Framework



Shackleton Arcade, Colne

Welcome to Issue 61 of Framework, the newsletter that keeps you up to date with the Local Plan and other planning policy matters in Pendle.

This issue comes out a little later than originally intended due to the issuing of new national planning policy in August and the pausing of Local Government Reorganisation in September.

Our focus is the response to the four-week consultation on the Scoping Report for the new Pendle Local Plan. This provided an early opportunity for residents, key stakeholders and other interested parties to tell us what future planning policy for the borough should concentrate on achieving.

Local Plan Scoping Consultation

Our current Local Plan provides less than 80% of the government's baseline figure for local housing need. This means we must prepare a Local Plan under the new plan-making system.

On 30 June, the Council published its 'notice of intention to commence preparation of a local plan' and Local Plan Timetable, beginning a four-month pre plan-making period.

A consultation on the proposed scope and content of the new Local Plan ran from 14 August to 14 September. It sought to identify those issues most important to residents, businesses and other interested parties, and how they might be addressed.

We asked whether our current spatial vision and plan objectives need to be changed to reflect new environmental, economic and social evidence. We also sought views on the best ways to secure meaningful public engagement in the plan-making process.

We received 59 responses to the consultation on the Scoping Report. The Summary of Consultation, to be published in November, will provide a detailed analysis of the responses we received but key findings highlight that:

- Residents and town and parish councils were mainly concerned with protecting the environment and maintain access to green spaces. They highlighted the need to address high levels of inequality and deprivation in parts of the borough and wider concerns about poor health and well-being. While recognising the need for new housing, they want investment to be focused on regenerating under-used urban sites and vacant premises.
- Statutory consultees and service providers emphasised the need to maintain an open dialogue during the plan-making process. They also made recommendations on new evidence base requirements, the proposed spatial vision, measurable outcomes and planning policies.
- Developers and landowners highlighted the substantial increase in Pendle's baseline figure for local housing need. They raised concerns about viability and called for flexible policies to support the delivery of at least 334 new homes each year up to 2045, noting that this may require greater levels of delivery on greenfield and Green Belt sites.

A Call for Sites took place alongside the scoping consultation. This sought to identify potential sites for future development. The 44 nominations that were received included 19 new sites. These will be assessed alongside more than 300 parcels of land already under consideration as potential site allocations in the new Local Plan.

A new NPPF

On 17 August 2026 the Ministry of Housing, Communities and Local Government (MHCLG) published a new version of the National Planning Policy Framework (NPPF). It represents the most comprehensive re-working of England's planning system since the NPPF was first introduced in 2012.

The new NPPF separates plan-making policies from the national decision-making policies (NDMPs) used to determine applications for planning permission. It also introduces a number of new tests and definitions.

Most notable is the change to the presumption in favour of sustainable development. The former 'tilted balance' has been replaced by Policy S3, which directs development proposals within a designated settlement boundary to Policy S4 and those outside to Policy S5.

Policy S4 gives strong support to development within an existing settlement, stating that where a proposal accords with the development plan, and the relevant NDMPs, planning permission should normally be granted without delay.

Outside settlements Policy S5 is more selective, identifying particular types of development and circumstances that are acceptable in principle.

We will look at key aspects of the new NPPF in more detail in future editions of Framework.

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Keighley Road Conservation Area

All councils have a legal duty to consider whether areas with special architectural or historic interest should be designated as conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. These areas are assessed using criteria set out by Historic England.

An independent appraisal of the Keighley Road area in Colne was carried out by specialist consultants to assess its historic and architectural significance. This was supported by a public consultation, giving residents and other interested parties the opportunity to have their say.

After careful consideration of the results of the appraisal and the responses to the consultation, the Council's Executive Committee concluded that the Keighley Road area



has special architectural and historic interest worthy of designation.

The Keighley Road Conservation Area has now been formally designated under Section 69 of the Act.

The special character of this largely residential area is derived from 18th century agricultural dwellings, fine late Victorian and Edwardian terraced houses and villas, smaller mill worker terraced housing and Colne cemetery.

How to Contact Us

John Halton
Principal Planning Officer (Policy)
01282 661 330

Craig Barnes
Senior Planning Officer (Policy)
01282 661 377

Neil Watson
Assistant Director: Planning, Building Control and Regulatory Services
01282 661 706

Pendle Council
Planning, Building Control and Regulatory Services
Town Hall
Market Street
Nelson
BB9 7LG

E: planningpolicy@pendle.gov.uk
W: www.pendle.gov.uk/planning

Local Plan Gateway 1

Following the mandatory 'scoping' period for the new Local Plan (see lead article) on Friday 30 October 2026 the Council formally published its Gateway 1 self-assessment.

Publishing the Gateway 1 self-assessment summary formally triggers the start of the 30-month timeframe within which we must prepare and adopt our new Local Plan.

Gateway 1 is the first of three mandatory reviews we are required to make when preparing a new Local Plan under the government's updated plan-making system. It explains what the Council has done to get ready for plan-making confirming that it has complied with the government's regulations by:

- Publishing a road map showing key milestones to achieve adoption of the Local Plan within 30-months (Local Plan Timetable)
- Putting in place appropriate management and governance arrangements (Project Initiation Document (PID)).
- Outlining how communities, businesses and key stakeholders will be encouraged to engage and be formally consulted in the plan-making process (Consultation and Engagement Strategy)
- Consulting on the scope of the plan. We are now in the process of considering and summarising this early feedback on the scope of the plan, the evidence base and the responses to the Call for Sites. (Summary of Scoping Consultation)
- Setting out the initial baseline data and requirements to conduct and environmental impact assessment of the plan proposals (Strategic Environmental Assessment)



As recommended in planning guidance, the Council has also advised the Ministry of Housing, Communities and Local Government (MHCLG) that the Gateway 1 self-assessment has been formally published on the Pendle Council website.

Document Status

Development Plan Documents	
Pendle Local Plan: Fourth Edition (2025)	4
Pendle Local Plan: Fifth Edition	1
Neighbourhood Plans	
Trawden Forest (2018)	1
Barrowford (2019)	4
Kelbrook and Sough (2022)	4
Colne (2023)	1
Supplementary Planning Documents	
Conservation Area Design Guidance	4
Design Principles	4
Open Countryside & National Landscape	-
Brierfield Railway Street Neighbourhood	4
Brierfield Canal Corridor	4
Other Planning Guidance	
Pendle Weaving Mills Design Code (Final Draft)	

1 Plan preparation and evidence gathering. Includes informal discussion with key stakeholders and other interested parties.

2 Formal public consultation to consider the first draft of the Plan, which is then amended to reflect the comments received.

3 Formal public consultation to consider the final draft of the Plan. After the consultation, the unaltered Plan and any comments received are subject to independent examination.

This stage does not apply to Supplementary Planning Documents.

4 Document formally adopted by Pendle Council.

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