

Framework



Welcome to the 37th edition of *Framework*, the newsletter that keeps you up to date on the Local Plan and emerging planning policy here in Pendle.

Following the adoption of our Core Strategy, work is now well underway on the evidence required to underpin Part 2 of the new Pendle Local Plan. The first study will be an independent assessment of the Green Belt.

The Self-build Register is now up and running and a site has already been identified for five new homes (photo left). The new Brownfield Register also promotes the use of previously developed land in the borough.

The proposed East Colne & Villages Neighbourhood Plan may have fallen by the way, but Trawden Forest Parish Council has decided to forge ahead and prepare their own plan.

Neighbourhood Plans

A brief look at what's been happening recently in neighbourhood planning.

Housing & Planning Act 2016

The Act received Royal Assent on 12th May. It introduced a number of changes aimed at speeding up the neighbourhood planning process. These will come into effect when the secondary legislation is put in place.

Barrowford

The parish was formally designated as a neighbourhood area on 30th October 2015. Since then the Steering Group has been working hard to develop the Barrowford Neighbourhood Plan.

From **Friday 22nd July to Sunday 28th August** the Parish Council will be carrying out an informal public consultation to give local residents, businesses and any other interested parties the opportunity to comment on an early draft of the Plan.

East Colne & Villages

A recent public consultation considered a joint application from Colne Town Council, Laneshaw Bridge Parish Council and Trawden Forest Parish Council to designate a Neighbourhood Area which included:

The whole of the area administered by Laneshaw Bridge Parish Council and Trawden Forest Parish Council; together with that part of the Colne Town Council area to the east of a line that runs from the town council boundary north along Coal Pit Lane,

Colne Water, Mabel Street, Keighley Road, Horsfield Close, Venables Avenue and Brown Hill Lane.

The purpose of the application was to enable the town and parish councils to prepare an **East Colne and Villages Neighbourhood Plan**.

At its meeting on 9th May 2016, Trawden Forest Parish Council took the decision to withdraw its support for this application. As a result the proposal for the East Colne & Villages Neighbourhood Plan has been abandoned and Pendle Council will not proceed with the designation of the Neighbourhood Area.



Trawden Forest

On 6th July 2016 **Trawden Forest Parish Council** wrote to Pendle Council to request the designation of the parish for the purposes of preparing a Neighbourhood Plan.

A public consultation to consider this application will run from 22nd July to 19th August 2016.

Please check the Council [website](#) for further details.

Green Belt Assessment

An independent assessment of the Green Belt in Pendle is currently being carried out on behalf of the Council by DLP Planning of Sheffield.

It is the first study to consider the full extent of the **Green Belt** in the borough, since it was formally designated in the 1990s.

As part of a six week consultation with key stakeholders on the draft methodology for the review, a meeting was held at Nelson Town Hall on Thursday 2nd June. This was attended by a wide range of organisations, including local parish councils. A detailed presentation on the proposed approach to be taken was followed by a short workshop to help identify the strong physical boundaries that will be used to define the individual parcels of land which will form part of the assessment. Following the close of the consultation four stakeholders provided written comments on the draft methodology. Some minor amendments have been made to address these.

Our consultants are now finalising the parcels of land for the assessment. These will then be circulated for comment after which any amendments considered necessary will be made. DLP Planning will then carry out an in depth analysis of the Green Belt using a mix of desk-based research and site visits. At this stage specialist landscape advice will be provided by Liz Lake Associates.

Self-Build / Custom-Build

Right to Build is part of the Government's drive to "boost significantly the supply of housing" and help more people to own a home of their own.

Pendle was one of only 11 national 'vanguards' selected in 2014 to test how Right to Build could work. Our register was launched in November 2014 and to date 80 people have registered their details.

The register provides an understanding of the number of people wanting to self / custom build in Pendle; the type of home they would like to build; and their preferred location.

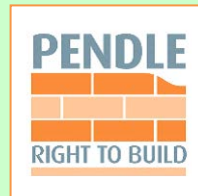
New legislation came into effect on 1st April 2016, placing a duty on all local authorities to set up, promote and maintain a register of people who are interested in building or commissioning the development of their own home.

Whilst being on the register doesn't guarantee that plots will become available to meet everyone's needs, all local authorities must consider the potential demand when carrying out their planning, housing, regeneration and land disposal functions.

As part of our work as a vanguard authority, Pendle Council has identified a site in its ownership that is suitable for self / custom build housing.

The site, just off Barkerhouse Road in Nelson, has outline permission for housing on five plots. These are now being marketed for sale to those people on our register.

For further information, or to register your interest in the scheme, please visit the Council's [website](#).



How To Contact Us

John Halton
Principal Planning Officer (Policy)
Telephone: 01282 661330

Jonathan Dicken
Senior Planning Officer (Policy)
Telephone: 01282 661723

Neil Watson
Planning, Building Control &
Licensing Manager
Telephone: 01282 661706

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

Email: ldf@pendle.gov.uk

Web: www.pendle.gov.uk/planning

Brownfield Register

Pendle Council, in partnership with the council's in Rossendale and Hyndburn, has taken part in a Government pilot project to prepare a new Brownfield Register. This lists previously developed sites, which are considered suitable for housing development.

The purpose of the register is to encourage developers to bring previously developed (Brownfield) land back into use, rather than build on Greenfield sites.

The Government manual for this pilot scheme included details of how Council's should identify and assess sites against a number of standard criteria, so that developers across the country can easily compare sites. The draft Brownfield Register went live at the end of June and can be viewed on the Council's [website](#).

The Government is still in the process of drafting new legislation which will formally require all councils to have a Brownfield Register. At that time any sites included on a Brownfield Register will automatically be granted planning permission in principle, subject to the approval of a limited number of technical details. **This does not apply to sites on the pilot registers.**

Other News

A quick update on what's happening elsewhere in planning policy.

Statement of Community Involvement (SCI)

The revised SCI was adopted at the Council's **Executive**, on Thursday 17th March 2016.

The SCI sets-out how we will engage and consult with the local community in the preparation of new planning policy and the determination of applications for planning permission.

Green Infrastructure Strategy

Following the stakeholder meeting held in February work to revise the scoping report has been underway, with the comments from stakeholders on the draft report requiring careful consideration. However, due to unforeseen circumstances there has been a delay in the publication of the revised scoping report. The Council is now considering whether it needs to employ external consultants to carry out some of the GI Strategy work. Further details will be provided on the Council's [website](#) soon.

A draft of the new Playing Pitch Strategy was published in April, the findings of which will complement the Green Infrastructure Strategy.

Document Progress

This summary is based on our Local Development Scheme. It shows you which stage we have reached in preparing each of the documents to be included in the Pendle Local Plan.

Document type / title	Stage
Local Plan Documents	
Core Strategy	4
Site Allocations & Development Policies	1
Bradley Area Action Plan	4
Supplementary Planning Documents	
Conservation Area Design Guidance	4
Design Principles	4
Open Countryside & AONB	4
Brierfield Canal Corridor	4
Brierfield Railway Street Area	4

1 Regulation 18

A period of ongoing informal consultation seeking to identify the key issues to be addressed and consider all reasonable alternatives for dealing with these issues.

2 Regulation 19 (12 SPD)

Publication stage – a formal six-week public consultation to consider what the Council believes to be the 'final' version of its document.

3 Regulations 22 and 24 (not SPDs)

Independent examination (Regulation 24) of the document submitted to the Secretary of State (Regulation 22).

4 Regulation 26 (14 SPD)

Document adopted.