres from, and well connected to, a primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. <u>For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. Local circumstances are considered when determining whether a site falls within the definition of edge of centre.</u>
Embodied carbon	The carbon dioxide (CO ₂) emissions associated with the extraction, manufacturing, and transportation of building materials throughout the whole lifecycle of a building or infrastructure project – i.e. construction, refurbishment and demolition. Embodied carbon is the result of distinct, rather than ongoing, processes, distinguishing it from operational carbon.
European site	Collective term for sites protected under the Birds Directive (Special Protection Areas (SPA)), Habitats Directive (Special Areas of Conservation (SAC)) and Ramsar Convention (Ramsar Wetlands).
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green infrastructure	A network of multi-functional urban and rural green <u>and blue spaces and other natural features</u> , which is capable of delivering a wide range of environmental, <u>economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.</u> And quality of life benefits for local communities.
Groundwater	Water that is present beneath the land surface. The upper surface of the saturated zone is called the water table.
Habitat Regulations Assessment (HRA)	Tests whether a plan or project proposal could significantly harm the designated features of a European site.
Habitats site	Any site included within the definition at Regulation 8 of the <u>Conservation of Habitats and Species Regulations 2017.</u>

Term	Description
Heritage asset	<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include:</p> <p>(a) Designated heritage assets – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</p> <p>(b) Non-designated heritage assets – heritage assets not meeting the criteria of designation, normally identified by the local planning authority (non-designated heritage assets) including those in a Local List.</p>
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<u>Historic Environment Record</u>	<u>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. The Historic Environment Record is maintained by Lancashire County Council.</u>
Housing Delivery Test (HDT)	An annual measurement of housing delivery within each local authority. The results, which are published annually by the government, demonstrate whether local areas are building enough homes to meet their housing need.
<u>Irreplaceable Habitat</u>	<u>Habitats which would be technically very difficult (or take a very significant time) to restore, recreate, or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.</u>
Local list	A list of buildings, structures, or features identified locally as being of particular local interest because of their architectural, archaeological or historic significance and the contribution that they make to local distinctiveness.
Local plan	A plan drawn up by the local planning authority in consultation with the local community, setting out the future development of the area.

Term	Description
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the <u>Town and Country Planning (Development Management Procedure) (England) Order 2015</u> .
Material consideration	A matter that should be taken into account when determining whether or not to approve an application for planning permission or decide an appeal against a planning decision.
<u>Mineral Consultation Area</u>	<u>A geographical area based on a Mineral Safeguarding Area where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.</u>
<u>Mineral Safeguarding Area</u>	<u>An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. The Minerals Planning Authority for Pendle is Lancashire County Council.</u>
<u>Nature Recovery Network</u>	<u>An expanding, increasingly connected, network of wildlife-rich, habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats. The Nature Recovery Network for Pendle is identified through the Lancashire Nature Recovery Strategy prepared by Lancashire County Council.</u>
Neighbourhood (development) plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.

Term	Description
Net-zero carbon	Reducing all greenhouse gas emissions as much as humanly possible and offsetting only the essential emissions that remain.
<u>Older People</u>	<u>People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.</u>
Open space	Areas considered to be of public value including sports facilities and playing fields. They include not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Operational carbon	The carbon dioxide (CO ₂) emissions that arise from the use of a building or infrastructure project throughout its lifetime of use. Sources include energy, lighting, heating, ventilation etc.
Original building	A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of centre	A location which is not in or on the edge of a town centre but is not necessarily outside the urban area.
Out of town	An out of centre location that is outside the existing urban area.
<u>People with disabilities</u>	<u>People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.</u>
Permission in principle	A form of planning permission establishing that 'in principle' a site is suitable for housing-led development. The site must receive a grant of technical details consent before development can proceed.
Planning condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990). Also applies to a condition included in a Local or Neighbourhood Development Order.
Planning obligation	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Term	Description
Previously developed land (PDL)	<p>Land which is or was occupied by a permanent structure; its curtilage (<u>although it should not be assumed that the whole curtilage should be developed</u>) and any associated fixed surface infrastructure. <u>It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.</u> This definition excludes:</p> <ul style="list-style-type: none"> • land that is or was last occupied by agricultural or forestry buildings; • land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made; • land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and • land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Primary Shopping Area	<p>The part of a town centre <u>The defined area</u> where retail development and other commercial activity is concentrated.</p>
Priority habitats and species	<p>Species and Habitats of Principal Importance included in the <u>England Biodiversity List</u> published by the Secretary of State under <u>section 41 of the Natural Environment and Rural Communities Act 2006</u></p>
Renewable and low carbon energy	<p>Renewable energy for electricity, heating and cooling is generated from sources whose energy flows occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).</p>
Scheduled monument	<p>Any monument which is included in the schedule [compiled and maintained by the Secretary of State for Culture, Media and Sport] under s1(11) of the <u>Ancient Monuments and Archaeological Areas Act 1979</u>.</p>
<u>Self-build and custom-build housing</u>	<p><u>Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition for the purpose of applying the Self-build and Custom-build Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.</u></p>

