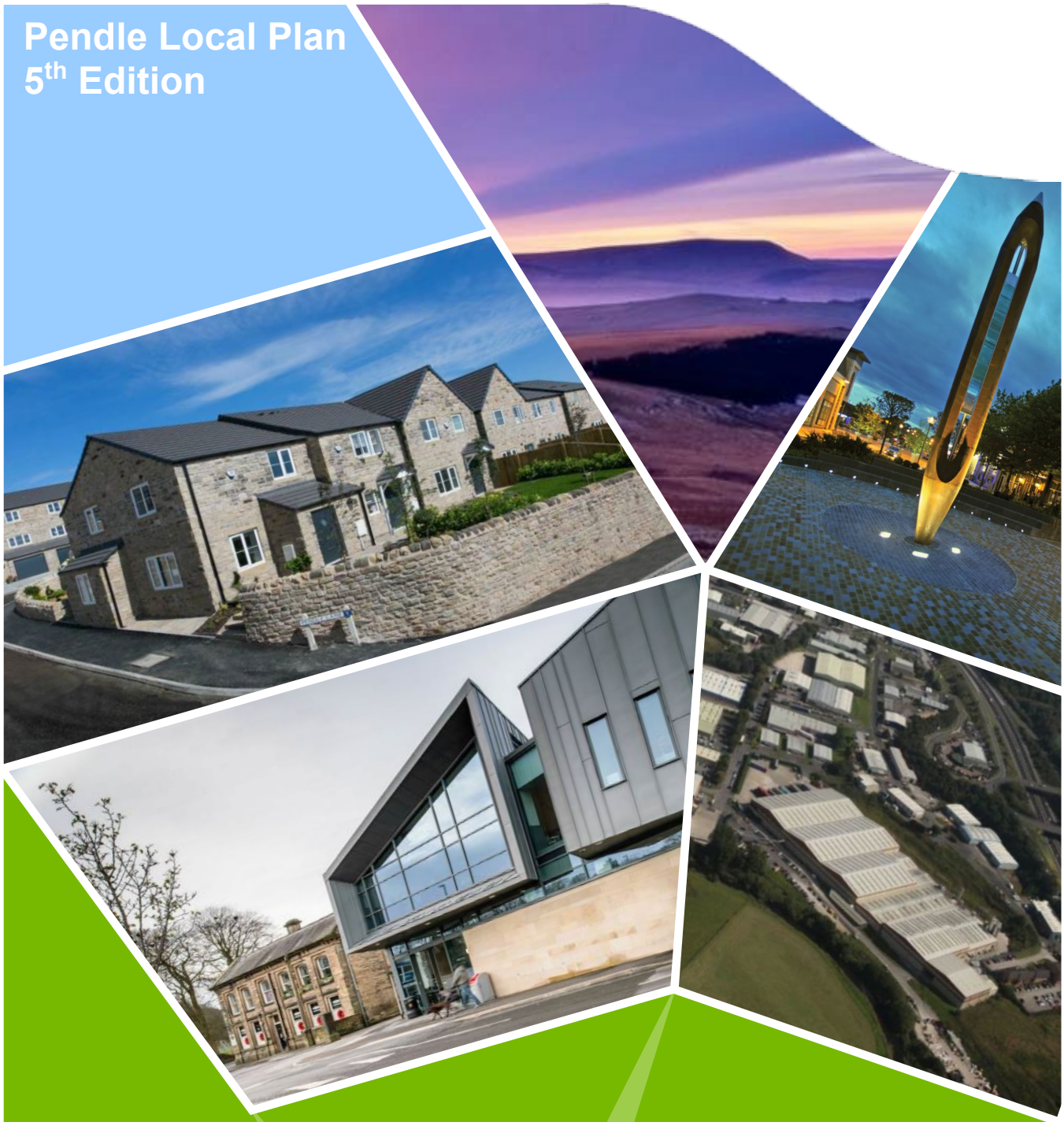
Pendle Local Plan
5th Edition



Summary of Scoping Consultation
November 2026

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Pendle Borough Council

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1.0 Background

Introduction

1.1 This report has been prepared by Pendle Borough Council ["the Council"] to publicise the response to the public consultation on the Scoping Report for the Pendle Local Plan 5th Edition 2025-2045 ["LP5"], so that consultees can see how their comments will help to shape the scope, vision and objectives of the Plan. It also shows how the Council has complied with Regulations 20, 21 and 22 of The Town and Country Planning (Local Plans) (England) Regulations 2026 (the Regulations) in carrying out the consultation.

1.2 In March 2026 the government confirmed that Pendle was one of 39 LPAs required to commence plan-making in accordance with the new the new plan-making system[1]. This requirement is set out in the Schedule to Plan-making The Town and Country Planning (Local Planning) (England) Regulations 2026, which This requires any local planning authority (LPA) with a recently prepared local plan meeting less than 80% of the authority's baseline figure for local housing need, calculated using the standard method,[2] to publish a notice of intention to commence local plan preparation on or before 30 June 2026. The Regulations also require the Council to publish its Gateway 1 self-assessment of readiness for plan-making by no later than 31 October 2026.

1.3 The Council published its intention to commence plan-making on 30 June 2026 alongside its Local Plan timetable. The Gateway 1 self-assessment was published on 30 October 2026. This confirms the Council's readiness for plan-making and its commitment to prepare a and adopt new local plan within the required 30-month plan-making period.

1.4 The scoping consultation represents an important stage in the plan-making process, as it provides an early opportunity for consultees to help shape the Council's approach to plan-making, identify the key issues that the local plan should seek to address (including its vision and strategic objectives), the evidence required to support new planning policy and the plan's approach to meeting the borough's development needs.

1.5 In accordance with the Regulations, this report illustrates the following:

(a) The general consultation bodies and the specific consultation bodies who were invited to make representations under regulation 20.

(b) The manner by which those invited bodies were asked to make any representations under regulation 20.

(c) If representations were made under regulation 20, whether by persons invited to do so or otherwise, a summary of the main issues raised in those representations.

(d) If representations were made under regulation 20, how the local planning authority have, to date, had regard to those representations in accordance with section 15CA(6)(b) of the Act, and

(e) If applicable, that no representations were made under regulation 20.

1.6 To address these matters, this report adopts the following structure:

- Section 2: Details the consultation that has taken place to inform the Local Plan. It confirms how and who was consulted and the level of feedback received.

[1] Rollout of the new local plan-making system - GOV.UK

[2] Published on 12 December 2024

- Section 3: Provides a summary of the response received to the consultation and the Council's response.
- Section 4: Details the other matters to be considered when examining comments submitted in relation to Local Plan.
- Section 5: Summarises the next steps for the plan preparation process.

1.5 The Statement also includes the following appendices:

- Appendix 1 Copy of Notice of Scoping Consultation
- Appendix 2 Framework (Issue 60)
- Appendix 3 Scoping Report Questionnaire (downloadable version)
- Appendix 4 Call For Sites Form (downloadable version)

2.0 Engagement and consultation

Introduction

2.1 The requirement for the Council to consult the local community, key stakeholders and other interested parties ahead of Gateway 1 is set out in Regulation 20.

2.2 Policy PM6 of the National Planning Policy Framework ["NPPF"] highlights the importance of meaningful community engagement and formal public consultation in the plan making process, stating that 'all plan makers should engage positively with communities and other key stakeholders, at appropriate points during their preparation and using a range of methods, so that relevant issues are identified and addressed as early as possible during the plan-making process'.

2.3 The Council has a record of inclusive public engagement and consultation. It has prepared a Engagement Strategy setting out how members of the local community and key stakeholders are to be engaged during the preparation of LP5. This Strategy was made available for comment as part of the consultation on the Scoping Report. Comments have been sought on what types of consultation methods consultees prefer and whether there are any barriers to successful engagement that need to be addressed. The comments made in response to these matters are summarised in Section 3 of this report.

Plan Preparation

2.4 Work on LP5 closely follows the adoption of the Pendle Local Plan Fourth Edition 2025-2040 ["LP4"], which was found sound and legally compliant by an independent Inspector[3] and subsequently adopted by Pendle Council on 17 December 2025. The requirement to prepare a new local plan follows a change in government policy and is responsive to its commitment to deliver 1.5 million new homes in England during this parliament. To achieve this, the standard method calculation, which determines the baseline figure for local housing need, was revised. The formula now adopts a stock-based approach, which has significantly increased the local housing need figure for Pendle, resulting in the need to plan for the delivery of 334 dwellings per annum (dpa); an uplift of 125% on the housing requirement figure adopted in LP4.

2.5 In accordance with the Regulations, LP5 must be prepared within a 30-month timescale, by implementing reforms to the plan-making system first introduced through the Levelling Up and Regeneration Act 2023. This streamlined approach to plan-making, , introduced through the new NPPF (August 2026) and set in the context of National Decision-Making Policies (NDMPs) and emerging Spatial Development Strategies (SDS), aims to provide delivery focused local plans. These will be more concise and easier to understand, providing the necessary certainty to support economic growth, drive investment and increase the supply of new homes.

2.6 Achieving this 30-month timescale represents a significant challenge. To help alleviate any strain on existing staff resources the government is committed to introducing digital planning solutions and increasing the use of artificial intelligence. The Plan must seek to balance the views the local community and other stakeholders, whilst delivering local development needs in-full. It must be supported by a proportionate evidence base and be deliverable. It must also meet the tests of soundness set out in the NPPF and be legally compliant.

2.7 To expediate plan-making and make the best use of existing resources, the Council will, as appropriate, make use of existing evidence to inform the preparation of LP5 and its policies. Where

[3] https://www.pendle.gov.uk/downloads/file/12623/inspectors_report_and_appendices

possible the Council will amend its current policies, as set out in the recently adopted LP4 as necessary to accord with the findings of any new or updated evidence, legislative requirements, and national planning policy.

2.8 The Council will consider the preparation of joint evidence in cooperation with neighbouring authorities wherever feasible, helping to ensure that strategic cross boundary issues are adequately addressed, that policy responses are consistent and aligned, and that the costs of plan-making is minimised. Achieving this will be important, in securing the longevity of the plan in the context of proposals for Local Government Reorganisation (LGR) in Lancashire.[4]

Plan Scoping

2.9 Consultation on the Scoping Report took place over 4-week period from 14 August to 14 September 2026. This provided the first formal opportunity for members of the public, local businesses and other key stakeholders to influence the shape and scope of LP5.

