

The Core Strategy

The Core Strategy will have a major influence on how new development changes Pendle's towns, villages and countryside over the next 15 years. The Council's Planning Officers will use the document on a daily basis to help them decide if the planning applications they receive make a positive contribution to our vision for the future of the borough.

What's changed?

This public consultation represents a small step-back in the preparation of the Core Strategy to provide you with an opportunity to tell us what you think about recent changes to the document. Key changes include: a new housing delivery target (Policy LIV1); a new employment land requirement (Policy WRK2); the proposed allocation of two strategic development sites (Policies LIV2 and WRK3); and better alignment with the government's requirement to build zero-carbon buildings (Policies ENV2 and ENV3).

The boards in this display provide a summary of what is in the Core Strategy and highlights (in the orange boxes) the policies where key changes have been made.

Have we got things right?

Are there any issues we still need to resolve?

Do you favour a different approach?

Strategic Objectives

1. Establish a hierarchy of settlements and assist regeneration by promoting the re-use of existing buildings and Brownfield sites and directing growth to the most sustainable locations.
2. Ensure that the infrastructure is capable of supporting both new and existing development, thereby helping to create sustainable communities.
3. Promote high quality design in new developments, our streets and public spaces, to create fully accessible, attractive and safe places to live, learn, work, play and visit.
4. Respond to the causes and potential impacts of climate change through a process of prevention, mitigation and adaptation.
5. Deliver sufficient, quality housing that is both appropriate and affordable, contributing to the creation of a balanced housing market.
6. Strengthen the local economy by facilitating economic growth, particularly where it supports economic diversification and rural regeneration.
7. Increase the choice, variety and quality of the retail offer and promote uses that contribute to the creation of a well-balanced, safe and socially inclusive night-time economy in our town centres.
8. Reduce inequalities by ensuring that new community, education and health care facilities and their services are fully accessible.
9. Protect, enhance and improve access to our green open spaces, sport and recreation facilities to improve health and well-being through the promotion of more active lifestyles, encouraging a greater appreciation of the enjoyment they provide and the valuable contribution they may make to biodiversity, landscape, the local economy and carbon reduction.
10. Ensure that new development respects our natural and man-made heritage, by seeking to protect, maintain and enhance those sites and habitats which are valued for the positive contribution they make to the character of our landscape, townscape or biodiversity.
11. Deliver a safe, sustainable transport network that improves both internal and external connectivity, reduces the need to travel by car, supports long-term growth and contributes to an improved environment.

Distribution of Development: Where and How We Will Deliver

Policy SDP1: Presumption in Favour of Sustainable Development: A model policy included in all Local Plans, it sets out the National Planning Policy Framework's requirement for planning proposals to be considered against the presumption in favour of sustainable development.

Policy SDP2: Spatial Development Principles: Establishes the Settlement Hierarchy (see below), which will be used to direct development and growth to the most appropriate locations:

Key Service Centres: Nelson (including Brierfield), Colne, Barnoldswick

Local Service Centres: Barrowford, Earby

Rural Service Centres: Fence, Foulridge, Kelbrook, Trawden

Rural Villages: Barley, Blacko, Higham, Laneshawbridge, Newchurch-in-Pendle, Salterforth, Sough, Spen Brook, Roughlee and Crow Trees

Policy SDP3: Housing Distribution: New housing development will be distributed in the following proportions:

M65 Corridor **70%**

West Craven Towns **18%**

Rural Pendle **12%**

These figures have been altered on the basis of new evidence. The following percentages were proposed in the previous version of the Core Strategy: M65 Corridor 71%, West Craven Towns: 16%, Rural Pendle: 13%.

Policy SDP4: Employment Distribution: New employment development will be distributed in the following proportions:

M65 Corridor **78.5%**

West Craven Towns **18.5%**

Rural Pendle **3%**

Policy SDP5: Retail Distribution: New retail development should be of a scale that accords with the retail hierarchy:

Town Centres: Nelson, Colne, Barnoldswick **Local Shopping Centres:** Brierfield, Barrowford, Earby

Retail development in the rural areas, to meet an identified need, will be encouraged. In the first instance this should be located in: **Rural Service Centres:** Fence, Foulridge, Kelbrook, Trawden

Policy SDP6: Future Infrastructure Requirements: The Council will work with partners to deliver the infrastructure necessary to facilitate new development and growth. Developers will be expected to contribute towards the mitigation of any adverse impacts in order to make the development acceptable in planning terms.