Term	Description
<u>Setting of a Heritage Asset</u>	<u>The surroundings in which the heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.</u>
Significant	In heritage policy significance refers to the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<u>Site Investigation Information</u>	<u>Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures.</u>
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the <u>Wildlife and Countryside Act 1981</u> . Used to describe an area that is of particular interest to science due to the rare species of fauna or flora it contains – or important geological or physiological features that may lie within its boundaries.
<u>Special Areas of Conservation</u>	<u>Areas defined by Regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.</u>
<u>Special Protection Areas</u>	<u>Areas classified under Regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international important for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.</u>
<u>Stepping Stones</u>	<u>Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.</u>

Term	Description
<u>Strategic Environmental Assessment (SEA)</u>	<p><u>A legally enforced assessment procedure regard by EU Directive 42/2001/EC and transposed into UK law. The directive aims to introduce a systematic assessment of the environmental effects of strategic planning and land uses decisions. The environmental assessment requires:</u></p> <ul style="list-style-type: none"> - <u>The preparation of an environmental report.</u> - <u>The carrying out of consultations.</u> - <u>Considering the environmental report and the result of the consultations in decision making.</u> - <u>The provision of information when a plan or programme is adopted; and</u> - <u>Showing that the results of the environmental assessment have been taken into account.</u> <p><u>For planning documents, the SEA requirements have been incorporated into the Sustainability Appraisal.</u></p>
Strategic policies	<p>Policies and site allocations which address strategic priorities in line with the requirements of <u>Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.</u></p>
Supplementary Planning Document (SPD)	<p>A document which adds further detail on how to interpret and apply policies in a development plan document. They can be used to provide guidance on the development of a specific site, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.</p>
Strategic Environmental Assessment (SEA)	<p>A legally enforced assessment procedure regard by EU Directive 42/2001/EC and transposed into UK law. The directive aims to introduce a systematic assessment of the environmental effects of strategic planning and land uses decisions. The environmental assessment requires:</p> <ul style="list-style-type: none"> — The preparation of an environmental report. — The carrying out of consultations. — Considering the environmental report and the result of the consultations in decision making. — The provision of information when a plan or programme is adopted; and — Showing that the results of the environmental assessment have been taken into account. <p>For planning documents, the SEA requirements have been incorporated into the Sustainability Appraisal.</p>

Term	Description
Sustainability Assessment (SA)	The process of assessing the policies and site allocations in a Development Plan Document, for their global, national and local implications on social, economic and environmental objectives.
Sustainable transport	Any efficient, safe and accessible means of transport with low overall impact on the environment. Includes walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Town centre	The area predominantly occupied by main town centre uses within or adjacent to the primary shopping area. The reference can apply district and local centres but excludes small parades of shops of purely neighbourhood significance and out-of-centre retail developments. <u>Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</u>
<u>Transport Assessment</u>	<u>A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.</u>
<u>Transport Statement</u>	<u>A simplified version of a Transport Assessment where it is agreed that the transport issues arising from development proposals are limited and a full transport assessment is not required.</u>
<u>Travel Plan</u>	<u>A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.</u>
United Nations	An international organization founded in 1945, currently made up of 193 Member States. Based in New York, it is the one place on Earth where all the world's nations can gather together, discuss common problems, and find shared solutions that benefit all of humanity.
Wildlife corridor	Areas of habitat connecting wildlife populations.
Windfall sites	Sites not specifically identified in the development plan.

Appendix 11: Schedule of Superseded Policies

On adoption, the Pendle Local Plan Fourth Edition 2021-2040 [“the Local Plan”] will form part of the statutory development plan for the Borough of Pendle, together with the Joint Lancashire Minerals and Waste Local Plan and any ‘made’ Neighbourhood Plans. It will replace the following documents, which will cease to form part of the statutory Development Plan. No policies in these documents are to be retained.

- Saved policies from the Replacement Pendle Local Plan (2006)
- Bradley Area Action Plan (2011)
- Pendle Local Plan Part 1: Core Strategy (2015)

The purpose of this appendix is to show how individual policies within the above documents have been superseded by those in the Local Plan (See Tables 11.1, 11.2 and 11.3).

The appendix has been prepared in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to provide the necessary clarity to ensure effective and efficient decision making.