2.10 The Council also consulted on a Baseline Data Report which sets out an overview of the key issues affecting Pendle, including, but not limited to, demographics, housing, affordability, economic growth, employment, income, health, crime, quality of the natural environment, landscape character, and the historic environment. A SWOT analysis[5] was developed organised into environmental, economic, and social matters, which provide important context for plan-making.

2.11 Specifically, the Scoping Report asked a series of questions which sought feedback on:

- The attributes of Pendle consultees considered most valuable (Question 1);
- What interventions are necessary to improve Pendle (Question 2);
- How future growth should be accommodated across the borough (Question 3);
- How future growth should be accommodated in rural areas (Question 4);
- Accuracy of the SWOT Analysis (Question 5);
- The proposed scope of the plan (Question 6);
- Proposals for the vision and its key indicators (Question 7/8);
- The proposed evidence base and any omissions (Question 9);
- Consultation methods and how to increase participation in plan-making by residents (Question 11);
- Barriers to engagement (Questions 13).

2.12 In parallel to the consultation on the Scoping Report the Council conducted a Call for Sites exercise. This provided an opportunity for residents, landowners, developers and their agents, and other interested parties to make the Council aware of sites that are available and may be suitable for future development. These site nominations will help to refresh the Strategic Housing Land Availability Assessment (SHLAA). Together with an updated site assessment process it helps to ensure that the Council has an up-to-date view of land availability, which is essential in informing future decisions on the approach LP5 will adopt when meeting assessed development needs.

[4] Proposals – Lancashire Local Government Reorganisation
[5] A SWOT analysis considers the areas strengths, weaknesses, opportunities and threats.

Publicity

2.13 The Council first published details of the consultation on the Scoping Report in its Local Plan Timetable issued on the 30 June 2026. The timing of the consultation was in accordance with the published timetable.

2.14 In accordance with Regulations 20 and 88, copies of the Local Plan Scoping Report, the Notice of Scoping Consultation (Appendix 1), and accompanying documents, were made available at the start of the public consultation in the following locations:

- Pendle Council (Local Plan) website
- The Principal Planning Office – Number One Market Street, Nelson
- Public libraries in Nelson, Colne and Barnoldswick

2.15 All statutory consultees specified in the regulations (Table 2.1) were notified in advance of the public consultation.

Table 2.1: Regulation 2 Specified Bodies Consulted During Scoping

Specific Bodies	Representation Received?
Environment Agency	Yes
Historic Buildings and Monuments Commission for England – Historic England	Yes
Natural England	Yes
Civil Aviation Authority – NATS En-Route plc (NERL)	No
Homes England *(formerly the Homes and Communities Agency)*	No
East Lancashire Clinical Commissioning Group (CCG) *(formerly the Primary Care Trust)*	No
Office of Rail Regulation	No
Highways Authority – Lancashire County Council	No
Highways Authority – Highways England *(now National Highways)*	Yes
Lancashire Local Enterprise Partnership	No
Network Rail	No
Canal & River Trust	Yes
Mining Remediation Authority	Yes
United Utilities	Yes
Yorkshire Water	No
Historic England	Yes
Sport England	Yes
Electronic Communications Code – via Mono consultants	No
Local Lead Flood Risk Authority – Lancashire County Council	Yes
Local Education Authority – Lancashire County Council	Yes
Lancashire Constabulary	Yes

Specific Bodies	Representation Received?
Lancashire Fire and Rescue	No
Lancashire Local Nature Partnership – Lancashire Wildlife Trust	Yes
South Pennines Local Nature Partnership – Pennine Prospects	No
Forest of Bowland National Landscape Management Board – Lancashire County Council	No
Department for Levelling Up, Housing and Communities	No
Active Travel England	Yes

2.16 In addition to, the five local planning authorities (LPAs) adjoining Pendle; a further three LPAs in the Pennine Lancashire sub-region; Lancashire County Council, and the 37 parish and town councils located either within, or adjoining, Pendle were also contacted.

2.17 In advance of the public consultation the 1,162 contacts, then on the planning policy database, were notified either by letter or email.[6] Those contacts with a valid email address also received a copy of the Council's award-winning newsletter, Framework (see Appendix 2) early in the consultation to help reinforce its importance to good plan-making, to confirm the details of its scope, where to view the consultation documents, and how to respond.

2.18 Details of the consultation were also made available on the homepage of the Council's website, where a direct link to the consultation webpage was featured on the carousel.

Consultation Response

2.19 Comments were accepted on any of the three documents forming part of the public consultation which were:

- Local Plan Scoping Report
- Baseline Data Report
- Local Plan Engagement Strategy

2.20 Comments could be submitted via a range of methods. A questionnaire (Appendix 3) requesting feedback on specified matters was made available to help focus comments on the key issues that the scoping consultation was seeking to address. The questionnaire formed the preferred method of consultation and could be completed online using MS forms, or by email, or post, using a downloadable version. Representations which did not use the questionnaire to respond to the consultation were also accepted.

2.21 A total of 57 valid representations were received in response to the consultation. Comments received from specific consultees are noted in Table 2.1, but included the county council, neighbouring local planning authorities, parish/town councils, local residents, interest groups/bodies, developers, land promotors, and landowners. A summary of the main issues raised, together with the Council's initial response is set out in Section 3.

[6] The database records contact details for bodies that the Council is obliged to consult (statutory consultees) and those of members of the public, businesses, voluntary organisations, landowners, agents and developers who have requested to be kept informed about plan preparation.

2.22 The Council also sought the submission of site nomination forms for future development sites not already included within the Council's system (Call for Sites). An online form and a downloadable version were made available for these submissions (Appendix 4). A total of 44 completed site nomination were received. The majority of these suggested sites that had previously been submitted to the Council. However, the information provided a useful update helping to confirm the continued availability of these sites as possible locations for future development to be considered through the site assessment process. A further 19 submissions addressed sites not previously notified to the Council.

3.0 Issues raised and Council response

Introduction

3.1 For the most part, the responses received to the public consultation addressed the questions set out in the consultation materials made available by the Council.

3.2 In accordance with government guidance, the Council has utilised Artificial Intelligence (AI) to process and summarise the comments it received helping to improve efficiency by reducing the pressure on time and staff resources.

3.3 The deployment AI to support plan-making remains under review. A sample of the consultation responses have been checked against the AI summary to ensure their accuracy.

Questionnaire Responses

3.4 A copy of the questionnaire is available in Appendix 3.

Questions 1 and 2: Pendle Today and in the Future

3.5 Questions 1 and 2 asked consultees to comment on the three attributes of Pendle they valued most, and what three changes they thought would make Pendle better. Tables 3.1 and 3.2 arranges the responses received by theme. The responses will help the Council to better understand the main priorities of consultees responding to the consultation. These responses will also help the Council to develop the vision for the Local Plan, establish measurable outcomes and consider whether there is a need to adopt a specific policy response insofar as it is material to the decision-making process and compatible with national planning policy.

Table 3.1 Pendle's most valued qualities

Theme	Responses	Noted Attributes
Natural Environment, countryside, and greenspace	17	Upland and rural landscapes, countryside access, parks, open/green spaces, wildlife, habitats, peatland and environmental quality.
Heritage, character and local identity	14	Historic and stone-built settlements, vernacular, architecture, industry/rural history, distinct villages and towns identities.
Community, diversity and sense of belonging	12	Strong village and local communities, cohesion, diverse cultures, family, home and Pendle as a place to live.
Leisure, amenities and quality of life	8	Walking, recreation, children's activities, pubs, parks, nearby facilities, and Pendle as a place to visit and enjoy.
Jobs, economy and places to work	5	Local employment, modern economic potential, commercial heritage and sustainable economic growth.
Housing and growth opportunities	3	An appropriate housing mix, new homes and growth that benefits existing and future residents

Theme	Responses	Noted Attributes
Location and connectivity	3	Strategic position in East Lancashire and access to surrounding towns, cities, national parks and local amenities.
Flood Resilience	1	Flood risk and coastal change identified as valued planning considerations.

3.6 The most regularly identified themes relate to Pendle's natural environment, its unique built heritage, and sense of community. Consultees identified Pendle's upland and rural landscapes, countryside access, green spaces, stone-built settlements, industrial landscape, and cultural diversity as distinctive features. Whilst a relatively small sample size the matters that have been identified are consistent with feedback the Council has previously received during plan-making.

Table 3.2 What would make Pendle better

Theme	Responses	Noted Attributes
Transport, Infrastructure and connectivity	16	Better rail and bus links – especially Colne to Skipton. Improved walking, cycling, highways, digital links, community facilities and infrastructure that is aligned with planned growth.
Housing, Regeneration and Reuse	12	Improve existing housing and town centres, reuse empty or derelict buildings, deliver viable and sustainable development, and focus growth around accessible locations.
Economy, employment, education and skills	12	Create better local jobs, attract modern industries and investment, improve education and training, reduce deprivation and connect residents to regional opportunities.
Community facilities, safety and quality of place	11	Protect community assets, improve services and retail, provide activities, reduce crime and dangerous parking/driving, and create cleaner, safer neighbourhoods.
Environment, climate and biodiversity	10	Protect the countryside and Green Belt, restore peat and habitats, expand functional green space, manage flood risk, and build climate resilient places.
Affordable and needs-based housing	8	Provide affordable/social homes and housing for first-time buyers and older people rather than relying on large executive estates.
Heritage and local character	7	Regenerate sensitively, protect historic buildings, waterways and village character, and favour small-scale reuse or infill over demolition and generic development.
Funding, coordination and accountability	6	Secure external funding, coordinate service providers, strengthen policy and delivery, improve consultation and increase transparency over public spending.

3.7 The most common themes addressing to improvements to the area related to transport connectivity and infrastructure, housing and regeneration, jobs and employment, community services/safety, and environmental quality. Consultees referred to poor rail links and the need to restore the former Colne to Skipton railway line, with further infrastructure improvements needed to encourage travel by bus, with walking, cycling and wheeling also referenced.

3.8 Consultees also refer to the role that new housing has in driving forward regeneration particularly in the re-use of long-term empty homes and other derelict buildings, and the redevelopment of previously developed land. Consultees commented on the need to create more and better-paid jobs, attract modern industries, and improve education and training to enhance the employment prospects of local people.