Supporting: Creating Healthy and Confident Communities

Policy SUP1: Community Facilities: Directs new facilities to locations where there is an identified local need and/or deficiency in provision. Where possible, facilities should be located within a town centre; close to a transport hub; within a high accessibility corridor; or adjacent to existing community facilities.

Policy SUP2: Health and Well-being: Supports the provision of new or improved facilities for health, leisure and social care; to assist regeneration and the creation of healthy neighbourhoods. It directs new development to areas where there is a deficiency in provision and/or high levels of deprivation.

Policy SUP3: Education and Training: Seeks to improve educational and training opportunities; help reduce inequalities and forge links with the local economy. Supports the provision of better primary and secondary education facilities and improved access to post-16 education and training.

Policy SUP4: Designing Better Public Places: Requires new public buildings to contribute to the quality of place; and be both sustainable and adaptable.

Proposals should contribute to improving the public realm by: increasing the use of natural surfaces, trees and planting; using materials that are in keeping with the established character of the area; ensuring ease of movement and improving connectivity; encouraging natural surveillance to reduce the opportunity for crime.

Our Foundations for a Sustainable Future: Improving the Environment We Live In

Policy ENV1: Protecting and Enhancing Our Natural Environments: Seeks to protect, conserve and enhance our biodiversity and geodiversity assets; the Area of Outstanding Natural Beauty (AONB); the Green Belt; the open countryside and open spaces; our historic environment and heritage assets.

Supports new development that incorporates features that enhance and/or create new Green Infrastructure, ecological networks and biodiversity.

Policy ENV2: Achieving Quality in Design and Conservation: Requires proposals for new development to: be designed to a high standard; enhance our heritage assets and sense of place; and be safe, secure and accessible to all members of the community.

New developments should address the potential impacts of climate change in their design. This includes reducing the carbon emissions from buildings in a number of ways:

In the first instance the fabric of buildings should be energy efficient thereby reducing energy and heating requirements. Secondly, new developments should provide as much low carbon heat and power as possible on-site. Where this still does not render the building zero-carbon, developers can pay for allowable solutions (projects), which will mitigate (offset) the remaining carbon emissions.

Policy ENV3: Renewable and Low Carbon Energy Generation: Supports renewable and low carbon energy projects to assist in the generation of 15.4MW of electricity and 11.8MW of heat by 2020.

The requirement in the previous version of the Core Strategy for 10% of energy needs to be generated on-site has been removed to reflect changing national policy and the zero-carbon buildings agenda.

Policy ENV4: Promoting Sustainable Travel: Supports the delivery of schemes identified in the Lancashire Local Transport Plan and the East Lancashire Highways and Transport Masterplan; in particular the provision of the A56 bypass.

Also supports the reinstatement of the former Colne to Skipton railway line; and promotes the use of sustainable modes of transport including walking, cycling and public transport.

Proposals for new development should minimise the need for people to travel by being developed in appropriate and accessible locations.

Policy ENV5 Pollution: Seeks to minimise air, water, noise and light pollution associated with new development. Also addresses the risks arising from contaminated land, unstable land and hazardous substances.

Policy ENV6: Waste Management: Supports the provision of sufficient, well-located waste management facilities. Encourages the use of recycled materials in new developments and requires the use of sustainable waste management processes during construction.

Policy ENV7: Water Management: Directs development to areas of low flood risk and requires the following issues to be considered: the risk posed to areas downslope/downstream of the proposed development; the use of Sustainable Drainage Systems (SuDS); the availability of an adequate water supply and disposal infrastructure.

Consideration should also be given to the potential impacts of surface water runoff, which should continue to mimic the current natural discharge process and should drain on a separate system.

Water quality should not be compromised and developers should seek to make improvements to the aquatic environment.

Living: Creating a Vibrant Housing Market

Policy LIV1: Housing Provision and Delivery: Seeks to deliver 4,350 new homes by 2030 (290 dwellings per year); aims to maintain a five year supply of land to deliver this housing requirement; promotes the reuse of empty properties; and supports projects which complement the regeneration work being carried out in the housing regeneration priority areas.