Table 11.1 Schedule of Superseded Policies: Saved Policies of the Replacement Pendle Local Plan (2006)

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>1</u>	<u>Development in the Open Countryside</u>	<u>DM09 • DM24 • DM26 • DM45</u>
<u>2</u>	<u>Area of Outstanding Natural Beauty</u>	<u>DM11 • DM24</u>
<u>3</u>	<u>Green Belt</u>	<u>SP07</u>
<u>3A</u>	<u>Protection Areas</u>	<u>DM09 • DM12 • DM31</u>
<u>4A</u>	<u>Natural Heritage – International Sites</u>	<u>SP10</u>
<u>4B</u>	<u>Natural Heritage – National Sites</u>	<u>SP10</u>
<u>4C</u>	<u>Natural Heritage – County & District Designated Sites</u>	<u>SP10</u>
<u>4D</u>	<u>Natural Heritage – Wildlife Corridors, Species Protection & Biodiversity</u>	<u>DM05 • DM06</u>
<u>5</u>	<u>Renewable Energy Resources</u> <i><u>Superseded in 2015 by Core Strategy Policy ENV3</u></i>	<u>SP08 • DM03</u>

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>6</u>	<u>Development and Flood Risk</u> <i>Superseded in 2015 by Core Strategy Policy ENV7</i>	<u>SP09 • DM02(a) • DM02(b)</u>
<u>7</u>	<u>Water Resource Protection</u> <i>Superseded in 2015 by Core Strategy Policy ENV7</i>	<u>SP09 • DM02(a) • DM02(b)</u>
<u>8</u>	<u>Contamination and Pollution</u>	<u>DM13 • DM14</u>
<u>9</u>	<u>Buildings of Special Architectural or Historic Interest</u>	<u>SP11 • DM18</u>
<u>10</u>	<u>Areas of Special Architectural or Historic Interest</u>	<u>SP11 • DM18</u>
<u>11</u>	<u>Archaeology</u>	<u>SP11 • DM18</u>
<u>12</u>	<u>Maintaining Settlement Character</u>	<u>DM12 • DM31</u>
<u>13</u>	<u>Quality and Design of New Development</u> <i>Superseded in 2015 by Core Strategy Policies ENV2, LIV5, WRK6 and SUP4</i>	<u>DM01 • DM03 • DM15 • DM16</u> <u>DM21 • DM22</u>
<u>14</u>	<u>Trees Woodland & Hedgerows</u>	<u>DM07</u>
<u>16</u>	<u>Landscaping in New Development</u>	<u>DM16</u>
<u>18</u>	<u>Housing Market Renewal</u>	<u>SP04 • DM21 • AL01</u>
<u>20</u>	<u>Quality Housing Provision</u> <i>Superseded in 2015 by Core Strategy Policy LIV5</i>	<u>DM01 • DM21 • DM22</u>
<u>21</u>	<u>Provision of Open Space in new Development</u> <i>Superseded in 2015 by Core Strategy Policy LIV5</i>	<u>DM01 • DM21 • DM22</u>
<u>22</u>	<u>Protected Employment Areas</u>	<u>DM41</u>
<u>23</u>	<u>Location of New Employment Development</u>	<u>SP05 • AL02</u>
<u>24</u>	<u>Employment in Rural Areas</u> <i>Superseded in 2015 by Core Strategy Policies WRK1, WRK2, and WRK5</i>	<u>SP02 • SP05 • DM35 • DM41 DM45</u>
<u>25</u>	<u>Location of Service and Retail Development</u>	<u>SP06 • DM42 • DM44</u>
<u>26</u>	<u>Non-shopping Uses in Town Centres and Local Shopping Areas</u>	<u>DM42</u>

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>27</u>	<u>Retail and Service Land Provision</u>	<u>SP03 • SP05 • SP06 • DM35 • DM42 • DM43 • DM44</u>
<u>28</u>	<u>Retail and Service Land Provision in Villages</u> <i><u>Superseded in 2015 by Core Strategy Policies SDP5, WRK4 and SUP1</u></i>	<u>SP05 • SP06 • DM35</u>
<u>29</u>	<u>Creating an Improved Transport Network</u>	<u>SP13</u>
<u>30</u>	<u>Sustainable Travel Modes</u> <i><u>Superseded in 2015 by Core Strategy Policy ENV4</u></i>	<u>SP13</u>
<u>31</u>	<u>Parking</u>	<u>DM37</u>
<u>32</u>	<u>New Community Facilities</u>	<u>DM35</u>
<u>33</u>	<u>Existing Open Space</u>	<u>DM31</u>
<u>34</u>	<u>Improved Open Space Provision</u>	<u>DM31</u>
<u>35</u>	<u>Countryside Access</u>	<u>DM32</u>
<u>36</u>	<u>Leeds – Liverpool Canal Corridor</u>	<u>DM19</u>
<u>37</u>	<u>East Lancashire Regional Park</u>	<u>SP07 • DM09</u>
<u>38</u>	<u>Telecommunications</u>	<u>DM39</u>
<u>39</u>	<u>Equestrian Development</u>	<u>DM46</u>
<u>40</u>	<u>Tourism</u>	<u>DM45</u>