3.9 The need to protect community assets, improve existing services, and reduce crime, reflect the themes raised in response to Question 1, as did the need to protect the countryside, including its sensitive habitats and features, in the context of increasing flood risk and climate change.

Questions 3 and 4: Spatial Options

3.10 Questions 3 and 4 asked for views on the spatial strategy for meeting development needs on a borough-wide basis and within rural areas. The questionnaire set out 7 possible options for the spatial strategy, plus an opportunity for consultees to set out their own preferred option. The approach to development in the rural area had three options, again with an opportunity for consultees to set out their own response.

3.11 The feedback summarised in Table 3.3 reflects the broad comments made by consultees in their responses, rather than precise wording. The results are mixed with strong support for urban focused development but there was also support for dispersed growth and proportionate development. There were also calls to follow an evidence-based approach, and to direct development towards sustainable transport corridors. The feedback highlights the wide range of options that are available and the lack of consensus on key issues that would help to determine the spatial strategy in LP5.

Table 3.3 Distribution of future growth and development

Theme	Responses	Detail
Established towns, M65 Corridor, and service centres	16	Direct most growth to the main towns and other sustainable settlements – particularly the M65 Corridor – using the settlement hierarchy, making the most of accessibility, services and deliverable land.
Dispersed, proportionate or flexible growth	10	Spread growth across the borough according to settlement size, need and capacity rather than relying rigidly on one option or one type of site.
Environmental, infrastructure and evidence-led location	5	Choose location on an evidenced based approach relating to matters including flood risk, ecology, education capacity, and infrastructure.
Rail and station-led development	4	Concentrate housing and employment around existing or proposed stations and the Colne-Skipton rail corridor, including West Craven
New Settlement	4	Consider a new settlement subject to certain conditions, either on its own or alongside dispersed

Theme	Responses	Detail
		growth, where necessary infrastructure and deliverability can be demonstrated.
West Craven Focus	1	Focus on the expansion of Barnoldswick, Earby, Kelbrook and Salterforth

3.12 Table 3.4 summarises the responses received in response to the question about how rural areas should be developed over the plan period. Again, the response is quite mixed, although there is a strong preference for development to take place in locations which have the necessary infrastructure and/or service capacity to support it. There is notable support for the prioritisation of development on brownfield land and infill sites, together with the need to protect the character of rural villages and the natural environment, reflecting the priorities set out in response to Questions 1 and 2.

Table 3.4 Meeting development needs in rural areas

Theme	Responses	Detail
Infrastructure, service and sustainable capacity	16	Allow rural growth only where transport, schools, utilities and local services can support it, with additional infrastructure delivered where needed.
Previously developed land, infill and reuse	13	Prioritise brownfield land, modest infill and reuse within or adjoining existing village before open-countryside development.
Protect village character and the environment	9	Keep development small-scale and well designed, protect landscape, views and biodiversity, and avoid harmful sprawl or generic estates.
Select villages for supported expansion	8	Concentrate rural growth in a limited number of more sustainable villages and provide the services and infrastructure needed to support it.
Small edge-of-settlement or rural-exception sites	6	Use carefully controlled small sites adjoining villages where this sustains rural communities and respects settlement character.
Affordable and locally needed housing	6	Prioritise affordable/social homes, first homes and housing for younger and older residents rather than commuter-led or executive development.

Question 5: SWOT Analysis

3.13 Question 5 asked consultees to consider the borough's key strengths, weaknesses, opportunities and threats set out in the Baseline Data Report. The SWOT analysis identifies the key issues facing Pendle and how these might change in response to the broad range of social, economic and environmental data sets and contextual indicators presented in the report. Two-thirds of the consultees that answered the question agreed that the SWOT analysis provided an accurate representation of the issues facing the borough taking into account the analysis of baseline indicators. Table 3.5 highlights the issues most raised by consultees who disagreed with the outputs of the SWOT analysis.

Table 3.5 SWOT analysis feedback

Theme	Frequency	Detail
Housing, viability and land supply	Most Common	The SWOT analysis should better explain the large housing shortfall and the difficulty of delivering viable schemes. It also fails to adequately address the need for more affordable and social housing, and the tension this brings, especially in promoting regeneration.
Economy, Deprivation, Health and Skills	Common	The SWOT analysis understates economic and social inequalities. Consultees were concerned about deprivation, low wages, manufacturing dependence, youth out-migration, health inequalities and the need for better jobs and the diversification of the local economy. They are concerned that new housing will serve commuters rather than existing communities.
Transports and Infrastructure	Common	Slow or missing rail connectivity, road congestion, limited public transport links. The need to direct development to locations served with sufficient schools, healthcare, utilities, and other services.
Climate, biodiversity and natural assets	Common	Stronger recognition of climate and biodiversity as strengths and opportunities. Protection / restoration of peat, waterways, habitats. Role of renewable energy and challenges of accommodating this. Securing flood resilience of communities in the context of climate change. Safeguarding and providing for green infrastructure and natures recovery. The value of Pendle's landscape and heritage to tourism and quality of life.
Regeneration, heritage and community safety	Common	Greater recognition of regeneration and community wellbeing. The SWOT analysis should highlight the opportunities provided by the reoccupation of vacant homes, town centre investment, redevelopment of brownfield land, regeneration of neighbourhoods, protection/restoration of heritage assets, measures to reduce crime and improve perception of safety. Consultees want existing neighbourhoods to be improved rather than relying mainly on peripheral development.

3.14 The issues raised by consultees strongly correlate to the matters identified as being of most importance in response to Questions 1 and 2. The principal criticism is that the SWOT Analysis omits or understates several important issues, in particular, housing delivery, deprivation, economic weakness and transport connectivity. Although acknowledged in the Baseline Data Report, we will seek increase the emphasis on addressing these matters.

3.15 Comments on the SWOT analysis help set the context for the preparation of LP5 and provide a strong steer for development of the vision and policies.

Question 6: Scope of the Local Plan

3.16 The proposed scope of LP5 is set out in Section 9 of the Scoping Report. Question 6 asked whether consultees agreed with the proposed scope or whether it should be change. Two thirds of those that answered the question disagreed with the proposed scope of LP5, stating that substantial additions or stronger emphasis on specific issues was required. Table 3.6 provides a summary of the matters raised by those requesting the scope of LP5 to be altered.

Table 3.6 Plan scope

Theme	Frequency	Detail
Housing, viability and land supply	Most Common	The scope of the plan should deal more clearly with the higher housing requirement, the need to prioritise the delivery of affordable / social and specialist housing, viability test the local plan strategy and its policies. Consider the role of brownfield, Green Belt, and altered settlement boundaries in order to meet development needs.
Infrastructure and service capacity	Common	Embed transport, schools, healthcare, utilities and developer contributions in allocations and delivery policies.
Regeneration and re-use	Common	Prioritise reoccupation of (long-term) empty homes, re-use derelict buildings, town-centre renewal, previously developed land and sensitive reuse.
Environment and place-specific	Common	Clearer strong protection in relation to flood resilience, climate adaptation, biodiversity net gain, designed sites, canals, allotments, heritage and village character.
Governance, safety and policy alignment	Common	Address Local Government Reorganisation, cross-boundary transport, current national policy, local accountability, community safety, and monitoring and enforcement.

3.17 The Council recognises the scale and challenge of the significantly higher baseline figure for local housing need as established by the governments revised standard method calculation. Securing the delivery of an increased supply of housing land to address this need in the context of environmental, topographical and infrastructure constraints, other sensitivities, and poor economic viability will be a clear focus of LP5. How the Local Plan responds to meeting this housing need is for the plan-making process to determine. LP5 will also set out requirements in terms of the size, type and tenure of housing, based on evidence of local need and deliverability. It will also address the need for specialist forms of residential accommodation.

3.18 Many of the issues raised in response to Question 6 relate to specific matters of policy rather than the scope of the Plan. The justification for policies addressing the matters above is dependent on:

- The scope of these matters insofar as they relate to planning policy.
- Legislative requirements.
- National planning policy requirements and local plan guidance.

- Relevance and relationship to the vision and measurable outcomes of the plan.
- Supporting evidence.
- Strategic Environmental Assessment.
- Enforcement and Deliverability.

3.19 The Council notes the concerns raised by the consultees and will carefully consider these matters going forwards. Consultees will have a further opportunity to comment on the proposals for LP5 during future consultation stages.

3.20 LP5 is not prepared in a vacuum. The Council must engage with neighbouring authorities, the Lancashire Combined County Authority, infrastructure providers, other key stakeholders, the local community, landowners, developers and their agents. Plan-making is an evidence-based process. The policy decisions that are made will be transparent, justified, and subject to environmental assessment. LP5 will be subject to public scrutiny and cannot be adopted before an independent examination has found it to be sound and legally compliant. The decision to adopt, amend, or withdraw LP5 is a democratic one made by Full Council.

Questions 7 and 8: Proposed Vision and Measurable Outcomes

3.21 Questions 7 and 8 asked whether the vision and measurable outcomes, which reflect those in the recently adopted LP4 should be changed. Two-thirds of those who answered these questions believed that the spatial vision needed to be updated. A slightly lower proportion considered that the measurable outcomes adequately addressed the key spatial issues facing the borough. The main themes arising from the responses provided are set out in Tables 3.7 and 3.8.

Table 3.7 Spatial Vision

Theme	Frequency	Detail
Growth and housing delivery	Most Common	The need to reflect the higher housing requirement, and how growth will meet needs across the plan area.
Sustainable transport and connectivity	Common	Make rail, public transport, active travel and reduced car dependence central to the spatial vision.
Regeneration, economy and inclusion	Common	Regeneration should be expressed as a clear priority. Link brownfield and town-centre renewal to jobs, investment, skills, tourism, reduced deprivation and healthier communities.
Climate resilience and nature recovery	Common	Strengthen commitments to net zero, biodiversity recovery, ecological connectivity, flood resilience, water efficiency, sustainable drainage and the protection of the natural environment.
Delivery, identity and safety	Common	Replace aspirational wording with measurable outcomes, supported by realistic infrastructure standards and funding commitments. Stronger recognition of settlement identity, heritage, community safety and local decision-making.

3.22 The majority of comments felt that the spatial vision required updating. Consultees wanted the vision to be more specific, measurable and deliverable, but would like it to remain positive and ambitious. The matters raised by consultees highlight common themes raised by consultees including meeting local housing needs in full, prioritising regeneration, securing enhancement to public transport, and improvements in connectivity. The vision will be reviewed by the Local Plan Working Group and developed to help address the matters that have been raised. A further opportunity to comment on the revised spatial vision will be provided at the next formal public consultation.