Policy LIV2: Strategic Housing Site: A strategic housing site is proposed at Trough Laithe, Barrowford (see below) to help ensure the delivery of the housing requirement. This site will provide approximately 480 new homes, including some of an affordable tenure. A high quality landscaping scheme will be required, which incorporates some of the natural features present on the site.

Policy LIV3: Housing Needs: Supports the provision of new housing, which helps to meet the different needs of the community. In particular it seeks to encourage the provision of homes for: families; older people; young people; households with specific support needs; minority and hard to reach households; rural communities; the gypsy and traveller community.

Policy LIV4: Affordable Housing: Requires a proportion of new housing in any development to be of an affordable tenure, where this is economically viable. Recommends affordable housing targets, for different sized developments in different parts of the borough as a starting point for negotiations with developers.

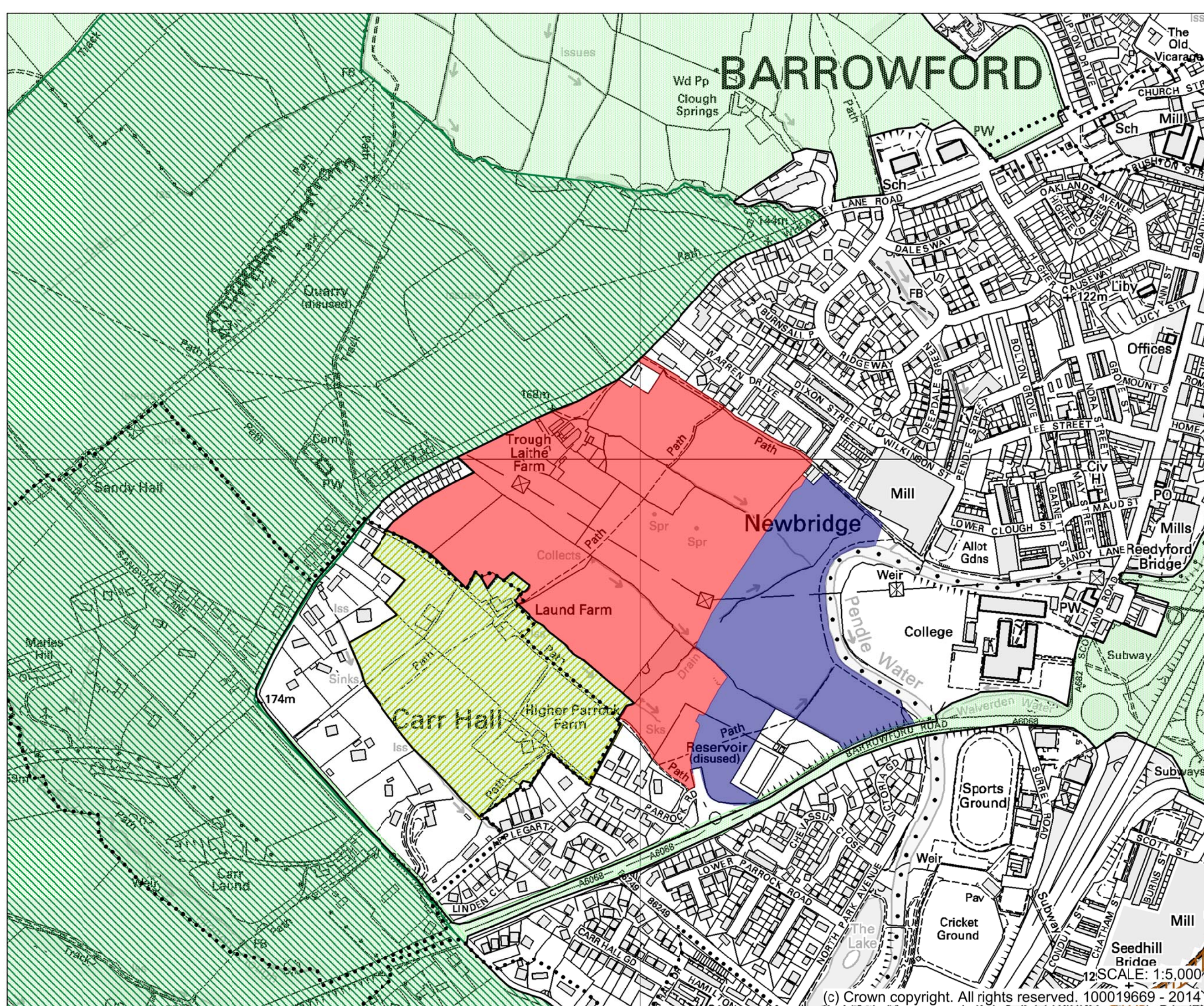
Encourages a split of: 30% social rented tenure; 30% affordable rent tenure; 40% intermediate tenure.

