

Local Development Framework

ISSUES AND OPTIONS CONSULTATION



This summer sees us take the issues and options you identified in last years 'You Choose' campaign one step further.

Your responses have already helped to shape the new Sustainable Community Strategy for Pendle. We now need to develop planning policies for our **Core Strategy** that will help us to achieve the priorities identified in this document.

At the same time we will also be carrying out a **LDF Site Search**, (see over) to help us identify development sites that will help us to deliver these priorities. We will also need to preserve the best of what we already have. So we also need to know which sites are important to you, either for their historic or environmental value, or simply for the important role they play in your daily lives.

Core Strategy and Land-use Allocations

Planning policies are used to guide decisions on development. These policies are currently contained in a document known as the Local Plan.

This is to be replaced by the Local Development Framework (LDF). The LDF will not be a single document, but a collection of documents that will help to manage change in Pendle.

The **Core Strategy** is the most important development plan document (DPD) in the new LDF. It considers how the physical distribution of people and activities need to be arranged, if we are to achieve the priorities set out in the new Sustainable Community Strategy.

It sets out a vision for the kind of place we would like Pendle to be. Its policies will guide the preparation of other planning documents and help to direct growth to where it is most needed. To do this it will identify broad locations for development, but will not allocate specific sites; that is the role of the **Land-use Allocations DPD**. This DPD will also identify sensitive and highly valued areas of the borough where development will be resisted, or asked to meet higher standards, in order to help conserve their quality.

Together the Core Strategy and Land-use Allocations DPDs will establish the policies for physical change in our towns, villages and countryside.

Why should I get involved?

For many people, the planning system appears to play little or no part in their day to day lives. In reality, planning decisions affect all of us on a daily basis. They determine important issues such as:

- **where we live;**
- **where we work;**
- **where we shop;**
- **where we play; and**
- **how we get around.**

Planning policies also offer protection to areas which make a valuable contribution to our quality of life (open space, nature reserves, conservation areas, etc.).

Each year Pendle Council receives around 1,000 planning applications. These range in size from minor alterations to a particular building through to large new housing estates, business parks and shopping facilities.

Most of these applications raise objections from members of the local community, so it is clear that many of you already have an opinion on what you think Pendle needs, or should look like, in the future.

This public consultation offers **you** the opportunity to be involved from the outset, in helping to shape the planning policies that will help to guide new development in Pendle over the coming years.

On the reverse of this leaflet you will find some key questions we would like you to consider. Many more are identified in the accompanying Issues and Options Report. Copies of the full report can be viewed at Council Shops and public libraries throughout Pendle, or on the Council's website at www.pendle.gov.uk/ldf from:

**9:00am Friday 4th July 2008 to
5:00pm Monday 18th August 2008**

Your answers to these questions will help us to prepare planning policies that meet your needs and expectations. But it is vitally important that you have your say now, before any decisions have been taken.

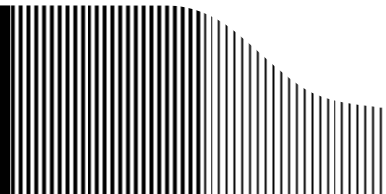


Although we will continue to consult with you over the next few years, it is at this early stage that the future direction for planning in Pendle will be established.

Core Strategy and Land-use Allocations

Local Development Framework

ISSUES AND OPTIONS CONSULTATION



1. Issues and Options Consultation

In last years 'You Choose' consultation, you told us about the issues that have the biggest impact on your quality of life. We are determined to do our best to address these issues.

You said that you want Pendle to become ...

... a place where quality of life continues to improve; where people respect one another and their neighbourhoods and; everyone aspires to reach their full potential.

... a place that is recognised locally, regionally and nationally as a great area to live, learn, work, play and visit.

We are now asking you how planning can help to make your vision for the future of Pendle a reality.



This leaflet can only highlight some of the key topics for discussion. The **Issues and Options Report**, for the Core Strategy and Land-use Allocations DPDs, sets out a range of possible options that could address these issues and many others that you raised.

Location of new development

Not all locations can support new development. But, should we only direct growth to those places that are already able to accommodate further expansion, or could we allow it to take place anywhere in Pendle, provided that essential facilities and services are upgraded to cope?

Transport

If we are to reduce our dependence on the car, to help cut congestion and pollution, and address climate change, what are the knock-on effects for public transport, car parking and new development?

Employment

We want to create a diverse and healthy economy, which offers accessible, good quality jobs. To help achieve this should we protect existing employment sites, or could we allow vacant land and premises to be re-used for housing and other uses such as retailing?

Housing

Households are getting smaller and people are living longer. We must think about who we need to provide homes for, where these people want to live, the types of housing that will meet their needs and what they can afford.

Service provision

We want to create vibrant town and village centres that offer a good mix of shops and services. To help us achieve this should we try to direct new retail, service, tourism, recreation and cultural facilities to these accessible locations?

Deprivation

To improve equality of access for everyone and help promote community cohesion, where are new education, health and community facilities most needed?

Environment and climate change

Climate change is a global issue, but how can Pendle best contribute to the generation of energy from renewable sources?

Quality of life

To help encourage people to adopt more healthy lifestyles, should we seek to protect, enhance and improve access to green open spaces in our built up areas?

2. LDF Site Search

To help us deliver many of these options, we will need to provide new employment, housing and essential infrastructure, such as schools, open space and transport. We will also need to protect our most valued assets, such as historic landscapes and the open countryside.

The **LDF Site Search** allows you to identify those sites you feel have the potential for development and those where you feel development should be resisted. Site nomination forms are available to download from the Council's website, or to pick-up from council shops and local libraries.

If you put forward a site as part of the recent consultations for the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review, or Open Space Audit you should re-submit these for consideration.

Further information

A series of workshops and public displays will take place throughout the consultation period. Details of these will be advertised in the local press and in our regular newsletter - *Framework*.

Alternatively please contact a member of the Pendle LDF Team:

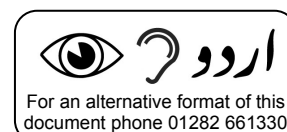
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Core Strategy and Land-use Allocations

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ISSUES AND OPTIONS CONSULTATION



Core Strategy and Land-use Allocations

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WHERE WORK FLOWS

Borough of
Pendle
Putting people first