Table 3.8 Measurable Outcomes

Theme	Frequency	Detail
Housing delivery indicators	Most Common	Track completions against the housing requirement, maintain a five-year housing land supply, monitor affordable housing delivery, housing mix, homes for first time buyer, and homes for older people, and the delivery of housing by type of land.
Infrastructure and service outcomes	Common	Identify specific infrastructure and measure its delivery including capacity, funding and delivery mechanisms and commitments from service providers. Suggested measures related to transport, schools, healthcare, water and wastewater capacity.
Climate and biodiversity outcomes	Common	Add explicit indicators for climate action including carbon reduction and resilience, Biodiversity Net Gain, habitat connectivity, nature recovery, sustainable water management and flood risk.
Regeneration, design and heritage	Common	Monitor brownfield and building reuse, town-centre renewal, high-quality design, protection of heritage assets, and the delivery of viable schemes.
Health, safety and accountability	Common	Include health inequalities, community safety/secure by design, design transparent Key Performance Indicators, review triggers and actions for when targets are not achieved.

3.23 A common theme amongst the comments received was that the proposed outcomes should be stronger and genuinely measurable, particularly in terms of housing delivery and the provision of infrastructure. A number of comments felt that more than 10-measurable outcomes should be identified. However, Regulation 11 (b) states that no more than 10 measurable outcomes should be identified. The Local Plan will also include a number of highly specific monitoring indicators which will help to measure the performance of individual policies and delivery against the measurable outcomes and spatial strategy of the Plan. The monitoring indicators for LP4 are set out in Appendix 10 of that document and are reported in the Authority Monitoring Report (AMR). LP5 will feature a similar monitoring framework tailored to reflect how its development strategy and planning policies may differ from LP4.

3.24 The overall sentiment of the comments and any specific issues that have been raised, will be carefully considered by the Council in developing the measurable outcomes for LP5. Further opportunities to comment on these outcomes and the proposed monitoring indicators will be available during the plan-making process.

Question 9: Evidence Base

3.25 Question 9 asks consultees whether there are any gaps in the proposed evidence base listed in Section 12 of the Scoping Report. The draft list is based on a review of the evidence base for LP4 and any new requirements set out in the new NPPF. Two-thirds of respondents agreed that the list of evidence was appropriate. Table 3.9 provides a summary of the comments submitted by consultees who felt that the proposed evidence base was not sufficiently comprehensive.

Table 3.9 Evidence Base

Theme	Frequency	Detail
Green Belt, landscape and site assessment	Most Common	The need to prepare/update the Council's Green Belt/Grey Belt Assessment, update and publish landscape sensitivity and capacity work, publish a transparent methodology for assessing and selecting sites, consistent assessment of brownfield opportunities, and edge-of-settlement locations.
Transport and infrastructure evidence	Common	Model active travel, public transport, highways and cross-boundary movements. Evidence on infrastructure needs and delivery specifically relating to utilities, schools, healthcare, providing details of costs and phasing.
Housing need, land supply and viability	Common	Update housing needs evidence, SHLAA, accessible housing evidence and viability work using consistent assumptions and realistic delivery testing in coordination with the publication of an updated Local Plan Viability Assessment.
Flooding, climate, biodiversity and green infrastructure	Common	Revise SFRAs to reflect up-to-date climate change data, add habitat/species surveys, peat mapping, LNRS, Biodiversity Duty, open-space audit, green infrastructure evidence.
Heritage and Community Evidence	Common	Requirement for proportionate heritage assessment/HER evidence, sport and built facility strategies, community-safety data, economic relationship and local/neighbourhood-plan evidence.

3.26 Much of the evidence referred to in Table 3.9 is set out in Section 12 of the Scoping Report. The full range of evidence to be prepared and its scope will be the subject of further discussions with statutory consultees and infrastructure providers as plan-making progresses. The supporting evidence should be proportionate and relevant to the content of the Local Plan that is being prepared. It is unlikely that assessments of peat reserves, habitat quality, and heritage assets will be necessary unless they are directly affected by the preferred development strategy. The Council has already commissioned a Green Belt Assessment, which updates the findings of the 2017 review and identifies parcels of land that may qualify as grey belt. This report will be published for comment alongside the first draft of LP5 in Summer 2027.

Question 11, 12, and 13: Public Engagement

3.27 The Council has prepared a Local Plan Engagement and Consultation Strategy which sets out how we will seek to undertake meaningful and inclusive engagement and carry out formal public consultations as an integral part of the plan-making process. Questions 11-13 asked all

interested parties to say how our proposals could be tailored to better meet their needs. They sought feedback on advanced publicity, proposed consultation methods, how and where public events should take place, and whether there are any known barriers for consultees looking to engage in the plan-making.

3.28 Few consultees referenced any specific consultation methods in response to Question 11. Those that did highlighted the need for the Council to publicise the Local Plan more widely amongst residents and hard to reach groups. Suggested methods included the use of social media, public meetings (including those of Town and Parish Councils) and potentially within places of worship. Further suggestions included the wider distribution of leaflets and newsletters.

3.29 The proposed arrangements for public consultations are set out in Appendix E of the strategy. These include the extensive use of social media to publicise consultations, the arrangement of public meetings/exhibitions, and attendance at Parish/Town Council meetings to present detailed plan proposals. A borough-wide leaflet drop is unlikely to be feasible in the context of the Council's limited budget, available staff resources, and the shortened timescales for plan preparation. Past monitoring of public consultations has shown that public libraries and other public buildings (e.g. reception areas and foyers at doctors' surgeries, dentists, market halls, sports centres etc.), where leaflets and posters are currently made available, are the places where this approach is most effective. The potential for leafleting and posting public notices associated with site specific proposals will be explored.

3.30 Question 12 asked whether consultees preferred online or in-person meetings. Of those that responded, 65% prefer in person meetings. The Council will continue to offer both types of meeting during the plan preparation process, in accordance with the published strategy, but will seek to ensure that in-person events are prioritised where feasible.

3.31 In response to Question 13, consultees highlighted the following barriers to participation in the plan-making process:

- Lack of awareness
- Having sufficient time to participate
- Public consultation events only taking place through the day / during the week
- Limited duration of consultation periods
- Inaccessibility of consultation documents
- Amount of information made available

3.32 The Council notes, but does not necessarily accept, these concerns. Addressing each point in turn:

- The Local Plan Engagement and Consultation Strategy sets out details as to how and when the Council propose to publicise, engage and consult during the preparation of LP5. Data provided in Section 2 of this report indicates the anticipated reach of the proposed engagement and consultation methods. Future consultations will receive greater publicity than that for the scoping report which is primarily an 'internal' diagnostic tool seeking feedback from the three statutory bodies (Environment Agency, Natural England and Historic England), infrastructure providers and other key stakeholders on a limited range of issues associated with mapping the evidence, identifying knowledge gaps etc. whilst seeking to minimise or avoid critical appraisal, or the risk-of-bias entering the plan-making process at this early stage.

- The Council recognises that people have their own commitments and priorities and may have little time to spare to participate in plan-making. A feature of planning policy consultations, as noted in the Local Plan Engagement and Consultation Strategy, is that a minimum of four events are held within each of the three spatial areas. Three of these will be in-person events held in the morning, afternoon and evening plus a further online event, also held in the evening. This balanced approach provides adequate opportunity for everyone to engage in the plan-making process, should they wish to do so. The Council monitors and seeks public feedback at all of its events and responds accordingly. Of the 20 presentations held at the Preferred Options stage for LP4, the evening sessions (outside working hours) were the ones that were most poorly attended.
- The local plan website is updated regularly to reflect that plan-making is an iterative process in the lead up to adoption. The Council website encourages the submission of comments relating to the local plan and its evidence base, at any time.
- Informal public consultations will normally last for a minimum period of 4-weeks during plan preparation. Formal public consultation, as required by the Regulations, will take place over a minimum period of 6-weeks. The Council reviews whether there is justification to extend these consultation periods on a case-by-case basis to take account of public holidays, technical issues that may have made consultation documents unavailable to view etc.
- The new planning regulations now require Local Plans to be presented as text on a webpage, rather than a pdf document, to help improve accessibility. The Council will increase the number documents to be presented in this format during the plan-making process. Once adopted an online interactive map will illustrate the spatial policies of LP5. This map is likely to be visually and functionally similar to the LP4 Policies Map.
- Plan-making is a technical exercise. Evidence should be proportionate and help to justify the proposed strategy in the context of the NPPF tests of soundness and prevailing legal requirements. An Executive Summary, written in plain English, is always included at the front of all large documents, so that they key issues can be clearly understood. The Council will, where possible, summarise the findings of key evidence base documents to make statistical information more accessible to a wider audience. Evidence will also be grouped by category so that consultees can focus on specific matters which reflect their primary area of interest.

Other Issues Raised

3.33 Consultees were also given the opportunity to provide comments on matters not specifically addressed by the consultation materials (Question 14). The matters raised, together with the Council's response, are summarised in Table 3.10.

Site specific comments

3.34 Comments have been received concerning specific sites which have been promoted for development. The Council must assess and consider all sites which have been put forward through the Call for Sites exercise. All information provided both in favour or against the development of a site will be taken into account through the site assessment process.

3.35 The Council will:

- Review the site assessment methodology so that it is consistent with government guidance.

- Work with statutory consultees and providers to identify any concerns and/or barriers to the development of specific sites.
- Publish the Council's assessment of sites for comment, which will indicate which sites are favoured as allocations, and which sites are likely to be omitted and why.

3.36 The Council may contact landowners, promotors and housebuilders where further information is necessary in determining whether a site represents a suitable location for development. Further items for discussion could include site specific technical matters such as access, flood risk, ground conditions, ground stability, ecological habitats. The proposed layout and phasing of development and timescales for delivery. Infrastructure requirements and delivery expectations, and developer contributions. Possible site-specific policy requirements to inform the development on the site.