Requires affordable housing to be provided on-site in the first instance. Where this is not possible a financial contribution will be sought to provide the required level of affordable housing off-site. This may include the acquisition and refurbishment of empty properties.

Policy LIV5: Designing Better Places to Live: Requires new housing to be designed and built in a sustainable way. In particular they should follow the zero-carbon approach (Policy ENV2), and the principles set out in the Building for Life Standards.

Recommends the types and sizes of housing needed in the borough and requires new residential schemes to be developed at densities appropriate to their surroundings and incorporating an element of open space and/or green infrastructure where appropriate.


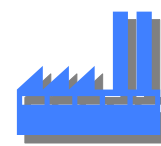


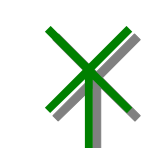
Strategic Housing Site - Trough Laithe, Barrowford




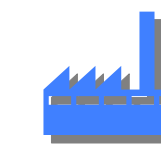


Local Plan Proposals Map Key

-  Existing Protected Employment Area
-  Proposed Strategic Housing Site Trough Laithe
-  Protected Area
-  Green Belt
-  Open Countryside
-  Biological Heritage Site
-  Revised Settlement Boundary
-  Conservation Area

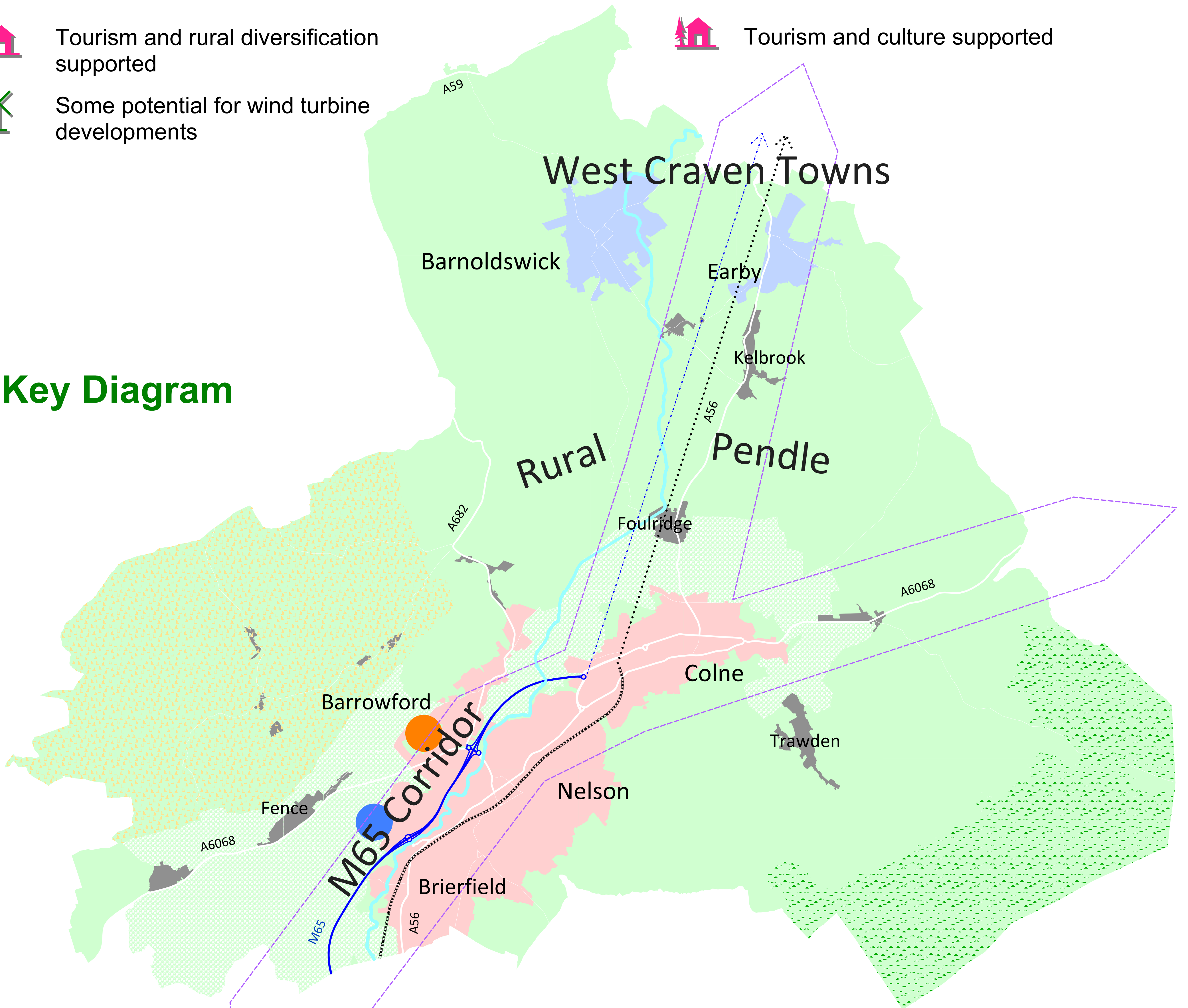
RURAL AREAS

-  12% of new housing to meet local needs (c.522 dwellings)
-  3% of new employment land (c.1.7ha)
-  Retail directed to Rural Service Centres (i.e. Fence, Foulridge, Kelbrook, Trawden)
-  Tourism and rural diversification supported