Table 11.2 Schedule of Superseded Policies: Bradley Area Action Plan (2011)

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>1</u>	<u>New Housing Sites</u>	<u>AL01</u>
<u>2</u>	<u>Flood Risk</u>	<u>SP09 • DM01 • DM02(a) DM02(b) • AL01</u>
<u>3</u>	<u>Property Improvements</u>	<u>DM21 • DM24 • DM25</u>
<u>4</u>	<u>Areas of Environmental Improvement</u>	<u>DM06 • DM30 • DM31</u>

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>5</u>	<u>New and Existing Employment Sites and Retailing</u>	<u>DM41 • AL02</u>
<u>6</u>	<u>Design Quality</u>	<u>DM16 • DM21</u>
<u>7</u>	<u>Movement and Safety</u>	<u>DM32 • DM37</u>

Table 11.3 Schedule of Superseded Policies: Pendle Local Plan Part 1: Core Strategy (2015)

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>SDP1</u>	<u>Presumption in Favour of Sustainable Development</u>	<u>SP01</u>
<u>SDP2</u>	<u>Spatial Development Principles</u>	<u>SP02</u>
<u>SDP3</u>	<u>Housing Distribution</u>	<u>SP03</u>
<u>SDP4</u>	<u>Employment Distribution</u>	<u>SP02 • SP03</u>
<u>SDP5</u>	<u>Retail Distribution</u>	<u>SP06</u>
<u>SDP6</u>	<u>Future Infrastructure Requirements</u>	<u>SP14</u>
<u>ENV1</u>	<u>Protecting and Enhancing our Natural and Historic Environments</u>	<u>SP10 • SP11 • DM10 • DM11 DM18 • DM19 • DM31</u>
<u>ENV2</u>	<u>Achieving Quality in Design and Conservation</u>	<u>DM01 • DM03 • DM15 • DM16</u>
<u>ENV3</u>	<u>Renewable and Low Carbon Energy Generation</u>	<u>SP08 • DM03</u>
<u>ENV4</u>	<u>Promoting Sustainable Travel</u>	<u>SP13</u>
<u>ENV5</u>	<u>Pollution and Unstable Land</u>	<u>DM14</u>
<u>ENV6</u>	<u>Waste Management</u>	<u>DM15</u>
<u>ENV7</u>	<u>Water Management</u>	<u>SP09 • DM02(a) • DM02(b)</u>
<u>LIV1</u>	<u>Housing Provision and Delivery</u>	<u>SP04</u>
<u>LIV2</u>	<u>Strategic Housing Site: Trough Laithe</u>	<u>AL01</u>

<u>Policy</u>	<u>Title</u>	<u>Superseded by Pendle Local Plan Fourth Edition Policies</u>
<u>LIV3</u>	<u>Housing Needs</u>	<u>DM21 • DM22 • DM28 • DM29</u>
<u>LIV4</u>	<u>Affordable Housing</u>	<u>DM23</u>
<u>LIV5</u>	<u>Designing Better Places to Live</u>	<u>DM01 • DM21 • DM22</u>
<u>WRK1</u>	<u>Strengthening the Local Economy</u>	<u>SP05</u>
<u>WRK2</u>	<u>Employment Land Supply</u>	<u>SP02 • SP05 • DM41</u>
<u>WRK3</u>	<u>Strategic Employment Site: Lomeshaye</u>	<u>AL02</u>
<u>WRK4</u>	<u>Retailing and Town Centres</u>	<u>SP06 • DM33 • DM35 • DM42 DM44</u>
<u>WRK5</u>	<u>Tourism, Leisure and Culture</u>	<u>DM35 • DM45</u>
<u>WRK6</u>	<u>Designing Better Places to Work</u>	<u>DM01 • DM16</u>
<u>SUP1</u>	<u>Community Facilities</u>	<u>DM35</u>
<u>SUP2</u>	<u>Health and Well-being</u>	<u>SP12 • DM30</u>
<u>SUP3</u>	<u>Education and Training</u>	<u>DM36</u>
<u>SUP4</u>	<u>Designing Better Public Places</u>	<u>DM16</u>