Table 3.10: Summary of other issues raised in response to the Scoping consultation

Theme	Frequency	Summary of Comments	Actions requested	Council Response
Housing need, mix and delivery	Very common	Concern about the scale of housing need, weak viability and land banking; repeated calls for genuinely deliverable affordable/social homes, first-time-buyer homes, older-person housing and a better mix than large executive estates.	Use realistic viability evidence; secure delivery and affordable housing; monitor completions and five-year supply.	National planning policy is clear that provision of housing must be maximised in response to assessed need. The local plan will be subject to independent scrutiny examining whether the plan meets the tests of soundness. Chief amongst this is the prospect of the housing requirement being delivered including site allocations as projected. The Council will thoroughly assess site options against its evidence base including assessment of constraints, infrastructure requirements, and viability. Updated viability evidence will be prepared as part of the plan-making process. The viability evidence will help to inform site selection and policy requirements; site specific, infrastructure and affordable housing.
Development location and land use	Very common	Strong preference amongst residents for brownfield-first regeneration, infill, proportionate growth. This contrasted with calls from landowners/developers for greenfield/Green Belt release noting the severe shortage of land and viability concerns. Several landowners also submitted sites promoted for housing development-.	Publish transparent site-selection criteria; test reasonable spatial alternatives; justify any boundary or Green Belt changes.	Brownfield sites will be favoured where there is sufficient evidence demonstrating availability, deliverability and achievability within the plan period. There is, however, in the context of the standard method figure for Pendle (334 dpa), a significant shortage of brownfield land to meet this need in full. The allocation of greenfield sites (perhaps including sites currently designated as part of the Green Belt) is likely to be necessary. The site selection

Theme	Frequency	Summary of Comments	Actions requested	Council Response
				methodology will be updated to reflect the government's most recent guidance. All sites, not otherwise removed or filtered out, will be subject to a thorough site assessment process, including SEA which will examine development options. All decisions made with regard to sites as allocations or omissions sites will be made publicly available. The Council will also provide justification for any material revision made to the settlement boundary and extent of the Green Belt.
Infrastructure, transport and connectivity	Very common	Road capacity, public transport, active travel, the Colne–Skipton rail link, schools, healthcare, utilities and local services are repeatedly described as prerequisites for growth.	Align allocations with capacity; identify costs, funding, phasing and developer contributions; assess cumulative and cross-boundary impacts.	The Council regularly meet with statutory consultees and providers to understand the infrastructure requirements of the plan and how this relates to proposed site allocations. Site specific policy may be used to set out specific requirements with regard to infrastructure delivery, funding and phasing.
Evidence base and monitoring	Very common	Calls for current, robust evidence on Green Belt/grey belt, landscape capacity, viability, flooding, transport, ecology, heritage, education and infrastructure, plus measurable outcomes and triggers.	Commission missing studies early; update obsolete maps/policy references; publish methodology and monitoring framework.	Comments noted. The Council has published an initial list of evidence it intends to prepare as part of the plan-making process. This list will be refined following dialogue with statutory consultees, providers and neighbouring authorities. Opportunities for cross-boundary working will be carefully considered. Future consultations will provide opportunity to comment on evidence, assessment work, and proposed mechanisms for monitoring.

Theme	Frequency	Summary of Comments	Actions requested	Council Response
Environment, climate and nature recovery	Common	Respondents emphasise flood resilience, biodiversity, peat restoration, habitat connectivity, Biodiversity Net Gain, active travel, net zero and protection of green/blue infrastructure.	Embed mitigation hierarchy, LNRS alignment, climate resilience and measurable ecological outcomes in policy and site assessment.	The policies of LP5 must not duplicate, substantially restate, or that are inconsistent with the NPPF. As such LP5 cannot address matters covered in national planning policy unless local conditions justify further detail. The policies of LP5 towards the natural environment, climate change, and nature recovery, including the setting of associated standards, may therefore be limited and relate only to specific localised issues including the allocation of specific sites. LP5 will be prepared with full regard to the adopted LNRS and will take opportunities to support the goals of the LNRS where these are suitable and feasible and do not conflict with the need to provide for a sustainable pattern of development.
Local character and heritage	Common	Pendle's landscapes, stone-built settlements, industrial/rural heritage and distinct town and village identities are widely valued; generic edge-of-settlement estates are criticised.	Prioritise sensitive reuse and design; protect heritage settings, key views and local distinctiveness.	The policies of LP5, together with national planning policies on design, will seek to secure high-quality developments which can integrate sensitively into the built and natural environment. Site specific policy may be adopted to secure this.
Regeneration, economy and employment	Common	Comments link housing to town-centre renewal, empty-home improvement, higher-value jobs, skills, tourism and economic diversification, especially in deprived urban areas.	Coordinate housing and employment strategy; support reuse, town-centre investment, skills and viable local business growth.	Coordinating housing and economic investment, supporting the regeneration of Pendle's communities, and providing opportunities for new jobs is likely to be high on the agenda for LP5. The challenge will be identifying and securing such opportunities in the context of broader prevailing conditions, site constraints,

Theme	Frequency	Summary of Comments	Actions requested	Council Response
				and deliverability challenges. This does not mean that LP5 will shy away from such challenges but the opportunities it seeks to deliver must be achievable as supported by site specific evidence.
Governance and cross-boundary coordination	Recurring	Uncertainty over Local Government Reorganisation, the future unitary authority, the Lancashire Spatial Development Strategy and plan timetables creates concern about continuity and soundness.	Set out contingencies, responsibilities and alignment with neighbouring authorities and strategic bodies.	LGR is currently paused pending a government review. The government has issued guidance addressing LGR in the context of plan-making. The guidance sets out the expectation that plan-making continues despite LGR. The government is to issue regulations relating to legacy local plans in the context of LGR. There is no current timetable for the preparation of the SDS, with regulations required to support the preparation of SDSs awaited. LP5 is likely to be adopted ahead of the SDS. The Council is in close dialogue with the LCCA who is responsible for preparing the SDS for Lancashire. This will reduce the potential/risk of conflict between LP5 and the SDS. The Council has prepared a Project Initiation Document (PID), to help manage LP5 through to its delivery. The PID provides details of budget, responsibilities, risks and timetable. The Local Plan Timetable is updated monthly and therefore regularly review. The published timetable provides the most up-to-date account of the Council's expectations for the advanced of LP5 towards its adoption.

Theme	Frequency	Summary of Comments	Actions requested	Council Response
Community voice, neighbourhood plans and enforcement	Recurring	Respondents want meaningful local involvement, greater weight for neighbourhood plans, accessible engagement and stronger enforcement of planning obligations.	Explain how feedback changes the plan; work with town/parish councils; enforce conditions and Section 106 commitments.	The Summary of Consultation sets out how feedback provided by the community at formal stages of consultation affects the content and direction of the local plan and the Council's approach to its preparation. A new Summary of Consultation is published at each stage. Public consultation is however one aspect of plan preparation as set confirmed in Section 4. Any 'made' Neighbourhood Plan forms part of the statutory development plan. Planning law requires proposals for development to be considered in accordance with the development plan unless material considerations indicate otherwise. Extant Neighbourhood Plans will be taken into account during plan preparation. However, existing neighbourhood plans fail to reflect updated national planning policy, as such the weight that can be applied to them, through the plan preparation process, is somewhat limited. The Council is supporting the preparation of updates to the Colne and Trawden Forest Neighbourhood Plans. Planning conditions are subject to enforcement, and the Council undertakes a thorough approach to the determination of applications to discharge conditions. Conditions can change from the submission of the initial application as

Theme	Frequency	Summary of Comments	Actions requested	Council Response
				details emerge, sites change hands, or broader issues affect deliverability. This is supported by site specific evidence which is considered by decision makers in the context of policy requirements.

4.0 Other considerations

Introduction

4.1 Scoping provides an early opportunity for consultees to help shape the scope and content of LP5, and influence how the borough will grow and change over the plan period. Our chosen strategy must however be in general conformity with national planning policy and the Lancashire Spatial Development Strategy (SDS), once it is in place; address matters raised by key stakeholders; respond to the findings of any environmental and habitats assessment, and be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics of the area.

National Planning Policy

4.2 National planning policy is set out in the National Planning Policy Framework (NPPF) as published on 17 August 2026. The NPPF must be taken into account when preparing development plan documents and must be read as a whole. It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and in doing so respond to three inter-dependent overarching objectives relating to the economy, society, and the environment. It also includes a series of National Decision-Making Policies (NDMPs) which are a material consideration when determining applications for planning permission and a series plan-making policies to guide the plan-making process.

4.3 Policy PM6 of the NPPF establishes specific general principles for plan-making. Amongst these principles are expectations for Local Plans to;

(a) Only address matters, and include policies, that are necessary and relevant to the plan being prepared, and that avoid unnecessary duplication of other parts of the development plan;

(b) Only include policies that extend beyond site or location-specific requirements where these are necessary and where plan-makers consider there is a clear and justified reason for inclusion;

(c) Not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies, unless directed by other policies in this Framework;

(d) Engage positively with communities and other key stakeholders, at appropriate points during their preparation;

(e) Use environmental assessment to information the preparation of plans;

(f) Make use of relevant online tools, methods and templates published by the Secretary of State, and consider the use of other digital planning software and resources;

(g) Publish plans in a searchable digital format (e.g. as text-based webpage), which complies with defined data standards (where applicable)

4.4 Policy PM15 confirms the tests of soundness against which Local Plans are examined. A ‘sound’ plan must satisfy the following tests:

(h) **Positive** – the plan sets out a positive approach to delivering growth to meet the development needs of the area in accordance with policy S1, and is based on effective joint working on cross-boundary strategic matters;

(i) **Appropriate** – the plan sets an appropriate strategy to enable the delivery of sustainable development, taking into account the reasonable alternative, and is based on proportionate evidence;

(j) **Effective** – the plan sets out effective policies for development, and there is a reasonable prospect that its site allocations are capable of being deliverable at the time envisioned;

(k) **Consistent with national policy** – the plan accords with the policies for plan-making in this Framework and other statements of national policy where relevant, and does not include policies which duplicate, substantively restate or are inconsistent with the content of national policies for decision-making; and

(l) **Conformity** – the plan is in general conformity with any adopted spatial development strategy for the area.

4.5 The need to review the housing requirement is the reason why the Council must review its local plan so soon after adopting LP4. The way in which housing need is calculated has been altered. The resulting requirement is significantly higher than the adopted figure.

4.6 To plan positively Policy S1 sets out that development plans should amongst other things 'seek to meet the development needs of their area, as a minimum… this means providing for objectively assessed needs for housing' subject to specified conditions of the policy.