-  Some potential for wind turbine developments


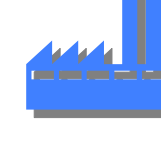


WEST CRAVEN TOWNS



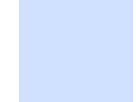


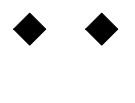






-  18% of new housing (c.783 dwellings)
-  18.5% of new employment land (c.10.5ha)
-  Major retail directed to Barnoldswick Local retail provision in Earby
-  Tourism and culture supported

Key Diagram



M65 CORRIDOR

-  70% of new housing (c.3,045 dwellings)
-  78.5% of new employment land (c.44.4ha)
-  Major retail directed to Nelson and Colne Local retail provision in Brierfield and Barrowford
-  Tourism and culture supported

Key			
	M65 Corridor		Transport corridor
	West Craven Towns		Direction of proposed Bypass
	Rural Settlements		Direction of Colne to Skipton railway route
	Open Countryside		Strategic Housing Site
	Green Belt		Strategic Employment Site
	Area of Outstanding Natural Beauty (AONB)		
	Site of Special Scientific Interest (SSSI)		

Working: Creating a Dynamic and Competitive Local Economy

Policy WRK1: Strengthening the Local Economy: New development should help to strengthen and diversify the local economy. It should facilitate local expansion and support inward investment; promote entrepreneurial activity and new business formation; and encourage activity to help reduce levels of worklessness.

Policy WRK2: Employment Land Supply: Seeks to secure the provision of an appropriate employment site portfolio and ensure that 56.6 ha (gross) of employment land is made available for development up to 2030.

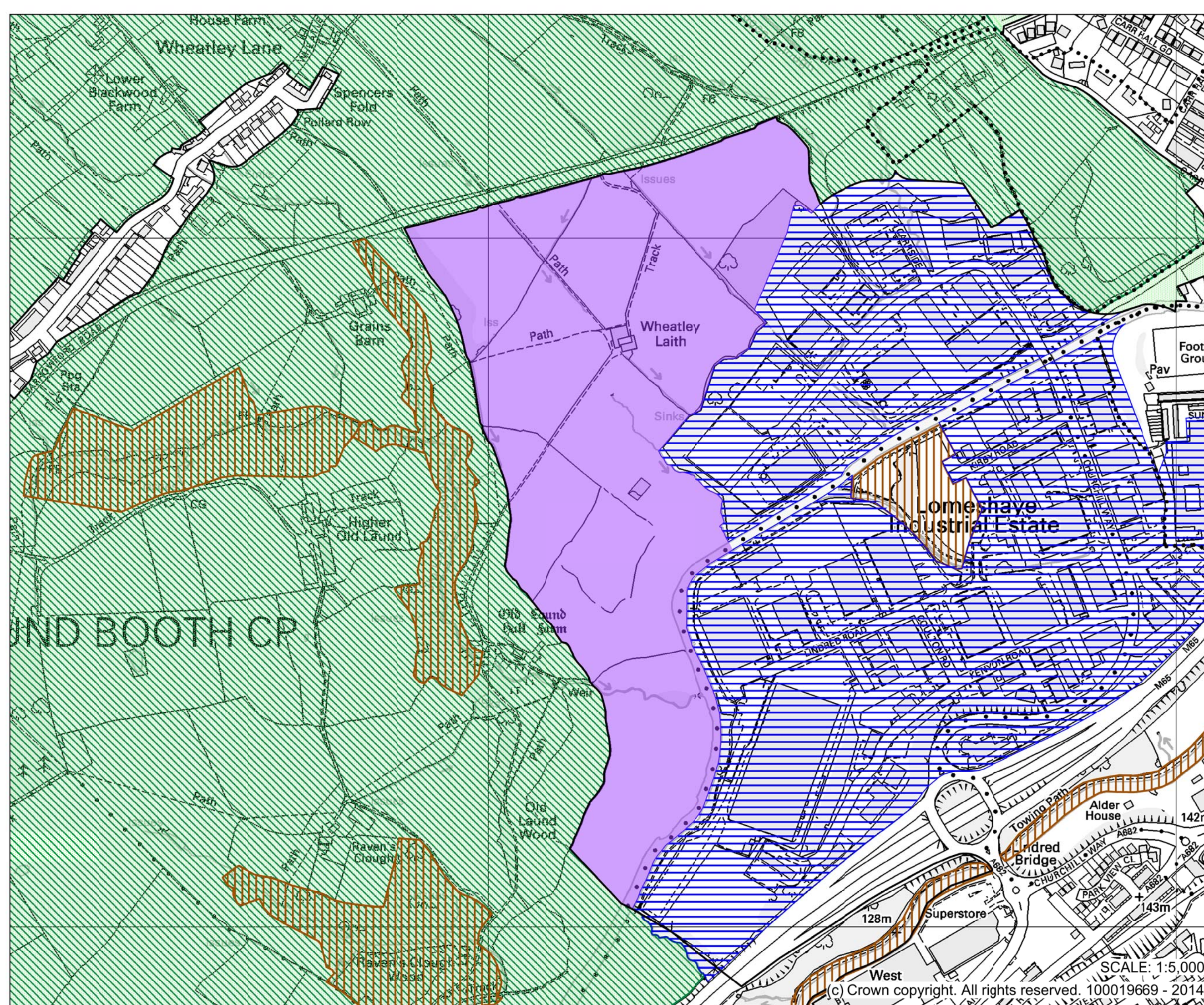
Policy WRK3: Strategic Employment Site: The allocation of a strategic employment site is proposed at Lomeshaye (16ha net) to help address the quantitative and qualitative needs for employment land in the borough and in particular within the M65 Corridor.

Policy WRK4: Retailing and Town Centres: Promotes uses which contribute towards 'active' shopping frontages and seeks to direct retail activity in the most appropriate locations; in order of priority: 1) Town and Local Shopping Centres; 2) Edge-of-Centre Locations (i.e. within 300m of a Primary Shopping Area); and 3) Out-of-Centre sites.

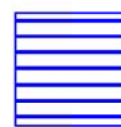




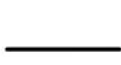

Policy WRK5: Tourism, Leisure and Culture: Supports development that promotes sustainable tourism; improves the quality and diversity of the existing offer; and promotes conservation, regeneration and/or economic development objectives; where these are readily accessible by public transport and sustainable modes of transport and help to achieve high environmental standards.

Policy WRK6: Designing Better Places to Work: Supports well designed, zero-carbon workplaces and innovative projects which re-use or adapt existing workplaces. Encourages proposals to meet the highest level of the appropriate BREEAM scheme (a nationally recognised design standard).

Strategic Employment Site - Lomeshaye



Local Plan Proposals Map Key

-  Existing Protected Employment Area
-  Proposed Strategic Employment Site Lomeshaye Extension
-  Green Belt
-  Open Countryside
-  Biological Heritage Site
-  Revised Settlement Boundary
-  Conservation Area