4.7 Policy HO2 adds, that where a spatial development strategy is not in place, local plans should establish the housing requirement figure. Housing requirements should, 'reflect the extent to which the identified needs of the area can be accommodated over the plan period as a minimum, in accordance with Policy S1.'

4.8 There is a clear expectation in national planning policy that local plans should be prepared based on the updated methodology in assessing housing need, and the housing requirement should be maximised in response to this.

Evidence Base

4.9 The tests of soundness, as set by the NPPF, make clear the need for plans to be appropriate enabling the delivery of sustainable development, taking into account reasonable alternatives and proportionate evidence.

4.10 The analysis of published baseline data considering both past trends and future projections, together with new empirical research to address gaps in our knowledge, are all important components of the evidence base underpinning the local plan.

4.11 The Council has sought feedback from consultees on what evidence is needed to support the preparation of LP5. This feedback is summarised in Section 3 and will be considered by the Council in advancing LP5 through the plan preparation process. Future dialogue with statutory consultees will help the Council determine the range and scope of evidence that is required.

4.12 In addition, the Council will need to consider proposals set out in a wide range of plans and strategies including (but not necessarily limited to):

- Environment Improvement Plan
- Local Transport Plan
- Lancashire Local Nature Recovery Strategy

- Lancashire 2050 Vision
- Lancashire Economic Growth Strategy
- Pendle Council Plan
- Water Basin Management Plans
- Forest of Bowland Natural Landscape Management Plan

4.13 A comprehensive list of plans and programmes material to the preparation of LP5 will be set out in the Strategic Environmental Assessment (SEA) Scoping Report.

Strategic Environmental Assessment

4.14 In 2004, a legal requirement was introduced requiring statutory plans to be assessed against the requirements of European Directive 2001/42/EC ["the SEA Directive"]. Article 1 of the Directive seeks to:

'To provide for a high level of protection and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.'

4.15 The SEA Directive was transposed into UK law through The Environmental Assessment of Plans and Programmes 2004 (SI 2004 No. 1633). These regulations set out a series of sequential steps that must be undertaken as part of any SEA.

4.16 The SEA Regulations include a requirement to consult with the three key specific consultation bodies: Historic England, the Environment Agency and Natural England, which are responsible for advising on matters relevant to their specific area of expertise.

4.17 Reforms made to the plan-making system have removed the requirement for local plans to be subject to Sustainability Appraisal, which was often carried in parallel to the SEA. This is part of wider efforts to introduce a domestic framework for environmental assessment following Brexit. The aim being to increase opportunities for sustainable development whilst achieving better outcomes for nature. Environmental Outcome Reports (EORs) will ultimately replace SEA for plan-making from 2027[7].

Habitat Regulations Assessment

4.18 A Screening Report assessing the Likely Significant Effects on local European Sites[8] caused by proposed policies and allocations included within local plan (cumulatively and individually) will be published as a supporting document as part of the next formal consultation on LP5 scheduled for Summer 2027.

4.19 The Screening Report determines whether an Appropriate Assessment is required in response to Article 6(3) of the EU Habitats Directives (EU Directive 92/43/ECC) and Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The Screening Report is prepared following two main steps:

- Collation of information – This involves gathering evidence regarding the relevant European Sites that the plan or project may affect. This includes determining whether the plan or project is directly connected with the management of any European Site(s), the conservation

[7] Environmental Outcomes Reports: Roadmap to reform - GOV.UK

[8] Identified as including: The South Pennines SAC/SPA, North Pennine Moors SAC/SPA, North Pennine Dales Meadows SAC, Bowland Fells SPA, Ribble and Alt Estuaries SPA/Ramsar.

objectives of the European Site(s), and the details of the plan or project and those that may, in combination, affect the site(s).

- Assessing the Likely Significant Effects – A form of risk assessment that determines whether there is a requirement for an Appropriate Assessment. The test being:
  "Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European Sites?"
  The objective of this is to 'screen out' any plan or project that is unlikely to have any adverse effect on the European Site(s) excluding any compensatory or mitigation measures proposed.

4.20 Should the Screening Report find any proposed policy or allocation (either in isolation or cumulatively) would result in Likely Significant Effects there would be a requirement for an Appropriate Assessment to be undertaken.

4.21 The Screening Report, Appropriate Assessment (if required), and any related comments will be submitted alongside Local Plan for independent examination.

Equalities Impact Assessment

4.22 In accordance with the Race Relations Act 1976, Race Relations (Amendment) Act 2000, Disability Discrimination Act 1995 and 2005, Equal Pay Act 1970, Sex Discrimination Act 1975 and Equality Act 2010, Pendle Council has a legal requirement to assess the impact of all its existing and proposed plans and policies.

4.23 The Equality Act, which came into force from October 2010, introduced a new public sector equality duty effective from 5th April 2011. It states that local authorities have a public duty to have due regard to:

- eliminating unlawful discrimination;
- advancing equality of opportunity; and
- fostering good relations between people from different groups.

4.24 The equality duties placed on local authorities previously covered gender, disability and race. Under the Equality Act 2010 these have been extended to cover age (younger and older), faith (religion or belief), sexual orientation, gender reassignment and pregnancy/maternity. Local authorities must also exercise their functions in a way that reduces any inequalities that may arise from socio-economic disadvantage.

4.25 The Council's Service Impact Assessment template considers a range of impacts that LP5 may have on our community. The Equalities Impact Assessment will be published alongside the final version of the LP5.

Spatial Development Strategies

4.26 Spatial Development Strategies (SDS) focus on high level strategic issues such as transport and economic growth. They represent a new tier within the statutory development plan for a particular area and will identify local authority housing targets (including accommodation requirements for the gypsy and traveller communities), broad locations for growth, and changes to Green Belt boundaries. Local Plans will be examined for their conformity with the SDS in accordance with the tests of soundness once they have been prepared or are sufficiently advanced.

4.27 The Lancashire SDS will be prepared by the Lancashire Combined County Authority (LCCA). The LCCA indicate that work on the SDS could commence in early 2027, however the regulations necessary to support the preparation of an SDS are still awaited. As such there is no firm timetable for the preparation and adoption of the Lancashire SDS. The Council will continue to work closely with the LCCA, in an effort to ensure that opportunities are taken wherever possible to commission joint evidence and ensure the alignment of the local plan with the SDS as this is progressed.

Local Government Reorganisation

4.28 Lancashire is subject to proposals to radically alter the local government landscape, moving away from a patchwork of district, county, combined authority and unitary authorities, to a small number of unitary authorities operating below the combined authority. Originally scheduled to have been completed by 1 April 2028, local government reorganisation is currently paused pending a government review with a final decision expected in early 2027.

4.29 Assuming that the LGR process continues, the delay means that whilst Pendle Council will be responsible for the preparation of the Local Plan - undertaking all formal public consultations, and responsible for submitting documents for the Gateway 2 and Gateway 3 assessments - adoption of the Local Plan will ultimately be a matter for the new unitary authority to determine. This timetable means there is an inherent risk that the new authority may not adopt the Local Plan or that its adoption may be subject to delay. The government has indicated that the plan-making process should continue unabated despite the uncertainties surrounding LGR, and that regulations will be introduced to support the preparation of local plans in areas subject to LGR.

4.30 The Council will continue to review LGR proposals and their potential implications for the preparation of LP5 throughout the 30-month plan-making process.

5.0 What happens next?

Gateway 1 Self-Assessment

5.1 In accordance with the Regulations, the Council published its Gateway 1 self-assessment, evaluating its readiness to commence plan-making, on 30 October 2026. The self-assessment confirms that a new Pendle Local Plan can be prepared. Publication of the self-assessment marks the formal commencement of the 30-month plan-making period. The projected timescales for the preparation of LP5 including the key milestones and public consultations are set out in the Local Plan Timetable. This timetable is updated monthly.

Work to be carried out prior to Gateway 2 Assessment

5.2 The Council will start to prepare LP5 by taking account of the comments received in response to the Scoping consultation. The initial focus of this work will be to develop:

- Vision and Plan Key Indicators.
- Options for the Spatial Strategy.
- Assessment of Infrastructure requirements.

5.3 Central to this, is the established Local Plan Working Group (LPWG), a politically balanced group of elected Councillors who will help shape the direction, content, and choices made through the development of LP5. The important steer provided by the LPWG helps to ensure that the content of LP5 fully reflects the views and aspirations of Pendle's residents and businesses, increasing the likelihood that the plan will receive the political support necessary to secure its adoption.

5.4 The Council will review its site assessment methodology in line with updated national planning policy and guidance. This site assessment together with an initial indication of whether specific sites are suitable for allocation will be provided as part of the first formal 6-week consultation scheduled for summer 2027.

5.5 Work on the Strategic Environmental Assessment (SEA) will commence shortly, starting with the SEA Scoping Report, to be prepared in early 2027. A Habitat Regulations Assessment (HRA) Screening Report will be made available as part of the first formal public consultation. The Council may opt to integrate both assessments in a single document.

5.6 The Council will begin to prepare the supporting evidence base for LP5 taking into account comments made in response to this scoping consultation. The scope and detail of this evidence will be agreed in cooperation with statutory consultees and infrastructure providers. The Council will seek opportunities for preparing a joint evidence base with neighbouring authorities as appropriate.

5.7 Following a six-week public consultation on the initial draft of LP5, copies of the plan, all supporting documents and the accompanying evidence base will be submitted to the Planning Inspectorate (PINS) for review as part of the independent Gateway 2 assessment. Gateway 2 provides an early opportunity to gain a steer on any legal or soundness issues facing LP5. This will help the Council to focus on addressing these matters through further work before the final draft of the Local Plan is formally submitted for examination in late 2028.

Beyond Gateway 2

5.8 Once the results of the Gateway 2 assessment have been received, the Council will consider the advice given through this process, together with comments made during the six-week consultation (scheduled for mid-2028). The Council will refine and finalise LP5's preferred strategy, supporting documents and evidence base. Subject to the approval of Full Council, a final six-week public consultation will then take place. Following the conclusion of this consultation, the LP5, supporting documents, evidence base, and all comments made in response to this final public consultation (Reg 27) will be submitted to PINS for the Gateway 3 assessment (scheduled for Autumn 2028), which focusses on legal compliance. LP5 must be formally submitted to PINS for its examination in public within three weeks of receipt of a report confirming that it has successfully negotiated Gateway 3.

5.9 The examination in public is scheduled to last for 6-months and will consider matters of soundness. The examination takes place in a formal public setting. Hearings will be scheduled at the discretion of the appointed Inspector. At these hearings interested parties will have the right to speak on specific issues and questions set by the appointed inspector. The appointed Inspector will determine whether the plan can be found sound, or whether any changes are necessary in order for it to be found sound.

5.10 Any major changes, referred to as Main Modifications, could result in the examination being extended by up to six months, to allow for the preparation of any supporting evidence or assessment work and to enable a six-week public consultation to take place. Following the conclusion of this consultation, and the consideration of any representations that are received, the Inspector will issue their report.

5.11 Receipt of the Inspector's Report represents the end of the examination, and the plan (if found sound as modified) will be considered for adoption at Full Council. There is a 28-day legal challenge period following adoption. The Council will also update the Local Plan Policies Map to ensure that it reflects the policies of the newly adopted plan. The Local Plan timetable estimates adoption of LP5 in April 2029.

Appendix 1: Copy of notice of Scoping Consultation

Dear Consultee,

Pendle Borough Council recently announced that it intends to start work on the preparation of a new Local Plan. Before we do this, we must seek your views on the proposed scope and content of the new Plan, and the approach we propose to take to consultation and engagement. Details are set out in the following documents:

- Scoping Report
- Baseline Data Report
- Engagement Strategy

These documents can be viewed on the Council's website and at the following locations, during their normal opening hours:

- Website: www.pendle.gov.uk/LP5-Scoping
- Number One Market Street: Market Street, Nelson BB9 7LJ
- Barnoldswick Library: Fernlea Avenue, Barnoldswick BB18 5DW
- Colne Library: Market Street, Colne BB8 0AP
- Nelson Library: Market Square, Nelson BB9 7PU

As part of the government's move towards the digital delivery of planning services, we would encourage you to submit your comments to us by using our online questionnaire.

- Scoping questionnaire: https://forms.cloud.microsoft/e/YPp2YviDmR

A separate **Call for Sites** is running alongside the scoping consultation. This is looking to identify land that may be suitable for development. If you know of a site that may be available, please complete our online site nomination form.

- Site nomination form: www.pendle.gov.uk/LP5-siteselection

If you prefer you can send your comments, site nominations, and any supporting evidence by email or post to:

- Email: planningpolicy@pendle.gov.uk
- Post: Planning, Building Control and Regulatory Services
  Pendle Borough Council
  Town Hall
  Market Street
  Nelson
  BB9 7LG

The Scoping and Call for Sites consultations both run for four weeks from **9:00am on Friday 14 August to 5.00pm on Monday 14 September 2026.** Submissions received after the closing date may not be accepted.

Kind regards.

John Halton

Principal Planning Officer (Policy)
BSc (Hons), Dip TRP, MRTPI
Pendle Borough Council
T: 01282 661330
I work Monday to Friday | Tuesday to Thursday (office)

Town Hall, Market Street, Nelson, Lancashire BB9 7LG

www.pendle.gov.uk



Appendix 2: Framework newsletter (Issue 60)

Framework




Whitehough

Welcome to Issue 60 of Framework, the newsletter that keeps you up to date with the Local Plan and other planning policy matters in Pendle.

This issue tells you about the new plan-making system that was recently introduced by the Government.

Pendle Council is one of 39 local planning authorities in the country that must announce its intention to commence the preparation of a new Local Plan, under the new system, by 30 June 2026.

A new area of the website dedicated to the preparation of the Pendle Local Plan 5th Edition 2025-2045 has been set up.

Why do we need a new Local Plan?

On 25 March 2026 The Town and Country Planning (England) Regulations 2026 came into effect setting out how the new plan making system introduced by the Levelling Up and Regeneration Act 2023 (LURA) will operate.

Regulation 91 and the accompanying Schedule requires Pendle Council to announce its intention to start work on a new local plan by 30 June 2026.

After an initial 4-month lead in period, the new system requires local plans to be prepared and be adopted within 30-months ($2^1/_2$ years).

The reforms sit alongside proposed revisions to the National Planning Policy Framework (NPPF) that will follow on from the recent public consultation.

But the government has yet to publish the updated (NPPF), which will underpin its aspiration to streamline and simplify the plan-making process.

Notice of intention

Under the new system the Council must publish a 'notice of intention to commence local plan preparation'. This sets out how and when the local community and key stakeholders can get involved in the plan-making process.

The notice of intention was published by the Council on Tuesday 30 June 2026. This signals the start of an initial 4-month period, where the preparations for plan-making are made. These include a plan scoping consultation and call for sites (see below).

Local plan timetable

To provide clarity on how the local plan will be prepared the Council must also publish and maintain an up-to-date timetable setting out the key stages of the plan-making process.

The first version of the local plan timetable, which replaces the Council's Local Development Scheme, was also published on Tuesday 30 June 2026.

Plan Scoping and Call for Sites

A 4-week public consultation on the proposed scope of the plan and a "Call for Sites", to identify areas of land where new development could take place, will start on Friday 14 August 2026 and end on Monday 14 September 2026.

Gateway 1

The Council is required to undertake a 'self-assessment' of its readiness to commence plan-making.

The outcome of the Gateway 1 self-assessment must be published by 31 October 2026.

If it concludes that the Council is ready to commence plan-making, Gateway 1 is 'passed' and the 30-month plan making period starts.

What's next?

The local plan timetable sets out what will happen beyond Gateway 1.

What is the SDS?

When adopted, our new local plan must be in general conformity with the Lancashire Spatial Development Strategy (SDS), which is currently being prepared by the Lancashire Combined County Authority (LCCA).

The LCCA provides a single body for the whole of the county to champion its interests, deliver on local priorities and provide greater local accountability.

The SDS will focus on strategic priorities such as improving public transport, boosting economic prosperity, and enhancing employment and skills. It establishes the framework within which local plans will be prepared, seeking to build on Lancashire's strengths and address its long-standing challenges by:

- Coordinating housing, infrastructure, and economic growth to enhance the quality of place.
- Promoting inclusive economic growth by focusing on key sectors that drive productivity, while also investing in transport, skills, housing, health, and innovation.
- Ensuring strategic integration across local authority boundaries, providing a unified voice for Lancashire in strategic dialogue with central government.
- Facilitating large-scale strategic developments by identifying priority areas for growth and infrastructure delivery.

disability confident EMPLOYER
Green Flag Award
Liberata
Pendle Borough Council

Local Government Reorganisation

All these planning changes are taking place against the backdrop of Local Government Reorganisation (LGR).

Under the English Devolution and Community Empowerment Act 2026 the current two-tier system of local government, where district and county councils share responsibilities, is to be replaced by a single tier 'unitary' model, where one council runs all the public services in an area.

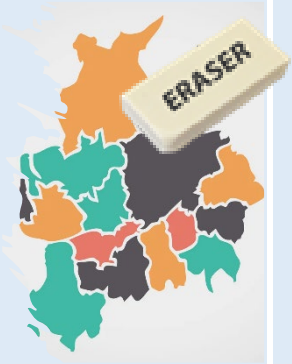
The government's aim is to:

- simplify how councils are structured;
- make councils more efficient and financially stable;
- improve service quality and accountability; and
- return more power to local communities

In Lancashire five options are being considered by the Government.

An announcement on the chosen option is expected before parliament goes into its summer recess in July.

The new unitary authority is expected to take over the responsibilities and operations of Pendle Council on 1 April 2028.



Visit the Local Government Reorganisation in Lancashire website for more information about LGR and the proposals under consideration.

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

Biodiversity Duty

The Environment Act 2021 requires all public authorities to conserve and enhance biodiversity.

Councils must report on how they have met the 'biodiversity duty' at least once every 5-years.



The first Biodiversity Duty report for Pendle was published in March 2026. It sets out how Pendle Council has considered biodiversity in its policies, strategies, and operations, and outlines the progress that has been made during the reporting period from January 2024 to January 2026.

The report also outlines the Council's future plans and actions for continued improvement and delivery of biodiversity objectives across the district.

Five-year Supply

Paragraph 78 of the National Planning Policy Framework (NPPF) (2024) states that "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement."

In March 2026, the Council published its Five-year Housing Land Supply Statement 2025-2026. This shows whether the Council can identify sufficient sites to deliver 5 years' worth of housing land, plus an additional 20% buffer to reflect the transitional arrangements in the NPPF.

In Pendle, the basis for the calculation is the annual housing requirement of 148 dwellings per annum (dpa) set out in Policy SP04 of the Pendle Local Plan Fourth Edition.

For the period 1 April 2025 to 31 March 2030, together with the 20% buffer, the Council was required to identify land capable of delivering 888 dwellings.

The identified supply of sites can deliver 947 dwellings. This confirms that the Council can demonstrate a 5.32-year supply of housing land.

Document Status

Development Plan Documents	
Pendle Local Plan: Fourth Edition (2025)	4
Pendle Local Plan: Fifth Edition	1
Neighbourhood Plans	
Trawden Forest (2018)	4
Barrowford (2019)	4
Kelbrook and Sough (2022)	4
Colne (2023)	4
Supplementary Planning Documents	
Conservation Area Design Guidance	4
Design Principles	4
Open Countryside & 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.

THE RTPI PLANNING AWARDS 2009 WINNER

For an alternative format of this document phone 01282 661330

Appendix 3: Scoping Consultation Questionnaire (Downloadable Blank Version)

Our Future Our Pendle



Pendle Local Plan 5th Edition 2025-2045 Scoping Report Questionnaire

August 2026

wwwpendle.gov.uk

Pendle Borough Council

Versions

Document:	Pendle Local Plan 5th Edition 2025-2045 - Scoping Report
Legislation:	Planning and Compulsory Purchase Act 2004 Localism Act 2011 Levelling-up and Regeneration Act 2023
Regulations:	The Town and Country Planning (Local Planning) (England) Regulations 2026
Author:	Pendle Borough Council
Document Reference:	PLP5 / SUP001/ 2026

Version	Date	Detail	Prepared by	Checked by	Approved by
1.0	28.07.2026	Initial draft	John Halton	Craig Barnes	-
1.1	05.08.2026	Revised draft	John Halton	Craig Barnes	Neil Watson
1.2		Final draft	John Halton		

Questionnaire

This questionnaire accompanies the Scoping Report, which looks at what the planning policies in the new Pendle Local Plan 5th Edition 2025-2045 need to address.

To help us focus on the key issues facing Pendle, we would welcome your responses to the following questions.

You can of course comment on any other planning matters that are of concern to you.

The deadline for comments is **5:00pm on Monday 14th September 2026**.

Whilst we would prefer to receive your responses via the online form on the Pendle Council website, you can also submit them by post or email:

Website: www.pendle.gov.uk/LP5

Post: Pendle Borough Council
Planning, Building Control & Regulatory Services
Town Hall
Market Street
Nelson
BB9 7LG

Email: planningpolicy@pendle.gov.uk

Your contact details

First name	Click or tap here to enter text.
Last name	Click or tap here to enter text.
Organisation	Click or tap here to enter text.
Address	Click or tap here to enter text.
Email	Click or tap here to enter text.
Telephone	Click or tap here to enter text.

Please add my contact details to the planning policy database, so I can receive future updates on the Pendle Local Plan. **YES ☐ NO ☐**

1. What are the three things about Pendle you value the most?

See Section 6 starting on page 12 of the Scoping Report

1. Click or tap here to enter text.
2. Click or tap here to enter text.
3. Click or tap here to enter text.

2. What three changes do you think would make Pendle better?

See Section 6 starting on page 12 of the Scoping Report

1. Click or tap here to enter text.
2. Click or tap here to enter text.
3. Click or tap here to enter text.

3. How should future growth and development be distributed across Pendle?

See Section 7 of the Scoping Report

*Only tick **one** option:*

a. Focus on the expansion of settlements in the M65 Corridor. ☐
(i.e. Barrowford, Brierfield, Colne and Nelson)

b. Focus on the expansion of settlements in West Craven. ☐
(i.e. Barnoldswick, Eaby, Kelbrook and Salterforth)

c. Focus on the expansion of the three main towns in Pendle. ☐
(i.e. Barnoldswick, Colne and Nelson)

d. Focus on the expansion of the three main towns and the three local service centres in Pendle. ☐
(i.e. Barnoldswick, Colne, Nelson and Barrowford Brierfield, Earby)

e. Disperse future growth proportionately between the three main towns, the three local service centres and four rural service centres. ☐

f. Create a new settlement within the open countryside. Please state where in Pendle below: ☐

g. Disperse future growth equally between all towns and villages. ☐

h. Other (please state below) ☐

Click or tap here to enter text.

4. How should local development needs be met in rural areas?
See Section 7 of the Scoping Report

*Only tick **one** option:*

a. Focus development within an existing village on previously developed land and infill sites.[1] ☐

b. Focus new development on small-scale edge-of-settlement sites within the open countryside,[2] to help maintain the existing character of our villages. ☐

c. Focus expansion on a select number of villages and provide the additional services and infrastructure necessary to support this. ☐

d. Other *(please state below)* ☐

Click or tap here to enter text.

5. Has the SWOT analysis failed to identify any key strengths, weaknesses, opportunities or threats facing Pendle? **YES** ☐ **NO** ☐
See Section 8 of the Scoping Report

If **YES**, please indicate what issues have been missed and suggest appropriate wording.

Click or tap here to enter text.

6. Does the proposed scope of our new Local Plan address the key planning issues facing Pendle? **YES** ☐ **NO** ☐
See Section 9 of the Scoping Report

If **NO**, please set out your views below.

Click or tap here to enter text.

[1] Infill sites are areas of undeveloped land that are not on the edge of the built-up area.
[2] Known as rural exception sites.

7. Does the current 'Spatial Vision' for Pendle need to be updated? YES ☐ NO ☐

See Section 10 of the Scoping Report

If **YES**, please highlight what changes are needed and suggest appropriate wording.

Click or tap here to enter text.

8. Do the 10 measurable outcomes adequately address the key issues affecting Pendle? YES ☐ NO ☐

See Section 11 of the Scoping Report

If **YES**, please indicate what issues have been missed and suggest appropriate wording.

Click or tap here to enter text.

9. Are there any gaps in our proposed evidence base? YES ☐ NO ☐

See Section 12 of the Scoping Report

If **YES**, please highlight the gaps and identify possible sources of information.

Click or tap here to enter text.

10. How did you hear about this consultation?

See Section 14 of the Scoping Report

☐ Mailing list (email or letter)
☐ Social media post (e.g. Facebook)
☐ Framework newsletter
☐ Pendle Council website
☐ Other (please state) Click or tap here to enter text.

11. Are you aware of any other ways in which we could publicise our consultations and events? YES ☐ NO ☐

See Section 14 of the Scoping Report

If **YES**, please set out your views below.

Click or tap here to enter text.

12. When discussing planning matters, do you prefer to attend events in person, or take part in online meetings? **In person ☐ Online ☐**

See Section 14 of the Scoping Report

13. What might prevent you taking part in the plan-making process and how could this be overcome?

See Section 14 of the Scoping Report

Click or tap here to enter text.

14. Are there any other issues that you wish to raise? **YES ☐ NO ☐**

If **YES**, please state below.

Click or tap here to enter text.

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

Tel: 01282 661661
Email: planningpolicy@pendle.gov.uk
Website: www.pendle.gov.uk/planning

Pendle
Borough Council

Appendix 4: Call for Sites: Site nomination form (Downloadable version)

sitenominationform

What is happening?

A new plan-making system, introduced through the Levelling Up and Regeneration Act 2023, has come into effect, requiring Pendle Borough Council (the Council) to prepare a new Local Plan.

In accordance with Regulation 19 the Council published its notice of intention to commence local plan preparation on 30 June 2026.

A Local Plan Timetable was published on the same day. This shows the key milestones, target dates, and consultation periods for preparing and adopting the new Local Plan.

Before the formal 30-month plan-making process commences after 30 October 2026, we are carrying out a **Call for Sites** to identify land that may be available for development.

What do I need to do?

Please let us know about any site(s) you wish to put forward for consideration.

1. Complete a **separate form** for each site submitted.
2. Include a **site plan**, clearly showing the site boundary and at least two named roads to help confirm its exact location.
3. Clearly state the **preferred use** for the site you have identified.
4. Indicate why you think the site is **deliverable** by commenting on its availability, suitability and achievability.

You **do not** need to complete a new site nomination form for sites that have been submitted previously. All sites will be reconsidered, but the receipt of updated information would be welcomed.

How to submit your form

Ideally site nominations should be made using our online form.

If you prefer you can send this site nomination form, and any supporting evidence, by email or post to:

Email:

planningpolicy@pendle.gov.uk

Post:

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

Completed site nomination forms must be received by no later than:

5pm, Monday 14 September 2026

Data protection

In compliance with the Data Protection Act 2018 and the UK General Data Protection Regulation, the personal information you provide will only be used by the Council for the purpose of preparing a new Local Plan.

The Council is obliged to make all the representations it receives available for public inspection, but personal contact details will be removed before being published.

All written material held by the Council must be considered for release under the Freedom of Information Act 2000, and the Environmental Information Regulations 2004, unless falling under a statutory exemption or exception.

What happens next?

We will need to consult a wide range of organisations to identify known constraints to development.

Sustainability and environmental assessments will also be carried out, in accordance with legislation.

All nominations will go through a detailed site appraisal process to determine their:

- Suitability for the use(s) proposed.
- Contribution to wider environmental, economic and social objectives.
- Deliverability within the lifetime of the new Local Plan.

Sites proposed for allocation in the new Local Plan will also be subject to public consultation.

Further information

We have created a new section on the Council's website. This provides details about the new Pendle Local Plan 5th Edition 2025-2045 and the evidence behind it.

www.pendle.gov.uk/LP5

To keep you informed about progress on the Local Plan and other planning policy matters in Pendle, we publish a regular newsletter.

Please sign up to our mailing list to receive copies of Framework and advance notice of future public engagement events and consultations.

Future social media posts about the new Local Plan will use the hashtag:

#LP5

1 Contact Details

	(a) You	(b) Agent or representative *(if applicable)*
Name		
Organisation *(if applicable)*		
Position *(if applicable)*		
Address		
Postcode		
Telephone		
Email		

2 Site Details

Please answer as many questions as possible

A Name of site

B Description of site
Please describe the site boundaries, or identify the field numbers affected

C Nearest town or village

D Grid reference *(six figure)* **SD**

E Location plan
You **must** attach a plan of the site, clearly indicating the full extent of the boundary of the site. Preferably this plan should be on an Ordnance Survey map base at a scale no smaller than 1:10 000.

F Approximate site area hectares **and / or** acres

G **Current or previous use**

H **Access**

Please indicate which road(s) vehicles will enter the site from.

I **Is there an existing access road <u>into</u> the site?** ☐ Yes ☐ No ☐ Don't know

J **Are mains services available within the site?** ☐ Yes ☐ No ☐ Don't know

e.g. water, sewerage, drainage, gas and electric

If **No**, where are the nearest connections? ☐ Don't know

K **Are you the sole owner of the site?** ☐ Yes ☐ No

If **No,**

(a) Are the landowner(s) aware of this site submission? ☐ Yes ☐ No

(b) Do the landowner(s) support this site submission? ☐ Yes ☐ No ☐ Not aware

(c) Please provide contact details for all known landowners (below):

1.	**2.**
3.	**4.**

L **Please identify any other constraints that may affect development on the site.**

e.g. contamination, steep slopes, poor drainage, flood risk etc.

3 Proposed Use

A **Please indicate what you think the future use of the site should be**

B **When do you think the site will be available for development?**

☐ Immediately ☐ Within one year ☐ 2-5 years

☐ 6-10 years ☐ 11-15 years ☐ Over 15 years

C **Does the proposed use include an element of housing?** ☐ Yes ☐ No

If **Yes,**

(a) How many new homes will be built on the site?

(b) Could the whole (or part) of the site be made available for self-build / custom-build housing? ☐ Yes ☐ No ☐ Don't know

N.B. The Council maintains a register of people who would like to be involved in designing and/or building their own home and can help to bring people and 'available plots' together.

D **Please state why you consider the site to be in a sustainable* location.**

**Sustainable in this context means that the proposed use of the site should meet the present needs of the local community, without compromising the ability of future generations to meet their own needs.*

End / Thank-you

Please return this form to the address / email shown on the front cover.
The closing date for submissions is **5pm, Monday 14 September 2026**